

Chapter 1

INTRODUCTION

A. PROJECT DESCRIPTION AND SCOPE OF WORK

This report describes the results of an intensive-level historic architectural survey of the southern section of the Dublin neighborhood of the City of Paterson, Passaic County, New Jersey (Figures 1.1 and 1.2). The Dublin neighborhood contains Paterson's oldest concentration of vernacular workers' housing and is thus an important complement to the nearby historic industrial buildings and waterpower raceways at the Great Falls. Quite possibly, the Dublin neighborhood represents the greatest concentration of mid-19th-century urban factory workers' housing in the State of New Jersey, and it certainly represents an unusual concentration of pre-Civil War urban workers' housing that was not company-owned or associated with the development of a single industry, as was the case with many of New Jersey's other early industrial towns and villages. Additionally, Dublin is outstanding for its long association with the immigrant experience. In the 19th century, the neighborhood housed substantial Irish, English, German and Italian ethnic groups, as well as smaller numbers of Scots, Swiss, Italians, Spanish and French. In more recent years, Dublin has been home to Puerto Rican, Dominican, Peruvian and Serbian ethnic groups among others who have added their identities to the neighborhood's evolving cultural heritage.

The overarching goal of this survey is to provide data and recommendations that can be used to guide and promote historic preservation of the Dublin neighborhood. This information is to be used "to inform historic preservation, cultural tourism, economic development and overall community development planning efforts in the short and long term."¹ Specifically,

these goals are set within a framework of recognizing Dublin as a major gateway corridor to the Great Falls/Society for Useful Manufacturers (S.U.M.) National Historic Landmark District, listed in 1976, and the overlapping Paterson Great Falls National Historical Park, established by Congress in 2009 and now administered by the National Park Service. As such this survey should be useful to thinking about this gateway area and its recommendations considered in light of other planning projects, including the Greater Spruce Street Neighborhood Plan that was put forward by the New Jersey Community Development Corporation in 2009.²

The National Park Service's presence in Paterson is predicted to increase heritage tourism and promote interest in commercial development of the Dublin neighborhood, particularly along Spruce Street and the western end of Grand Street, which serve as the main approaches from Interstate 80 and N.J. Route 19 to the Great Falls Welcome Center at the corner of Spruce Street and McBride Avenue near the Great Falls of the Passaic River. The City of Paterson desires to guide development within Dublin to be compatible specifically with Paterson's Great Falls Historic District. To that end, this report identifies potential historic buildings and streetscapes in Dublin, makes recommendations for additional survey as needed, and encourages appropriate treatment of historic resources through adoption of local planning and zoning tools and taking advantage of existing state and federal historic preservation programs.

Funding and support for this planning survey represents the involvement of federal, state and municipal governments. In January 2014, the City of Paterson Historic Preservation Commission (HPC) applied

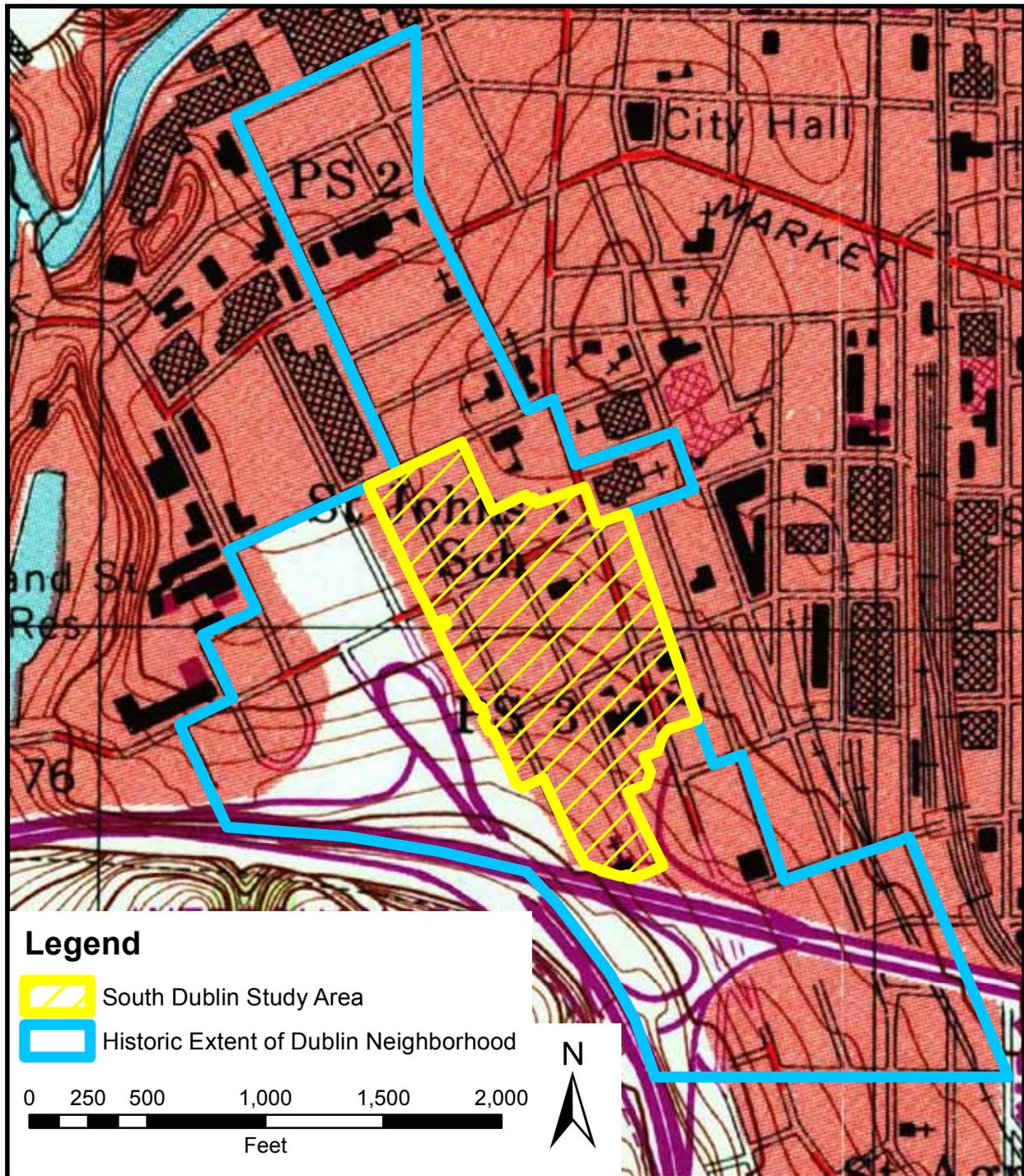


Figure 1.1. General and Detailed Location of Study Area on USGS Quadangle Map (outlined). Source: 7.5' USGS Paterson, N.J. (1955 [photo revised 1981]).



Figure 1.2. Tax Block and Lot Map of Surveyed Properties – South Dublin Neighborhood.

for and then received a Certified Local Government (CLG) Grant-in-Aid from the New Jersey Department of Environmental Protection, New Jersey Historic Preservation Office (NJHPO). The CLG Program is jointly administered by the NJHPO and the U.S. Department of the Interior, National Park Service “to help communities save the irreplaceable character of places.”³ A Request for Proposals (RFP) for a qualified cultural resources consultant to undertake the survey was issued by the City of Paterson in May 2015 (see Appendix A for the RFP and a detailed scope of work). In July 2015, Hunter Research, Inc. was contracted with the City of Paterson to complete the survey. The scope of work included background research, fieldwork and the preparation of this report following the NJHPO’s *Guidelines for Architectural Surveys in New Jersey*.⁴

Hunter Research’s Vice President and Principal Historian/Architectural Historian Patrick Harshbarger served as project manager (see Appendix C for resumes). He meets the Secretary of the Interior’s Professional Qualifications for historians and architectural historians (36 CFR 61).

B. RESEARCH DESIGN

The preliminary research design for this project was developed by the HPC in order to apply for the CLG grant. The HPC’s application emphasized a significant preservation data gap when it came to planning for the Dublin neighborhood’s future. The HPC had at its disposal data from prior surveys (described in greater detail below) but these data were not considered comprehensive and they certainly did not capture the present-day realities on the ground since much of the information was gathered in a series of surveys and planning exercises undertaken from the mid-1970s to the mid-1990s. The impact of demolition and alterations to the historical integrity of older building fabric was a specific concern. Another concern was for the

boundaries of a potential Dublin historic district if sufficient historical integrity was determined to exist for designation at the municipal, state or federal levels.

As part of the CLG grant application, the HPC identified for survey a list of 266 properties (as defined by tax block/lot) in the southern section of the Dublin neighborhood. These 266 properties were considered the first phase in a comprehensive historic architectural survey of the entire Dublin neighborhood. The HPC proposed to survey the northern section of the neighborhood in the project’s second phase, but the first phase was to provide a historic context for the entire Dublin neighborhood, not just the southern section.

In August 2015, Hunter Research was retained by the City of Paterson to complete the survey. Locational information on the 266 properties, including street addresses and tax lot and block numbers, were supplied by the HPC to Hunter Research. This information was cross-referenced by Hunter Research against current tax maps, digital spatial data (NJDEP GeoWeb GIS) and Google maps. The list was updated as needed to reflect new information and then field verified. Survey teams noted that some individual tax lots had multiple street addresses and buildings. This often occurred at corner lots where two physically distinct buildings might share the same lot but face onto different streets. This eventually increased the number of properties to be surveyed as defined by street address (as opposed to tax block/lot) to 274 properties (Table 1.1).

Hunter Research entered spatial data into ArcGIS software to create site location maps and populate an MS-Access NJHPO project database that was used to compile data and generate survey forms. The metadata description tax parcels was acquired from the City of Paterson.

INTENSIVE-LEVEL ARCHITECTURAL SURVEY: SOUTH DUBLIN NEIGHBORHOOD, PATERSON, NEW JERSEY

Table 1.1. List of Surveyed Properties - South Dublin Neighborhood Study Area (August 2015).

High #	Street Name	Block	Lot	Common Name (if known)
305	Grand St	4711	20	Higey Motors (Used Car Lot)
	Grand St	4711	19	Higey Motors (Used Car Lot)
309	Grand St	4711	18	Valine City Cafe
318	Grand St	5905	35	Low Down Payment Auto Insurance
	Grand St	5905	36	R&R Appliance
	Grand St	5905	37	Inner City Bail Bonds; Certified Cuts Barber Shop
	Grand St	4710	23	Peking Garden II; Laundromat
	Grand St	5905	38	Grand Grocery
329	Grand St	4710	22	Jacksonville Restaurant (closed)
328	Grand St	5905	39	Los Hidalgo Embarque; Globus Cafe
	Grand St	4710	21	Maritza's Beauty Shop
333	Grand St	4710	18	Jacksonville Restaurant (closed) - rear addition and patio with entrance on Marshall Street
	Grand St	5905	40	Amigo Travel Express
	Grand St	4710	20	Taqueria Breda Lee 3
	Grand St	5905	41	Grand Hardware (Grand Street entrance)
	Grand St	4710	19	Big Papi's Pizza & Island Grill
	Grand St	5905	1	Grand Hardware (Marshall Street entrance)
341	Grand St	4709	21	Passaic County Safety Complex (Grand Street entrance)
	Grand St	5901	33	Parking lot for Grand Hardware
344	Grand St	5901	34	Grand Hardware (annex)
347	Grand St	4709	20	Vacant lot
	Grand St	5901	35	Parking lot
	Grand St	5901	36	Parking lot
	Grand St	4709	19	La Flor de Puebla Bakery and Deli (outdoor courtyard and storage sheds)
	Grand St	5901	37	Parking lot
	Grand St	4709	18	La Flor de Puebla Bakery and Deli
354	Grand St	5901	38	Pueblo Grocery
	Grand St	4709	17	Parking lot
	Grand St	4709	16	Parking lot
	Grand St	5901	39	Restaurant/bar
	Grand St	5901	1	El Jardin Restaurant (on same tax lot as 382 Main)
35	Green St	6115	3	Parking lot
368	Main St	4709	10	Vintage Loqui Barber Shop
	Main St	4709	11	Genesis Pastry Shop
	Main St	4709	12	Jasmine's Beauty Salon
	Main St	4709	13	El Rington Mexican Restaurant
	Main St	4709	14	Wash'n Dry
	Main St	4709	15	La Catedra Mexican Food
384	Main St	5901	1	Irving Pharmacy/Elite Cell Plus, LLC
	Main St	6101	1	Parking lot
	Main St	6101	27	Residence/store
	Main St	5901	2	Casa de Dios y Puerta del Cielo
	Main St	6101	26	Eva's Village
	Main St	5901	3	Juanita's Place Beauty Salon
391	Main St	6101	25	Eva's Village
392	Main St	5901	4	Rafael & Angel's Liquors
397	Main St	6101	2	Parking lot for Eva's Village
	Main St	5901	5	Main Street Market and Deli
	Main St	5901	6	Parking lot for Pentecostal Church on Marshall Street
400	Main St	5901	7	Parking lot for Pentecostal Church on Marshall Street
	Main St	6101	24	M&M Party Solutions
	Main St	6101	23	Friendly Travel
	Main St	5901	8	Carlito's Bar
	Main St	6101	22	Parking lot
408	Main St	5901	9	Tu Pais Meat Supermarket

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Table 1.1. Continued.

High #	Street Name	Block	Lot	Common Name (if known)
	Main St	6101	21	Panderia La Sabrosita
	Main St	6101	20	Commercial property (for rent)
	Main St	6101	19	Olga's Beauty Salon
412	Main St	5901	10	Latin Bar Restaurant
	Main St	6101	18	Parking lot
	Main St	6101	17	Lot with remains of an old stone foundation and partially complete concrete-block building
	Main St	5901	11	Flowers vs. Flowers
	Main St	5901	12	Wasiyki Restaurant
	Main St	5901	13	Commercial (vacant)
	Main St	6101	14	Residential
422	Main St	5901	14	Giada LLC
	Main St	6101	13	Mister Chimi Restaurant
	Main St	5902	1	E&S Lisette Grocery
433	Main St	6115	1	Father English Community Center/A Child's World Preschool Center (formerly St. Boniface's German Roman Catholic Church)
	Main St	5902	2	E&S Lisette Grocery
434	Main St	5902	3	E&S Lisette Grocery
439	Main St	6115	9	Father English Multipurpose Community Center (formerly St. Boniface's Parochial School)
	Main St	5902	4	Grand Cleaners
	Main St	5902	5	G&S Hunters Shooting Range and Sports Shop
442	Main St	5902	6	International Computec ; Christian Bookstore
447	Main St	6115	7, 8	Father English Multipurpose Community Center (former light industrial property)
454	Main St	5902	7	Public School Number 3
	Main St	6115	6	Parking lot for Father English Community Center
	Main St	6115	5	Parking lot for Father English CC
455	Main St	6115	4	Parking lot for Father English Community Center
	Main St	5902	8	Vacant lot next to I-80 ramp
	Main St	5902	9	Vacant lot next to I-80 ramp
	Main St	5902	10	Vacant lot next to I-80 ramp
	Marshall St	4710	6	Vacant lot
10	Marshall St	4710	7	Hana Mission
	Marshall St	4710	8	Yard for 8-10 Marshall (Hana Mission)
	Marshall St	4710	9	De Las Vegas Bail Bonds
	Marshall St	4710	10	Parking lot
	Marshall St	4710	11	Parking lot
	Marshall St	4710	12	Parking lot
24	Marshall St	4710	13	Residential
28	Marshall St	4710	14	Apple Bail Bonds
	Marshall St	4710	15	Residential
	Marshall St	4710	16	Residential
	Marshall St	4710	17	Residential
	Marshall St	5901	32	Residential
	Marshall St	5905	2	Residential
	Marshall St	5901	31	Residential
	Marshall St	5905	3	Residential
57	Marshall St	5901	30	Pentecostal Church of God la Gran Comision
56	Marshall St	5905	4	Residential
	Marshall St	5905	5	Parking lot
61	Marshall St	5901	29	Parking lot
62	Marshall St	5905	6	Parking lot
	Marshall St	5901	28	Residential
	Marshall St	5905	7	Residential
	Marshall St	5901	27	Residential
	Marshall St	5905	8	Residential
	Marshall St	5901	26	Residential
	Marshall St	5905	9	Residential

INTENSIVE-LEVEL ARCHITECTURAL SURVEY: SOUTH DUBLIN NEIGHBORHOOD, PATERSON, NEW JERSEY

Table 1.1. Continued.

High #	Street Name	Block	Lot	Common Name (if known)
	Marshall St	5901	25	Residential
	Marshall St	5905	10	Residential
	Marshall St	5901	24	Residential
	Marshall St	5905	11	Residential
	Marshall St	5901	23	Residential
	Marshall St	5905	12	Residential
	Marshall St	5901	22	Residential
	Marshall St	5905	13	Residential
	Marshall St	5901	21	Residential
	Marshall St	5905	14	Residential
	Marshall St	5905	15	Residential
	Marshall St	5901	19	Residential
	Marshall St	5905	16	La Morenita Grocery productos Mexicanos
	Marshall St	5901	18	Midtown Market
	Marshall St	5904	1	Residential
87	Marshall St	5902	20	Al's Auto Clinic
	Marshall St	5904	1	Residential
	Marshall St	5904	1	Residential
	Marshall St	5902	19	Al's Tire Shop
	Marshall St	5904	2	Residential
	Marshall St	5902	18	Residential
	Marshall St	5904	3	Residential
95	Marshall St	5902	17	Residential
96	Marshall St	5904	4	Residential
	Marshall St	5904	5	Residential
	Marshall St	5904	6	Residential
	Marshall St	5904	7	Residential
	Marshall St	5904	8	Residential
	Marshall St	5904	9	Residential
	Marshall St	5904	10	Residential
	Marshall St	5902	16	Residential
	Marshall St	5904	11	Residential
	Marshall St	5902	15	Residential
	Marshall St	5904	12	Residential
	Marshall St	5902	14	Residential
	Marshall St	5904	13	Residential
117	Marshall St	5902	13	Residential
	Marshall St	5904	14	Residential
	Marshall St	5904	15	Vacant lot
	Marshall St	5902	12	Residential
	Marshall St	5904	16	Residential
	Marshall St	5902	11	Residential
	Marshall St	5904	17	Residential
	Marshall St	5904	18	Residential
130	Marshall St	5904	19	Residential
134	Marshall St	5904	20	Residential
148	Marshall St	5904	21	Mohammadia Islamic Association of Afghan, Inc.
97	Mill St	4710	38	Residential
	Mill St	4711	4	Vacant lot
	Mill St	4710	37	Residential
	Mill St	4710	36	Residential
	Mill St	4711	6	Residential
	Mill St	4710	35	Residential
	Mill St	4711	7	Residential
	Mill St	4710	34	Vacant lot
	Mill St	4711	8	Vacant lot
	Mill St	4710	33	Residential

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Table 1.1. Continued.

High #	Street Name	Block	Lot	Common Name (if known)
	Mill St	4711	9	Shed on vacant lot
	Mill St	4710	32	Residential
	Mill St	4711	10	Shed on vacant lot
	Mill St	4710	31	Residential
	Mill St	4711	11	Residential
	Mill St	4710	30	Residential
	Mill St	4711	12	Residential
	Mill St	4710	29	Residential
	Mill St	4711	13	Residential
	Mill St	4710	28	Residential
	Mill St	4711	14	Parking lot and garage for 116 Mill Street
	Mill St	4710	27	Parking lot for church at 120 Mill Street
	Mill St	4711	15	Iglesias Pentecostal Salvacion Eterna Inc. Church
	Mill St	4710	26	Residential
	Mill St	4711	16	Residential
	Mill St	4710	25	Parking lot
	Mill St	4711	17	Residential
129	Mill St	4710	24	Rigo's Dayton Auto Parts and Speed Equipment
140	Mill St	5201	1	U.S. Star Gas Station
	Mill St	5905	34	Residential
	Mill St	5201	2	Residential
	Mill St	5905	33	Residential
	Mill St	5201	3	Residential
	Mill St	5905	32	Residential
	Mill St	5201	4	Residential
	Mill St	5905	31	Residential
	Mill St	5201	5	Residential
	Mill St	5905	30	Residential
	Mill St	5201	6	Residential
	Mill St	5905	29	Residential
	Mill St	5201	7	Residential
	Mill St	5905	28	Residential
	Mill St	5201	8	Residential
157	Mill St	5905	27	Residential
	Mill St	5201	9	Residential
	Mill St	5201	10	Residential
	Mill St	5905	26	Residential
	Mill St	5201	11	Residential
	Mill St	5905	25	Residential
	Mill St	5201	12	Residential
	Mill St	5905	24	Residential
	Mill St	5201	13	Residential (fire damaged, August 2015)
	Mill St	5905	23	Residential
	Mill St	5201	14	Residential (fire damaged/total loss, August 2015)
	Mill St	5905	22	Residential
	Mill St	5201	15	Residential
	Mill St	5905	21	Residential
	Mill St	5201	16	Residential
	Mill St	5905	20	Residential
	Mill St	5201	17	Residential
175	Mill St	5905	19	Los Vecinos Mini Market
	Mill St	5201	18	Vacant lot
	Mill St	5201	19	Residential
	Mill St	5904	46	Residential
184	Mill St	5202	1	Residential (alternative address is 156 Slater Street)
	Mill St	5904	45	Residential
	Mill St	5904	44	Residential

INTENSIVE-LEVEL ARCHITECTURAL SURVEY: SOUTH DUBLIN NEIGHBORHOOD, PATERSON, NEW JERSEY

Table 1.1. Continued.

High #	Street Name	Block	Lot	Common Name (if known)
	Mill St	5202	2	Residential
	Mill St	5904	43	Residential
	Mill St	5202	3	Residential
191	Mill St	5904	42	Residential
	Mill St	5202	4	Residential
	Mill St	5202	5	Residential
	Mill St	5904	41	Residential
	Mill St	5202	6	Residential
	Mill St	5904	40	Residential
	Mill St	5202	7	Residential
	Mill St	5904	39	Residential
	Mill St	5202	8	Residential
	Mill St	5904	38	Residential
	Mill St	5202	9	Vacant lot
	Mill St	5904	37	Residential
	Mill St	5202	10	Residential
	Mill St	5904	36	Residential
207	Mill St	5904	35	Residential
	Mill St	5904	34	Residential
	Mill St	5904	33	Residential
	Mill St	5904	32	Residential
	Mill St	5904	31	Residential
	Mill St	5904	30	Residential
	Mill St	5904	29	Residential
	Mill St	5904	28	Residential
	Mill St	5904	27	Residential
	Mill St	5904	26	Residential
	Mill St	5904	25	Residential
	Mill St	5904	24	Residential
	Mill St	5904	23	Residential
	Mill St	5904	22	Rear lot of Islamic mosque at 136-148 Marshall Street
160	Oliver St	4710	1	Driveway for 162 Marshall Street
	Oliver St	4710	2	Commercial storage
	Oliver St	4710	3	Parking lot
168	Oliver St	4710	4	Parking lot
	Slater St	5904	46	Residential
	Slater St	5904	47	Residential
	Slater St	5905	18	Residential
	Slater St	5904	48	Residential
	Slater St	5905	17	Residential
	Slater St	5904	49	Residential
	Slater St	5904	1	Residential
179	Slater St	5901	18	Residential
	Slater St	5901	17	Residential
	Slater St	5901	16	Residential
	Slater St	5901	16	Residential
	Slater St	5902	21	Residential
193	Slater St	5901	15	Residential
	Slater St	5902	22	Residential
	Slater St	5902	1	Residential

During August and September 2015, Hunter Research undertook fieldwork, historical background research, data entry, and survey form and report preparation. NJHPO property survey forms with building attachments were completed for all properties, and eligibility attachments were completed for selected properties identified as potentially eligible to the New Jersey and National Register of Historic Places on an individual basis or as key contributing properties within a potential historic district. All survey forms were supported by graphic information consisting of site photographs and location maps. The best overview photograph of a property was attached to the MS Access generated survey form and additional photographs provided in digital format keyed to the property address (see Volume 2 of this report for all survey forms).

Fieldwork was conducted using iPads to collect architectural descriptive data and digital 35mm cameras to photograph each surveyed property. Data collection was geared toward acquiring information necessary to complete NJHPO intensive-level survey forms. An anticipated bias in field methodology was that the survey was conducted from the public right-of-way with no or very limited access to the rear of privately owned properties. Due to a dense urban development pattern and the lack of rear alleyways, it proved impossible to gain access to the rear of most property lots. Some inaccuracies or omissions in building descriptions and materials may have been introduced due to the inability of surveyors to examine side or rear elevations.

The HPC sent a letter to all residents informing them of the survey prior to the initiation of fieldwork. The HPC also informed local elected officials, community representatives and police of the survey team's presence in the neighborhood. Hunter Research did not enter private property unless specifically invited by owners who were present at the time of fieldwork. No interior inspections were undertaken of private property. In several instances, Hunter Research staff

interacted with members of the public who wished to share their knowledge of the neighborhood's history or to learn more about the neighborhood's history from the survey team. More often than not, these residents expressed support for historic preservation and concern for the local quality of life, citing problems with crime, vandalism or inadequately maintained properties.

Background research took place in local archival repositories, principally the Passaic County Historical Society and the Paterson Museum. The collections of the Paterson Public Library were also consulted. The HPC staff made available an internal collection of reports and research materials. Also consulted were the New Jersey State Library (Jerseyana Collection) and the survey files of the New Jersey Historic Preservation Office, both in Trenton. Research was supplemented by on-line resources such as Ancestry.com (census records and city directories), GenealogyBank.com (historic newspapers) and other databases.

C. DEFINITIONS

Historical and architectural survey data collected by this project were considered in terms of the Criteria for Evaluation, the guidelines for making eligibility determinations concerning New Jersey Register and National Register qualifications, as described in the New Jersey Register of Historic Places Act in N.J.A.C. 7:4 and by the U.S. Department of the Interior, National Register Program in 36 CFR 60.4.

Specifically, the National Register Criteria for Evaluation are as follows:

“The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings,

structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or

B. that are associated with the lives of persons significant in our past; or

C. that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. that have yielded, or may be likely to yield information important in prehistory or history.”

Ordinarily, cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or

D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

F. a property primarily commemorative in intent of design, age, tradition, or symbolic value has invested it with its own historic significance; or

G. a property achieving significance within the past 50 years if it is of exceptional importance.”⁵

In addition to the Criteria for Evaluation, the New Jersey and National Registers use historical integrity as a means of judging whether a property retains sufficient authenticity to convey its historical significance. A property may be judged to meet the Criteria for Evaluation but lack sufficient historical physical characteristics to convey its historical significance. Historical integrity is composed of seven aspects: location, design, setting, materials, workmanship, feeling and association. It is important for an eligible property to resemble its historic appearance and retain materials, design features and aspects of construction

that it attained during its period of significance. All seven qualities, however, do not need to be present for eligibility as long as the property maintains an overall sense of a past time and place.⁶

The National Register classifies historic properties as buildings, sites, districts, structures or objects. From the standpoint of assessing the Dublin neighborhood the most important distinction among these classifications is the one that distinguishes the ways individual buildings and districts are evaluated. A building is created principally to shelter any form of human activity whereas a district possesses a significant concentration, linkage or continuity of buildings united historically or aesthetically by plan or physical development. An individually eligible building must include all basic structural elements and important character-defining features from the time it achieved its significance. Within a district, the individual buildings may lack individual distinction but they may as a grouping achieve significance as a whole within the district's historic context. The majority of buildings must add to the district's historic character, even if they are individually undistinguished.

While the New Jersey and National Registers provide the tools used to evaluate historical significance and integrity for state and federal register listing, the City of Paterson may identify, designate or establish local historic sites and local historic districts through the authority granted New Jersey municipalities by the New Jersey Municipal Land Use Law (MLUL). The process by which the HPC and the Planning Board make recommendations is known as "landmarking" and is codified in Chapter 483 of the City Code. The MLUL uses somewhat broader definitions of historic resources than the state and federal registers. The MLUL defines a historic site as "any real property, man-made structure, natural object or configuration or any portion or group of the foregoing of historical, archaeological, scenic or architectural significance" and a historic district as "one or more historic sites

and intervening or surrounding property significantly affecting or affected by the quality and character of historic site or sites." The MLUL also provides that any local historic site or local historic district may be alternatively referred to as a landmark. In New Jersey, all potential local historic sites, historic districts and landmarks designated and governed by local zoning ordinance are typically identified first in the historic preservation plan element of a municipality's master plan per procedures established by the MLUL, although the MLUL does provide alternative means for a municipality's governing body to designate landmarks not identified by the master plan.⁷

Throughout this document, the guidelines and legal definitions, as outlined above, have been consistently applied to define historic districts and individual buildings as eligible or not eligible for listing on the National or New Jersey Registers of Historic Places and the City of Paterson's list of designated landmarks.

Within any geographic areas that have been identified as potential historic districts, the terms "key contributing," "contributing" and "non-contributing" have been used per National Register guidelines and standard professional practice.

A key contributing property is a term used in historic districts to identify properties over 50 years old that have high levels of significance and integrity and that also meet the National Register Criteria for individual distinction and eligibility.

A contributing property is a property over 50 years old that may not have individual distinction but that achieves significance as a constituent part of a whole potential historic district and its historic context. Often a contributing building does not retain as a high a level of historical integrity as would be needed to qualify it as a key contributing property on architec-

tural merit alone, but it does retain sufficient integrity when considered as an element within the entirety of the historical integrity of the district as a whole.

A non-contributing property is either a property less than 50 years old or a property over 50 years old that has had such significant alterations to its historical integrity that it no longer makes a contribution to the character or significance of a potential historic district.

D. SURVEY BOUNDARIES

The Dublin neighborhood survey boundaries are located within the limits of the City of Paterson, Passaic County, New Jersey. The 266 individually surveyed properties (274 street addresses) within the southern section of the Dublin neighborhood have been listed in Table 1.1 by street address and tax block/lot number. The tax block/lots form a contiguous survey area bounded by Oliver Street; the rear of the tax lots on the west side of Mill Street; the Interstate 80 corridor; the rear of the tax lots on the east side of Main Street from Green Street north to Grand Street; the rear of the properties on the north side of Grand Street from Main Street to Marshall Street; and the west side of Marshall Street from Grand Street back to Oliver Street (see Figures 1.1 and 1.2). The southern Dublin survey area comprises approximately eight square city blocks or about 29 acres.

The historic limits of the entire Dublin neighborhood, not just the southern section, are based on a review of historic maps and aerial photographs to define an area that shares common geographic, demographic, social and historic land-use characteristics. The Dublin neighborhood is distinguished by the character of its urban working-class residences and the intermixing of small businesses, churches and schools. The neighborhood stands in contrast to surrounding areas, specifically the historically significant mills and raceways of the Great Falls National Historic Landmark District

to Dublin's north and west, the larger commercial and government buildings in the Downtown Commercial Historic District to Dublin's east, and the Interstate 80 transportation corridor (former Morris Canal) to Dublin's south.

The entire Dublin neighborhood, thus historically defined, comprises the southern Dublin survey area plus all or part of an additional 12 city blocks for a total area of approximately 84 acres. Half of these additional blocks are in northern Dublin in a one-block wide (east-to-west) by six block long (north-to-south) area bounded by Oliver Street on the south, Mill Street on the west, Van Houten Street on the north and Cianci Street on the east. Historically, however, Dublin stretched somewhat further to the east, west and south. South of Grand Street and east of Main Street this area extends east to the Barbour Mills and the Erie Railroad corridor and south to Washington Avenue. West of Mill Street, the area extends westward along Grand Street to Morris Street near the present-day location of the Paterson International High School. Some of these latter areas along the neighborhood's eastern, southern and western edges have greatly diminished historical integrity due to the demolition of broad swaths of former workers' housing for freeways, parking lots or other forms of modern redevelopment during the past 50 years. Nonetheless, the entire Dublin neighborhood as it once existed is discussed within the historic context chapter of this report (see Chapter 2) and additional survey (Phase 2 of this project) is recommended in some of these areas (see Chapter 4).

E. PREVIOUS SURVEYS AND CURRENT HISTORIC DESIGNATIONS

In the late 1960s a proposed extension of the N.J. Route 20 freeway was slated to run through the Dublin neighborhood and into the area of historic mills and waterpower raceways concentrated around the Great

Falls and along the Passaic River just to the west of downtown Paterson. Plans for this freeway were halted as preservationists brought to bear the new tools given them by the National Historic Preservation Act of 1966, the U.S. Department of Transportation Act of 1966 and the National Environmental Policy Act (NEPA) of 1969. These required the Federal Highway Administration (FHWA) and the New Jersey Department of Transportation (NJDOT) to reconsider the impacts of their plans. In 1971, the Great Falls of the Passaic/Society for Useful Manufactures (Great Falls/S.U.M) Historic District was listed in the National Register of Historic Places, encompassing the industrial district located immediately north and west of the Dublin neighborhood. With the establishment of the district, plans for the freeway essentially came to a halt. In 1976, the district became a National Historic Landmark District, and in 2009, the core of the district around the falls became a National Historical Park under the administration of the National Park Service.

While much of the focus was the Great Falls/S.U.M. Historic District, the Dublin neighborhood was not overlooked. To handle storm runoff from Interstate 80 and a section of N.J. Route 20 (now N.J. Route 19) that had been constructed immediately to the south of Dublin, NJDOT proposed a storm sewer to run through Dublin and the Great Falls/S.U.M district to an outfall below the falls. In 1973, this prompted the establishment of the Salvage Archaeology Project (SAP) to conduct cultural resources surveys of the raceways, the mills, the Morris Canal and the workers' housing neighborhood of Dublin in areas that could be impacted by the sewer as well as mitigation for the sections of Interstate 80 and N.J. Route 20 that were constructed. The SAP was led by Archaeologist-in-Charge Edward S. Rutsch. In 1980, a two volume report was issued by the SAP with Rutsch authoring a first volume on the industrial archaeology of Paterson and Jo Ann Cotz, Mary Jane Rutsch and Charles

“Budd” Wilson authoring a second volume on the archaeology, architecture and social history of the Dublin neighborhood.⁸

A goal of the SAP was to present a “holistic study of a 19th-century industrial city,” and it was not lost on the investigators that the “cultural struggle of a newly migrated populace” was to be represented by their study of Dublin.⁹ It should be kept in mind that up until this time archaeologists and historians had paid relatively scant attention to the subjects of industrial history (other than the history of individual businesses and famous businessmen) or the everyday lives of workers. Much of the SAP’s work was quite innovative and its investigators made significant scholarly contributions to our understanding of the national significance of Paterson’s urban industrial heritage.

Archaeological investigations of the Dublin neighborhood proved fruitful from the beginning. In 1973, archaeologist Budd Wilson, working as an archaeological observer for NJDOT, conducted subsurface investigations behind ten houses on Mill Street north of Slater Street (188-198 Mill Street, extant buildings in the current South Dublin study area). Wilson identified 15 features, nine of which were privies or cisterns that yielded a “storehouse of 19th-century material culture.”¹⁰ Motivated to provide a context for these artifacts, SAP investigators followed up with the first systematic research on the history of Dublin including use of population census data to understand the ethnicity, household structure and occupations of the families associated with the ten-house study area during the latter half of the 19th century. Eventually, the investigators expanded beyond the ten houses to analyze the physical development and architecture of the entire Dublin neighborhood. This included recognition that the northern Dublin area contained a few surviving pre-1830 houses, associated with industrial Paterson’s first period of real population growth during and immediately following the War of 1812. As Paterson grew exponentially after 1830, an

immigrant population pushed the limits of the Dublin community southward from the mills to the edge of the Morris Canal, which had been completed in 1829.¹¹ Cooperating with the Great Falls Development Corporation, SAP investigators sponsored a series of annual house tours of the Dublin neighborhood starting in 1975. These efforts generated some favorable notice in the local press and speculation that historic preservation could play a significant role in the neighborhood's revitalization. The SAP was supportive of the designation of a Dublin historic district.¹²

The work of SAP prepared the groundwork for the City of Paterson to apply to the National Endowment for the Arts (NEA) for a grant to study the Dublin neighborhood. The Dublin Neighborhood Study had as one of its primary work products an architectural survey. This survey was conducted by consulting planners Bohlin and Powell during the winter of 1976-1977. Individual building data were compiled on survey forms with accompanying black-and-white print photography.¹³ In July 1978, the City of Paterson recommended not to designate a "greater Dublin neighborhood" historic district based on its internal analysis of the consultant's architectural survey data. Instead, the City suggested that a number of the more prominent buildings be considered for individual designation and that a representative street, namely Elm Street in Dublin's northern section, be designated as a historic district. In a letter transmitted by Edwin W. Finder of the City's Division of Economic Development to the federal government on July 25, the City laid out its case against a greater Dublin historic district citing as its reasons the presence of only a few historic buildings scattered throughout a large area (these were defined as very old or prominent, high-style buildings), the alterations to facades of smaller residential buildings, challenges to establishing procedures to review exterior remodeling, and the preference of local residents for "modernization" over preservation. Elm Street was suggested as a representative historic district due to a concentration of mid-

19th-century residences retaining a relatively high degree of exterior material integrity as compared with residences on other streets.¹⁴ The New Jersey State Historic Preservation Officer (SHPO) issued a concurring opinion on the eligibility and boundaries of a proposed Elm Street Historic District on September 13, 1978 (Figure 1.3).¹⁵

The NEA-sponsored study concluded in October 1978 with the publication of an attractive paperback book titled *Dublin Neighborhood Study, Paterson, New Jersey*. The book summarized Bohlin and Powell's recommendations and it differed in some important ways from the historic district findings of the SAP and the City's Division of Economic Development. Perhaps reflecting a disagreement of opinion among the various parties, Bohlin and Powell through omission did not endorse the Elm Street Historic District. They were also relatively stark in their assessment that Dublin's land-use patterns were "haphazard" and that the overall physical environment was "no greater a cultural resource than innumerable other older residential areas." Specifically, Dublin's historic architecture, "taken as an entirety," was described by Bohlin and Powell as not presenting "any exceptional illustrations of the past." Bohlin and Powell recommended 15 individual buildings, mostly high-style churches and commercial buildings in the northern Dublin neighborhood, as potential local historic landmarks but did not endorse the establishment of any historic districts.¹⁶ The City's alternative plan for official listing of a representative Elm Street Historic District was eventually aborted.

The recommendations coming out of the Dublin Neighborhood Study of 1976-78 did not necessarily sit well with preservationists' growing sensitivity to Paterson's working-class history. There was clearly some tension in the intellectual underpinnings of the planning process. For instance, a city document that made the case against a greater Dublin historic district also began with the statement that "Dublin

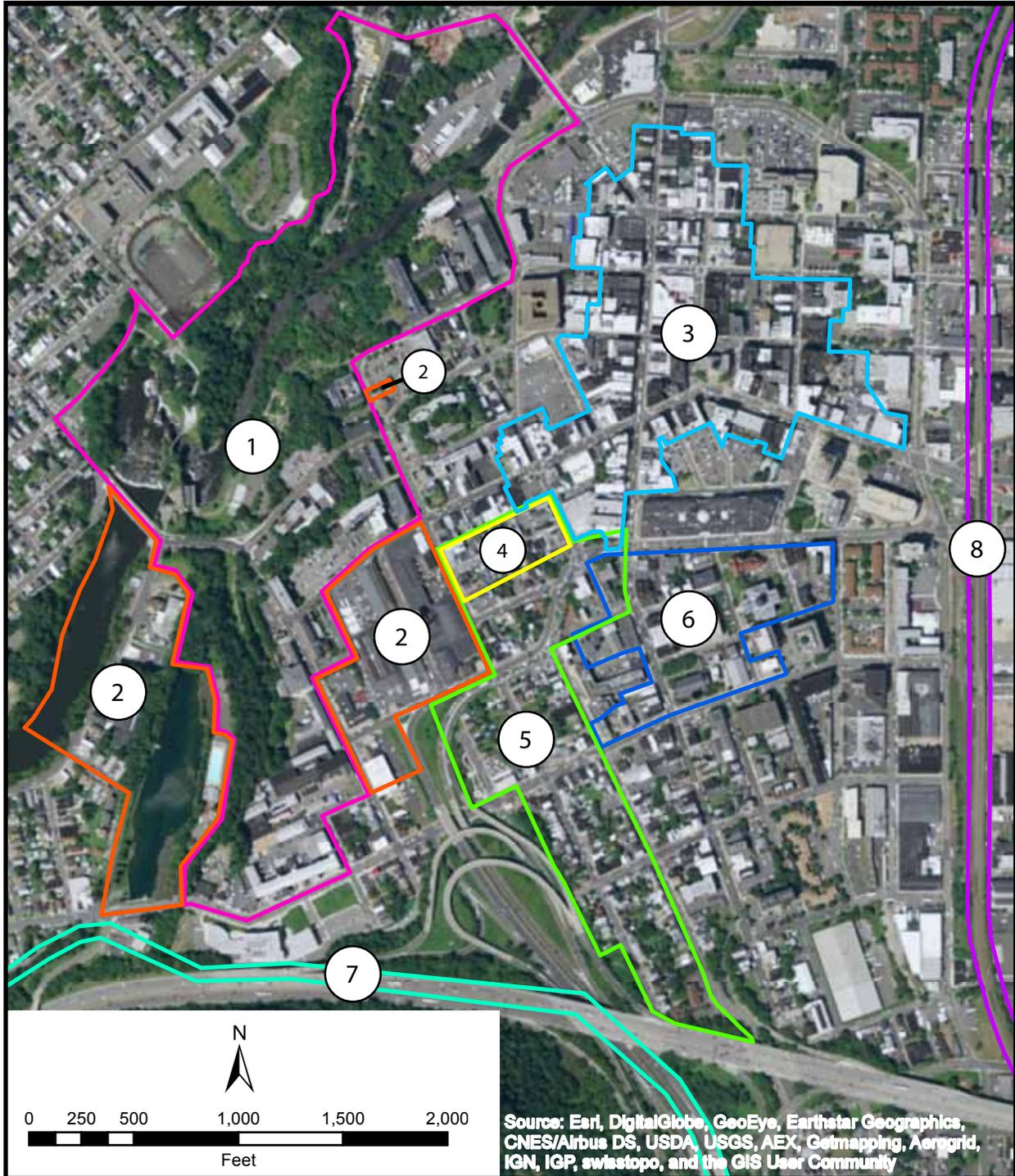


Figure 1.3. Current State and National Register Historic District Designations in the Dublin Vicinity. Study area indicated. Source: NJDEP. NJGeoWeb. September 2015. 1. Great Falls of Paterson/S.U.M. Historic District (National Historic Landmark 1976); 2. Great Falls of Paterson/S.U.M Historic District Addendum (State Register/National Register 1975); 3. Downtown Commercial Historic District (State Register/National Register 1999); Elm Street Historic District (National Register Eligible 1978); 5. Dublin Historic District (National Register Eligible 1981/82); 6. Courthouse Historic District (National Register Eligible 1990); 7. Morris Canal Historic District (State Register/National Register 1973-74); 8. Erie Railroad Main Line (National Register Eligible 2003).

is the oldest residential neighborhood of one of the United States' oldest industrial cities, Paterson, New Jersey."¹⁷ Specifically, and in hindsight, the analysis failed to address the potential significance of historic vernacular architecture, i.e. architecture reflecting the local needs of workers and immigrants. Vernacular architecture evolved over time and did not need to remain pristine, nor was it classically aesthetic or high style since it relied on the skills and traditions of local builders rather than the talents of professional architects. As a field of scholarly study, vernacular architecture was just coming into its own during the 1970s. Many of its values had yet to filter into historic preservation and planning practices at the time of the first Dublin surveys.

Less negative assessments of the historic value of the vernacular architecture of the Dublin neighborhood began to crystallize in the late 1970s to late 1980s. Once again, the initial impetus for this was archaeology, this time excavations taking place from the fall of 1978 to the summer of 1979 in the northern corner of Dublin at the site of what was to become a parking lot at the corner of Van Houten, Mill and Ellison Streets. The goal of the study, under the charge of Principal Investigator Barry Brady, was to examine the structure and culture of Paterson's working-class community. The project resulted in the excavation of six privies, one associated with the Thompson and John Ryle houses. The investigations included the detailed analysis of demographic data and of residential floor plans. The final report, synthesized by historical archaeologist Lu Ann de Cunzo as a doctoral dissertation in 1983, documented how working households adapted living spaces and expanded residences to accommodate immigrant families and boarders. Interestingly, de Cunzo found this integrated archaeological and architectural analysis far more compelling than the artifact analysis. The artifacts recovered from the privies, while representing a cross-section of 19th-century material culture, did not provide much

comparative data to distinguish ethnicity or socioeconomic status of the working families occupying the site prior to 1900.¹⁸

By the 1980s, outlooks on vernacular architecture generally and Dublin specifically had begun to take into account the potential value of vernacular workers' housing. In response to NJDOT planning for a proposed Oliver/Ward Street Connector to Interstate 80 and N.J. Route 20, the NJHPO issued an opinion of eligibility for the Dublin Historic District on September 8, 1981. This opinion was largely based on the data collected by the prior architectural survey of 1976-77, but expanded the boundaries southward from the proposed Elm Street Historic District to the Interstate 80 corridor staying to the west of Marshall Street (see Figure 1.3). In effect, the NJHPO endorsed a greater Dublin historic district concept, although limiting its findings to those blocks closest to the proposed connector.¹⁹

In 1987, the City of Paterson HPC undertook a city-wide cultural resources survey with a planning grant from the NJHPO. This survey resulted in additional recognition for Dublin. Zakalak Associates, the city's consultant, prepared 48 individual survey forms for buildings within the Dublin neighborhood (27 of 48 within the southern Dublin study area). These buildings were selected because they were considered of potential individual architectural interest or significance. They included workers' houses that retained older exterior materials, as well as mixed-use commercial and residential buildings along Dublin's arterial cross streets including Market, Main and Grand.

In addition to the individual building eligibility assessments, Zakalak Associates recommended that the Dublin neighborhood be considered for historic district designation as two geographically separated yet historically interrelated districts – a north and a South Dublin Historic District. Grand Street, a major

arterial cross street with a more commercial character, was chosen as the boundary between proposed North and South Dublin Historic Districts.²⁰

Shortly after the completion of the cultural resource survey of 1987, Paterson moved forward with the designation of the City's first municipal historic district, the Great Falls Historic District (GFHD). The GFHD included the Great Falls National Historic Landmark District as well as an adjacent portion of the northern part of the Dublin neighborhood. The decision to expand the GFHD into the North Dublin neighborhood served to add zoning protections to several significant individual properties along Mill, Van Houten and Ellison Streets. These properties were Old Public School No. 2 on Ellison Street, the Thompson and Ryle houses on Mill Street, the Argus Mill at 6 Mill Street, and five buildings on the south side of Van Houten Street west of Cianci Street (see Figure 1.4). In 2006, the GFHD was further expanded to include properties north of Elm Street and west of Cianci Street, essentially bringing the four northernmost blocks of the Dublin neighborhood into the protective boundaries of the GFHD.²¹

In 1996, the potential South and North Dublin Historic Districts were reassessed as part of Louis Berger & Associates *Paterson Historic Resources Survey*. Berger recommended shifting the boundary between the two proposed districts northward from Grand Street to Oliver Street. This suggestion was in response to the finally completed construction of the Oliver/Ward Street Connector. The connector project, on NJDOT's books since the early 1980s, had eventually resulted in the demolition of nine mid-19th-century residences on Oliver and Ward Streets, the widening of those streets, and the relocation of the *Dublin Spring* statue from its original location at Oliver and Mill Streets into a newly created parklet near the intersection of Oliver and Marshall Streets. Berger considered that the modern intrusion of the Oliver Street Connector offered a more logical division of the Dublin neighborhood

than Grand Street. To date, no formal action has been taken on municipal designation (landmarking) of either a South or North Dublin Historic District. No formal opinions of eligibility were made by the City of Paterson or the NJHPO based on the Zakalak or Berger recommendations for dividing Dublin into two districts. Since these recommendations are over ten years old, they are not seen as binding on the recommendations of the current planning survey being undertaken in 2015.²²

Importantly, the construction of the Oliver/Ward Street Connector also prompted another salvage archaeology project in Dublin, this time completed for NJDOT by John Milner Associates. Once again backyard privies and cisterns yielded valuable information that was productively combined with detailed household demographic research. The Milner study provides the most comprehensive information to date on typical mid-19th to mid-20th-century Dublin worker household composition and offers a model for developing detailed social history to support archaeological analysis.²³

In addition to various surveys and planning studies to address the historic district status of all or some portions of the Dublin neighborhood, there have been nine instances of individual properties being determined eligible or listed. A review of NJHPO survey files was undertaken in September 2015 for properties already determined eligible for, or listed in, the New Jersey or National Registers of Historic Places. The following properties were identified:

- Barbour Mill Workers Housing Complex, 223-233 Slater Street (Determination of Eligibility 9/13/1978)
- Cathedral of St. John the Baptist, 357-371 Main Street (National Register 12/16/1977; New Jersey Register 6/13/1977).

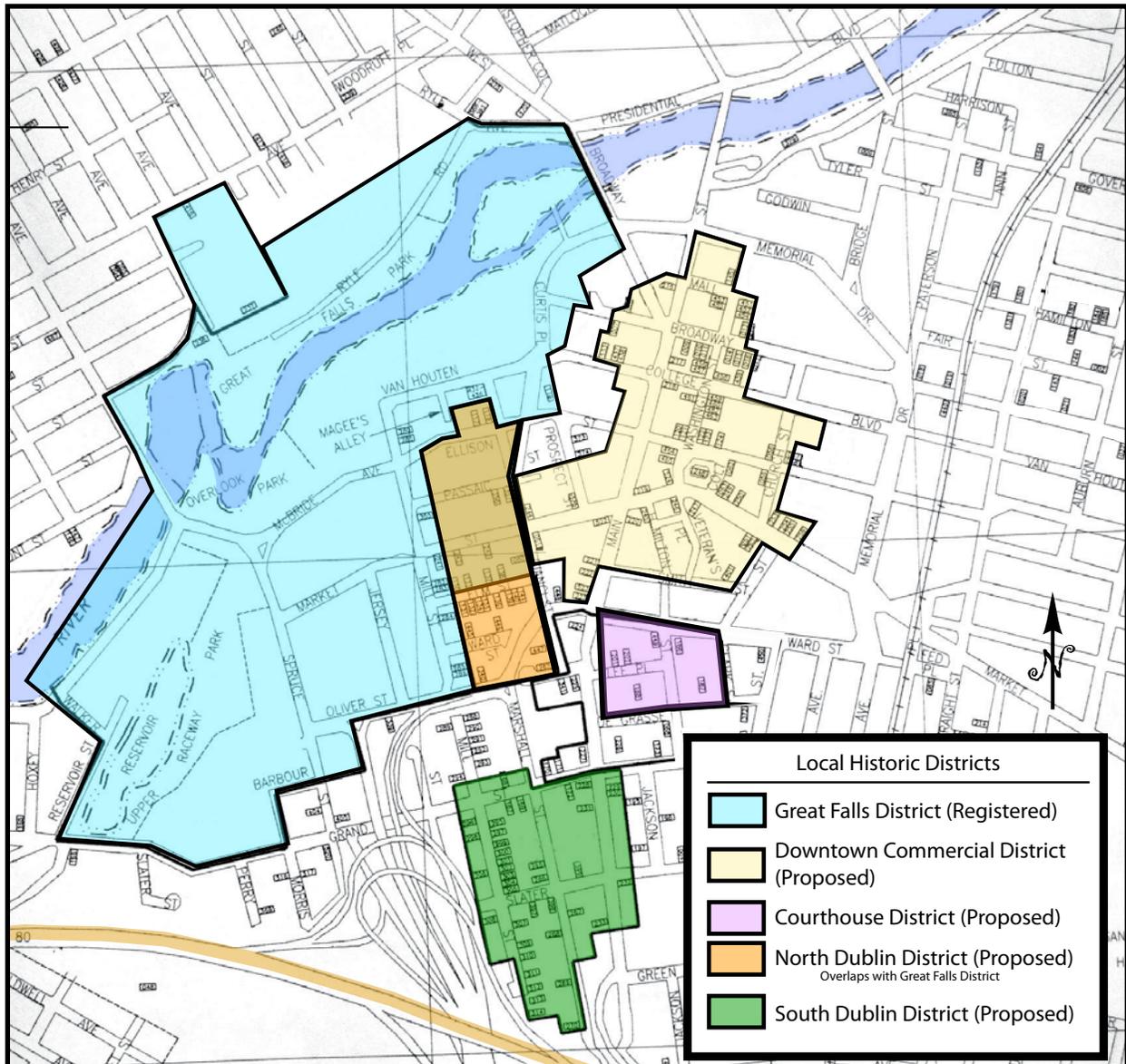


Figure 1.4. Current Paterson Municipal Historic District Designations in the Dublin Vicinity. The North and South Dublin Historic Districts were proposed in Paterson’s Historic Preservation Plan in 1996. They have not been officially landmarked. The current study area encompasses all of the proposed South Dublin Historic District (#4) plus a block between Grand and Oliver Streets that would serve to connect it to the North Dublin Historic District. Source: Paterson Historic Preservation Commission.

- Daniel Thompson and John Ryle House, 8-9 Mill Street (National Register 7/30/1981; New Jersey Register 6/17/1981).
- First Presbyterian Church of Paterson, 320 Main Street (Determination of Eligibility, 9/13/1978).
- German Presbyterian Church (Deutsche Presbyterian Church, 26-28 Elm Street (Determination of Eligibility 9/13/1978).
- Public School Number 2, Mill and Passaic Streets (National Register 3/8/1978; New Jersey Register 10/28/1977).
- Question Mark Bar, 20 Van Houten Street (NJHPO Determination of Eligibility 9/13/1978; SHPO Opinion 6/7/1979).
- St. Michael's Roman Catholic Church, 70-74 Cianci Street (National Register 12/15/1978; New Jersey Register 5/13/1978).²⁴

None of the above eligible or listed properties are among the 266 properties identified for survey in the southern section of the Dublin neighborhood as part of this study.

F. PREVIOUS RESEARCH AND PRINCIPAL SOURCES OF INFORMATION

Basic starting points for understanding Paterson's local history include: Levi R. Trumbull's *A History of Industrial Paterson* (1882); Charles A. Shriner's *Paterson, New Jersey. Its Advantages for Manufacturing and Residence: Its Industries, Prominent Men, Banks, Schools, Churches, etc.* (1890); William Nelson's article "The Founding of Paterson as the Intended Manufacturing Metropolis of the United States" (1887); Nelson and Shriner's *History of Paterson and its Environs (Silk City): Historical, Genealogical,*

Biographical (1920); and John A. Carpenter's thesis, *The Industrial Development of Paterson, New Jersey, 1792-1913* (1947). Unfortunately, while providing much useful local background and context, these histories are traditional in the sense that they focus primarily on institutional history, significant events and the lives of relatively prominent men and families. Dublin as a working-class neighborhood receives very little mention.²⁵

Paterson's labor history has been covered in great detail, particularly the efforts of workers to improve working conditions and organize. One of the earlier histories of Paterson's labor movement is James Earl Wood's doctoral thesis on the *History of Labor in the Broad-Silk Industry of Paterson, New Jersey, 1872-1940* (1941). More recent interpretations include Richard Dobson Margrave's thesis on *The Emigration of Silk Workers from England to the United States in the Nineteenth Century* (1981), Philip Scranton's *Silk City: Studies on the Paterson Silk Industry, 1860-1940* (1985) and David Goldberg's *A Tale of Three Cities: Labor Organization and Protest in Paterson, Passaic, and Lawrence, 1916-1921* (1989). Herbert Gutman's hypothesis that Paterson offered workers a better than average opportunity for social and economic advancement is explored in two essays in *Work, Culture and Society in Industrializing America* (1976). Gutman points to the structure of Paterson's machine and locomotive industry, which employed inventive mechanics who were given access to capital, as one of the factors in the "rags-to-riches" stories that populate Paterson's history during the middle decades of the 19th century. In contrast to the mechanics were the later silk workers who struggled against wage cuts, long work hours and often-difficult working conditions. A full-length monograph on the silk workers and their alliance with union activists is found in *The Fragile Bridge: Paterson Silk Strike of 1913* (1988) by Steve Golin. While none of these works address living conditions in Dublin specifically, they do provide important contexts for understanding the

class consciousness and working conditions under which Dublin's workers labored, as well as the broad currents of worker-management relations that had an impact on the qualities of their lives at home.²⁶

A useful introduction to the role of immigration and ethnicity to the development of the Dublin neighborhood is Henry Bischoff's *An Immigrant Experience from Southern Italy to Paterson, New Jersey (With a Teacher's Guide)* (1985) with its accompanying walking tour guide of Dublin. Both Lu Ann de Cunzo's dissertation *Economics and Ethnicity: An Archaeological Perspective on Nineteenth Century Paterson, New Jersey* (1983) and John Milner Associates' *With Hope and Labor: Everyday Life in Paterson's Dublin Neighborhood* (1999) integrate archaeological investigations with social history. They feature in-depth use of census records, newspapers and city directories to develop multi-generational profiles for typical Dublin households from the mid-1820s through the early decades of the 20th century. The ethnic dimensions of Dublin also come out in the history of its churches, which often developed to serve the religious, social and educational needs of specific ethnic groups. In this regard, useful background can be found in both Raymond J. Kupke's *Living Stones: A History of the Catholic Church in the Diocese of Paterson* (1987) and Annita Zalenski and Robert J. Hazekamp's *Ecclesiastical History of Paterson, N.J.: A History of Paterson's Churches, Synagogues and Missions, 1792-1942* (2011).²⁷

Cartographic materials are among the richest of resources for understanding the patterns of Dublin's physical development. Particularly useful are the sequential atlas maps published by various authors from the 1830s to 1950s: Freeman's *Map of the Town of Paterson, N.J.* (1835); Sidney's *Map of Paterson, N.J.* (1850); Bevan's *Map of Paterson, New Jersey* (1860); Hyde's *Atlas of Passaic County* (1877); Robinson and Pidgeon's *Atlas of the City of Paterson* (1884); Robinson's *Atlas of the City of Paterson*

and *Haledon* (1899); Mueller's *Atlas of the City of Paterson* (1915); and the Sanborn Map Company's series of maps for 1887, 1899, 1915, 1931 and 1951. These maps were examined at the Paterson Historic Preservation Commission, the Paterson City Museum, the Passaic County Historical Society and via the online Sanborn map collection at Princeton University Library.²⁸

Endnotes

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