

## PROPERTY REPORT

Property ID: **-412105751**

**Property Name:** Hinchliffe Brewery  
**Address:** 63 Governor ST

**Ownership:** Private  
**Apartment #:** **ZIP:** 07501

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	3115	9
PASSAIC	Paterson		Paterson	3115	8

### Property Photo:



**Old HSI Number:** PAS1608-164

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The Hinchliffe Brewery is located adjacent the Erie Railroad and retains two of its ornate ca. 1890 buildings: the brew house and the cold storage building. To the rear of the lot are the remains of tile and concrete silos for storing grain. Unfortunately, the malt house and an office that occupied the west end of the lot have been razed.

### Setting:

The brewery is located on the north side of Governor Street west of the Erie Railroad Corridor and east of Ann Street. The urban setting is industrial in character with a mix of late 19th to early 20th century mills and factories interspersed with vacant lots and modern redevelopment. The lot to the west of the brewery on Governor Street is occupied by an early 20th century, brick warehouse and mill complex (Safety Storage Warehouse Co.). The Katz Brewery, which was affiliated with the Hinchliffe Brewery, was located on the other side of the elevated railroad tracks, but it was razed in 2008.

**Survey Name:** Intensive-Level Survey of Paterson Industrial Mills

**Principal Investigator:** Patrick Harshbarger

**Organization:** Hunter Research, Inc.

☐ (Primary Contact)

**Property ID:**

**-412105751**

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Registration  
and Status  
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Archimede, Gianfranco	Paterson Historic Mills Group Municipal Historic Site Designations Staff Opinion of Eligibility	2012	
Hyde, E. B.	Atlas of Passaic County, N.J.	1877	
Robinson, E.	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E.	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A. H.	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1899	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1887	
Trumbull, L. R.	A History of Industrial Paterson	1882	
Cultural Resources Consulting Group	Historical Architectural Investigation, 69-83 Straight Street, Block 3113, Lot 1 and 96-112 Harrison Street, Block 3113, Lot 2.	2008	
Paterson Daily and Weekly Guardian	City of Paterson, N.J.	1898	

**Survey Name:** Intensive-Level Survey of Paterson Industrial Mills

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**Principal Investigator:** Patrick Harshbarger

☐ (Primary Contact)

**-412105751**

**Organization:** Hunter Research, Inc.

Shriner, Charles

Paterson, New Jersey

1890

**Additional Information:**

**More Research Needed?** ☒ (checked=Yes)

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**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

0	Building	0	Bridge
0	Structure	0	Landscape
0	Object	2	Industry

**Historic District ?** ☐

**District Name:** not applicable

**Status:**

**Associated Archeological Site/Deposits?** ☒

(known or potential sites. If Yes, please describe briefly)

Potential industrial archaeology (interior and mill yard)

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Conversion Problem? ☐ ConversionNote: 12

*Date form completed:* 9/7/2012

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## INDUSTRIAL BUILDING ATTACHMENT

**Common Name:** 63 Governor Street

**Historic Name:** Brew House - Hinchliffe Brewery

**Present Use:**

**Historic Industry:** Grain and Cereal Processing

**ConstructionDate:** 1890

**Source:**

**Construction  
Start Date:**

**Construction  
End Date:**

Building ID:

**Style:** Romanesque Revival ☐ Vernacular?

**Exterior Finish Materials:** Brick, Common Bond

**Physical Condition:** Poor

**Foundation Materials:** Stone, Ashlar

**Remaining Historic Fabric:** Medium

**Roof Finish Materials:**

**Length:** 50 **Stories:** 5

**Structural System:** Metal Frame with Brick Jack

**Width:** 45 **Bays:** 2

**Roof System:**

**Equipment/Machinery:**

**Transportation Links:** ☐ airstrip ☐ loading dock ☐ slip  
(checked if applicable) ☐ dock ☐ rail siding ☐ other

**Exterior Description:**

The 1890 brew house is a 2-bay, 5-story brick building facing south on Governor Street with a front-gabled roof hidden behind a stepped brick parapet with tile coping. The building is Romanesque in style. Architectural relief and texture are achieved through use of ashlar brownstone stringcourses, sills and lintels; multiple corbelled brick courses at each floor; paired tri-partite windows with arched brick lintels at the 4th and 5th floors; paired double windows at the 2nd and 3rd floors; terra-cotta accent blocks depicting faces and flowers; paired paneled wagon doors; and a brownstone water table. Windows have been in-filled with brick on the 2nd and 3rd stories but 4/4 double-hung sash remains in the upper floors. The building's side and rear elevations are unfinished, reflecting the demolition of the adjacent buildings that housed other brewing operations. According to historic photographs and drawings, the brew house had a 2-story cupola that has been removed.

**Interior Description:**

The interior was not available for inspection. According to the 1899 Sanborn map, operations in the brew house including shipping (1st floor), brew kettle (2nd floor), malt mill (3rd floor), mash tub (4th floor), and malt bin (5th floor). The map indicates the floors are brick jack arch construction.

**Alteration Dates:**

**Architect/Designer:**

Type:	Name:	Person/Firm Description:
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Date form completed: 10/1/2012

**Survey Name:** Intensive-Level Survey of Paterson Industrial Mills

**Property ID:**

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**Principal  
Investigator:** Patrick Harshbarger

☐ (Primary Contact)

-412105751

**Organization:** Hunter Research, Inc.

## INDUSTRIAL BUILDING ATTACHMENT

**Common Name:** 63 Governor Street

**Historic Name:** Cold Storage House - Hinchliffe Brewery

**Present Use:**

**Historic Industry:** Grain and Cereal Processing

**Construction Date:** 1890

**Source:**

**Construction  
Start Date:**

**Construction  
End Date:**

Building ID:

**Style:** Romanesque Revival ☐ Vernacular?

**Exterior Finish Materials:** Brick, Common Bond

**Physical Condition:** Poor

**Foundation Materials:** Stone, Ashlar

**Remaining Historic Fabric:** Medium

**Roof Finish Materials:**

**Length:** 90 **Stories:** 4

**Structural System:** Metal Frame with Brick Jack

**Width:** 45 **Bays:** 6

**Roof System:**

**Equipment/Machinery:**

**Transportation Links:** ☐ airstrip ☐ loading dock ☐ slip  
(checked if applicable) ☐ dock ☐ rail siding ☐ other

**Exterior Description:**

The 1890 cold storage house is a 4-story, 6-bay, brick building in the Romanesque taste with a flat roof, although original drawings and historic maps indicate it once had a hipped roof topped by a 5th floor penthouse that housed cooling pipes. The building is Romanesque in style with architectural relief and texture achieved through use of relief including ashlar brown stone stringcourses and sills; multiple corbelled brick courses at each floor, recessed tri-partite pilasters in the 2nd and 3rd floors of the outer bays; arched relief at the 1st floor surround small square openings, some of which may have been used for chutes for shipping barrels of beer; and an ashlar water table. Most striking is the treatment of the four floor with the center bay devoted to a cantilevered pedestal and niche for mounting a statue of a patron saint of beer, a feature not uncommon in the great late-19th-century urban breweries. Flanking the niche are recessed blind panels with the four outer bays having oculi and single 6/6 double-hung sash windows flanked by blind panels.

**Interior Description:**

The interior was not available for inspection.

**Alteration Dates:**

**Architect/Designer:**

*Date form completed:* 10/1/2012

**Survey Name:** Intensive-Level Survey of Paterson Industrial Mills

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## ELIGIBILITY WORKSHEET - Properties

Property ID **-412105751**

### History:

The Hinchliffe Brewing and Malting Company was founded in 1890 by the Hinchliffe brothers, the three sons of the English founder of the Eagle Brewery in 1861. The Eagle was likely the earliest medium-scale brewery in Paterson. John Hinchliffe began under the name Hinchliffe & Co., later changed to Shaw, Hinchliffe & Penrose in 1867. While business did well, Penrose withdrew in 1878, and the name was changed to Shaw & Hinchliffe. Soon afterward in 1881, Shaw went abroad due to illness and died there, leaving the firm under its founder, who died in 1886. His sons, John, William and James Hinchliffe inherited the brewery. In 1890, they incorporated as the Hinchliffe Brewing and Malting Company and hired the firm of Charles Stoll & Son of Brooklyn, N.Y., specialists in brewery architecture, to draw up plans for Paterson's largest and most modern brewing facility. Stoll's plan incorporated and updated the existing Eagle brewery on Governor Street, retaining an earlier office and malt house that faced on to Ann Street. Along Governor Street, Stoll replaced a boiler house and cooper's shop with a new brick brew house and cold storage building that was state-of-the-art, taking advantage of advances in mechanical refrigeration. The Governor Street façade of the new buildings was exuberant, yet substantial, a common characteristic of urban breweries of the period. The cold storage was particularly important because it allowed for the production of lager beers, then coming into their own as a staple mass-produced beer. In 1899, the Hinchliffe brewery merged with the Paterson Consolidated Brewing Company, which included the former Katz brewery located in the block to the east of Hinchliffe. The Hinchliffe family became prominent in Paterson politics and civic life, with John Hinchliffe, Jr. serving on the Board of Education (1875-77) and as Commissioner of Taxes (1877-1881), State Senator (1891-93), and Mayor (1897-99). John's younger brothers, James and William, were more closely identified with the operations of the brewery, although John was the company's president.

The Hinchliffe Brewery remained in operation until Prohibition in 1919, and, although evidence is sketchy, it seems to have continued in operation at least to some degree through Prohibition, before reopening officially in 1933. The brewery was finally closed about 1957.

### Statement of Significance:

The Hinchliffe Brewery is a significant example of late-19th-century brewery architecture that is associated with Paterson's most prominent family of brewer industrialists. Integrity has been significantly diminished by loss of the malt house and office building on the west side of the site, but the brew house and cold storage remain largely intact with the exception of the removal of a cupola from the brew house and a penthouse from the cold storage.

Eligibility for New Jersey and National Registers: ☒ Yes ☐ No

National Register Criteria: ☐ A ☐ B ☒ C ☐ D

Level of Significance: ☒ Local ☐ State ☐ National

### Justification of Eligibility/Ineligibility:

The Hinchliffe Brewery is recommended eligible under Criterion C as the last remnant of Paterson's historic brewery industry and for its embellished architectural style, so characteristic of late-19th-century urban brewery architecture. The integrity of this site and its buildings has been greatly diminished but enough survives to convey the significance and character of the last large buildings associated with Paterson's brewery heritage.

Total Number of Attachments: 2

List of Element Names: Brew House  
Cold Storage

### Narrative Boundary Description:

The property boundary is block 3115, lots 8 and 9, as shown on the 2006 Paterson tax map accompanying this report.

Date Form Completed: 10/1/2012

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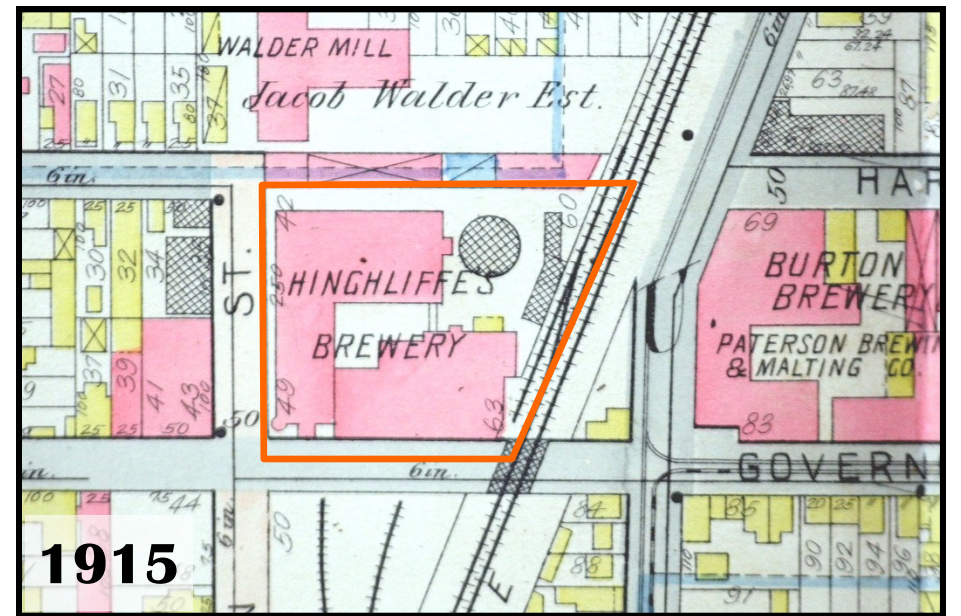
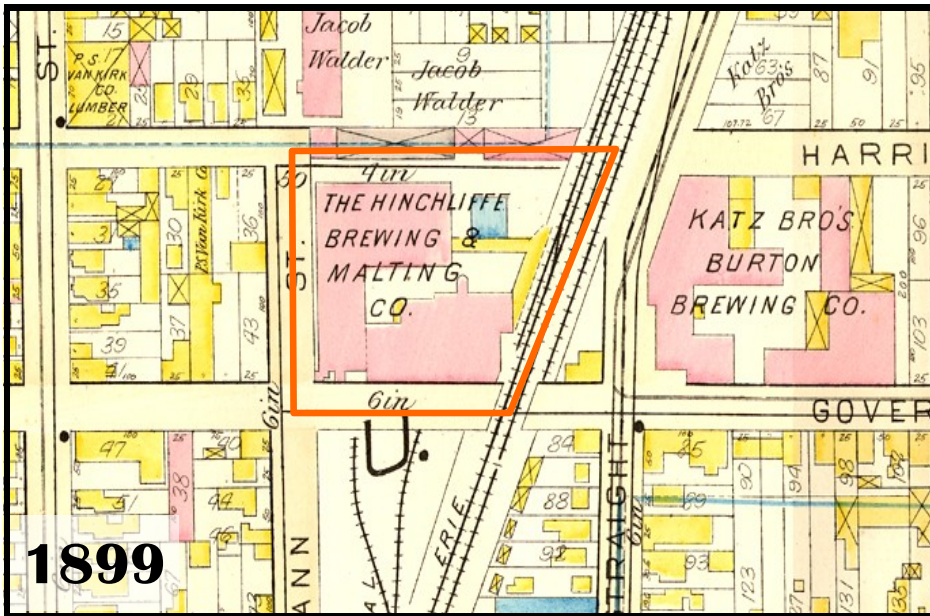
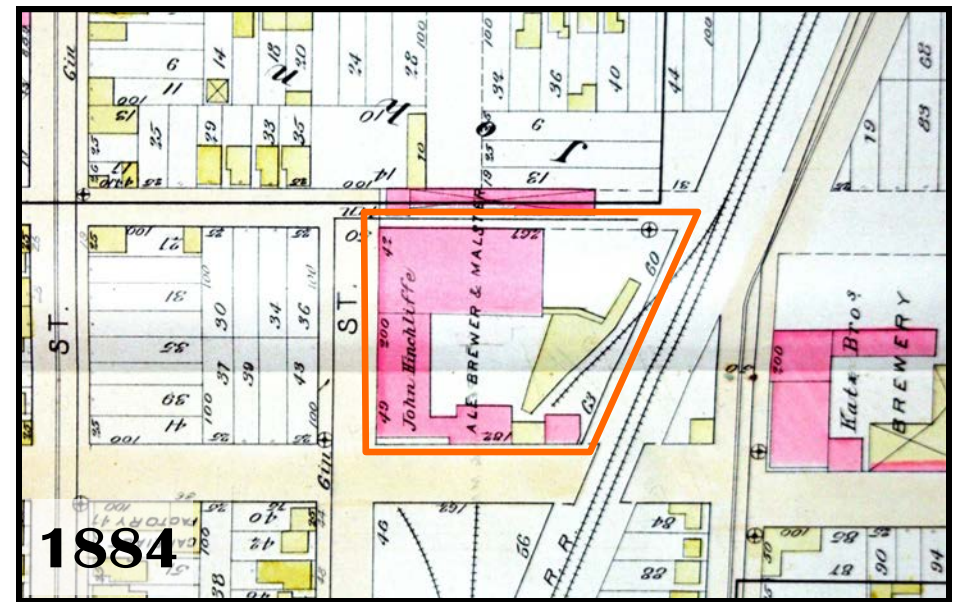
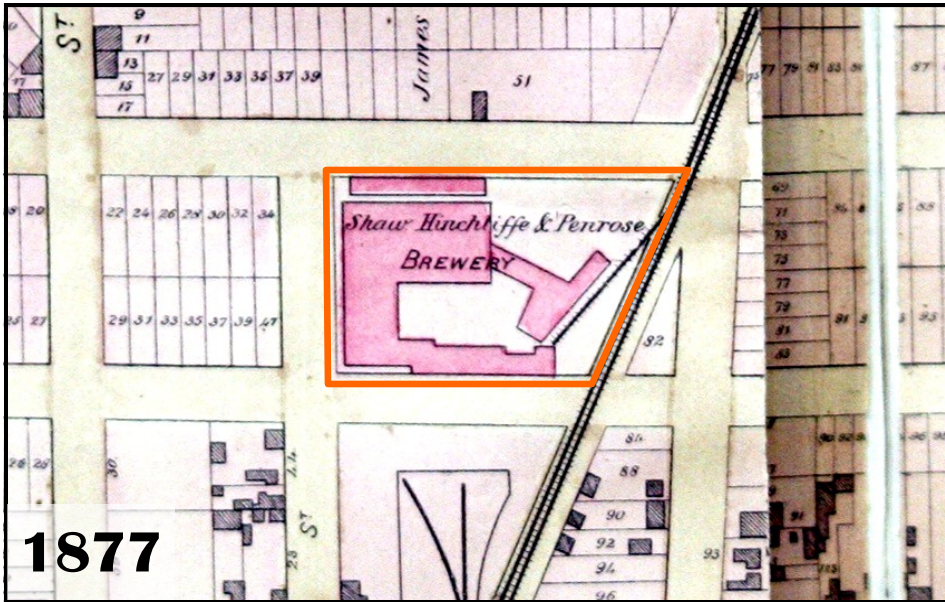
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# HINCHLIFFE BREWERY

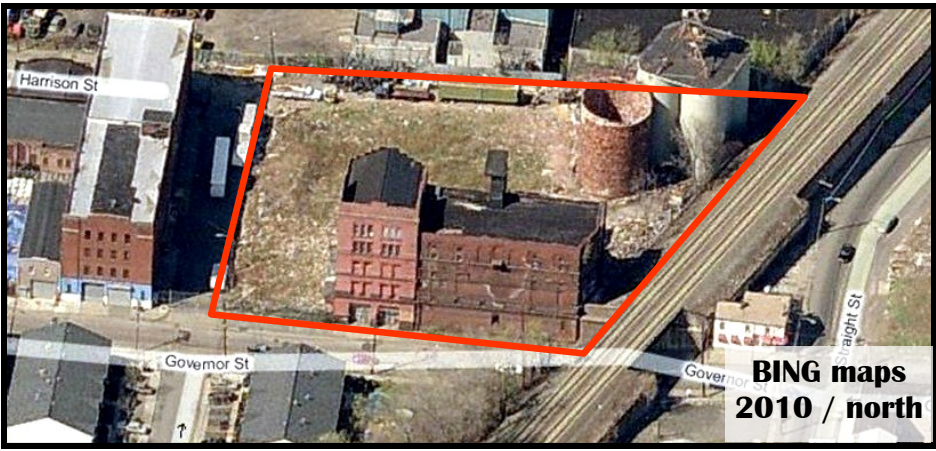
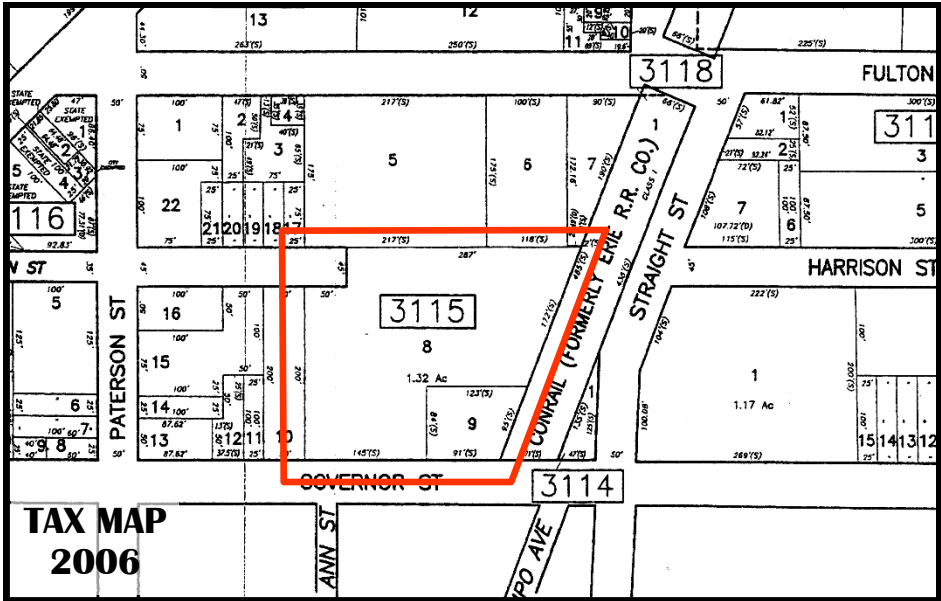
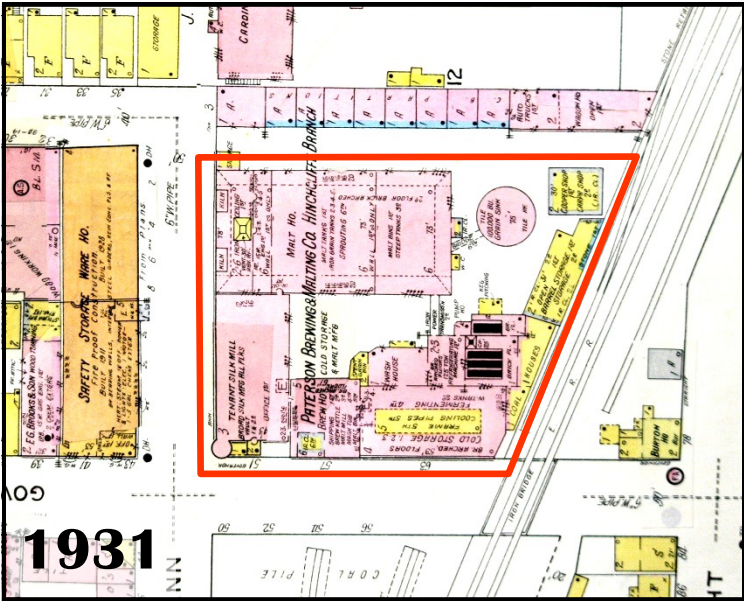
63 Governor Street, Paterson, NJ B 3115 L 08,09

Site Development Maps 1877, 1884, 1899, 1915





**BARBOUR FLAX SPINNING CO. Grand St. works**  
**63 Governor Street, Paterson, NJ B 3115 L 08,09**  
**Site Development Maps, 1931, 2006, 2010**





# HINCHLIFFE BREWERY

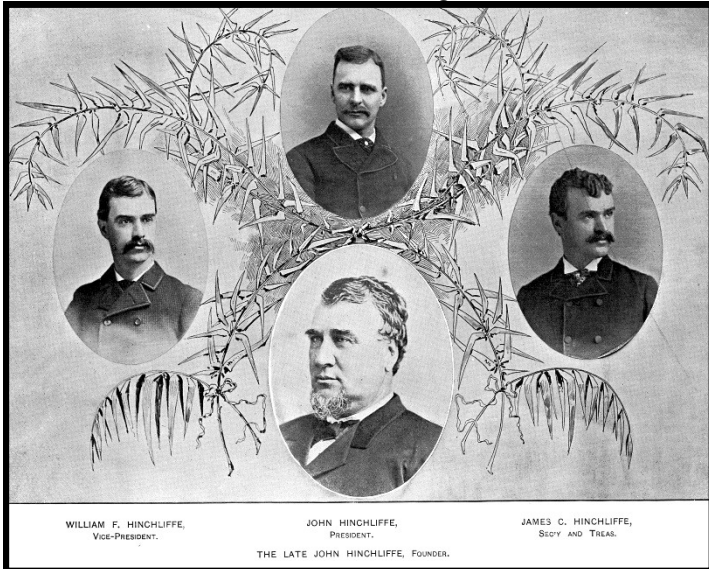
63 Governor Street, Paterson, NJ B 3115 L 08,09

Photographs, historic / contemporary

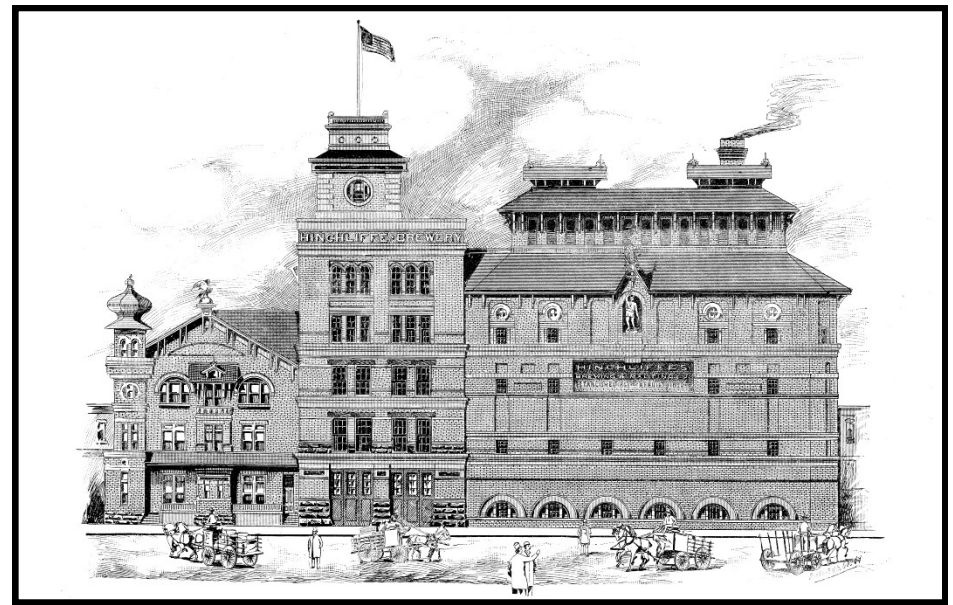


c.1890

**HINCHLIFFE 1:** c.1890 looking NE from corner of Governor and Ann St. Note the comparison of this photo with Hinchliffe 2. The entire Ann St. side shown here was demolished after a fire in 1997, including the turret. See Hinchliffe 4 below.



**HINCHLIFFE 3:** portraits of the Hinchliffe brothers surrounding their father, John Hinchliffe at center bottom, who started their brewery business in 1865.



**HINCHLIFFE 2:** 1880s Governor St. façade elevation drawing. The two remaining structures are the large cold storage building on the right, and the center brewery building in the center. The building with turret on the left was destroyed by fire.



**HINCHLIFFE 4:** newspaper photo showing firemen in the aftermath of a devastating fire that destroyed much of the remaining Hinchliffe brewery complex in 1997.



## HINCHLIFFE BREWERY

63 Governor Street, Paterson, NJ B 3115 L 08,09

Photographs, historic / contemporary



**HINCHLIFFE 5:** oblique view looking NE from Ann St. showing Governor St. façades. The turreted building seen in Hinchliffe 1 stood in the vacant area.



**HINCHLIFFE 6:** detail views looking N from Governor St. façade detailing of the remaining brewery building adjacent to the cold storage building on the right side.



**HINCHLIFFE 7:** detail view of cold storage building façade, looking NE from Governor St. There is excellent detailing and integrity remaining in this façade.



**HINCHLIFFE 8:** detail view of original entrances in brewery building, looking NW from Governor St.