

PROPERTY REPORT

Property ID: 1465614458

Property Name: Manhattan Shirt
Address: 111-237 River ST

Ownership: Private
Apartment #: ZIP: 07501

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	3101	6
PASSAIC	Paterson		Paterson	3101	8
PASSAIC	Paterson		Paterson	3101	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Manhattan Shirt Company site consists of a U-plan brick factory building, built circa 1895 with later additions to complete the U, half of which has been heavily altered in a modern rehabilitation. A warehouse, built circa 1920, is located about one block to the northeast. Two large intervening mill buildings and a steam plant, dating to ca. 1880 and ca. 1910, which once provided continuity between the two ends of the site, have been demolished.

Setting:

The Manhattan Shirt Company is located on three tax lots that are bordered on the south by River Street and on the north by the Passaic River. The property has approximately 450 ft. of frontage on River Street between Paterson and Montgomery Streets. The setting, which was historically a mixed-use neighborhood of late 19th to early 20th century industrial and residential buildings, is now characterized by vacant lots and underutilized or vacant mill buildings, including the J.S. Sowerbutt Mills and Hinchliffe Brewery.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

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☐ (Primary Contact)

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)
Trumbull, T. R.	A History of Industrial Paterson	1882	
(None Listed)	"Shirt Notes." The Clothier and Furnisher, Vol. 42 (March 1914), p. 99.	1914	
Moody's Investment Service	Moody's Industrial Manual.	1917	
Hyde, E. B.	Atlas of Passaic County, New Jersey	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	

Additional Information:

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More Research Needed? ☐ (checked=Yes)

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)

Conversion Problem? ☐ ConversionNote: 25

Date form completed: 9/7/2012

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INDUSTRIAL BUILDING ATTACHMENT

Common Name: 111-237 River Street

Historic Name: Manufacturing Building - Manhattan Shirt Company

Present Use: Industrial, light industrial

Historic Industry: Textiles

Construction Date: 1895 **Source:** Maps

Construction Start Date: 1895 **Construction End Date:** 1915

Building ID:

Style: ☐ Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Fair

Foundation Materials:

Remaining Historic Fabric: Low

Roof Finish Materials:

Length: 200 **Stories:** 4

Structural System:

Width: 125 **Bays:** 13

Roof System:

Equipment/Machinery:

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

Exterior Description:

The Manhattan Shirt Company manufacturing building is a 4-story, 13-bay, stuccoed brick building with a flat roof and a U-shaped plan. The open side of the U faces south on River Street forming a mill yard that was accessible to trucks. The complex was built in two stages: the east wing was built ca. 1895 as an office and cutting/finishing building for garment manufacture. The base of the U and the west wing were constructed in 1915. The building was rehabilitated ca. 1970-80 with replacement of windows with fixed sash and stuccoing of the brick, with the exception of the lower stories of the west wing where the windows were in-filled with stucco.

Interior Description:

The interior was not available for inspection. According to the 1915 and 1931 Sanborn maps the building housed offices on the 1st floor, sewing machines rooms on the 2nd and 3rd floors, and cutting on the 4th floor.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1915	1915 to 1990	Addition of west wing; rehabilitation of east wing

Architect/Designer:

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)

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Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 111-237 River Street

Historic Name: Warehouse - Manhattan Shirt Company

Present Use:

Historic Industry: Textiles

Construction Date: 1920

Source: Maps/Style

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style:

☐ Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Poor

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 75

Stories: 5

Structural System: Reinforced Concrete Frame

Width: 75

Bays: 5

Roof System:

Equipment/Machinery:

Transportation Links: ☐ airstrip
(checked if applicable) ☐ dock

☐ loading dock
☐ rail siding

☐ slip
☐ other

Exterior Description:

The warehouse, built ca. 1920, is a 5-story, 5-bay brick-faced, reinforced concrete frame building with its façade facing south on River Street. The building has a brick parapet, stepped over the end bays. The bays are articulated into a grid pattern by reinforced-concrete stringcourses and brick pilasters rising between multi-light steel sash windows with horizontally pivoting casements. First floor windows have been covered with plywood. A single non-original metal door is located in the eastern bay.

Interior Description:

The interior was not available for inspection. According to the 1931 Sanborn map, this building was used as a warehouse. The building is currently vacant.

Alteration Dates:

Architect/Designer:

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

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**Principal
Investigator:** Patrick Harshbarger

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ELIGIBILITY WORKSHEET - Properties

Property ID **1465614458**

History:

The Manhattan Shirt Company began in the mid-1850s as a small garment factory operated by Sturgiss, Perkins and Wilson. In the mid-1860s, Jacob Levi, a German immigrant, purchased the factory. In 1868, the mill was described as being two stories and 25 x 100 ft. This mill was located immediately east of the stuccoed brick manufacturing building described on the industrial attachment of this form. This mill was considerably expanded in the early 1880s after Jacob Levi retired from the business giving it over to his partners, brother Louis Levi and Benjamin Wechsler. This establishment was the first to go by the name "Manhattan Shirt Company," which in 1882 was employing about 350 garment workers and producing from 12,000 to 15,000 shirts annually. The company continued to expand through the 1880s to 1910s, and by 1892 had more than doubled in size to a workforce of 850 employees, predominately women. The Manhattan Shirt Company incorporated in the State of New York in 1912 with Lewis Levi as President. This move was apparently to form a conglomerate that also controlled garment factories located in Passaic, N.J.; Salem, N.Y.; and Poultney, Vt., in addition to leased of a number of other garment factories, mostly located in New England. The Manhattan Shirt Company remained in operation through at least the early 1950s in Paterson.

Statement of Significance:

The Manhattan Shirt Company was a major Paterson employer from the 1880s to 1950s. Garment manufacture employed large number of women, providing additional wages and employment to Paterson's immigrant households. In and of itself, garment making was not distinctive to Paterson's industrial development, being an industrial sector more closely associated with New York City and parts of New England, but it was part of the Paterson landscape. Although evidence is limited, garment makers may have found it advantageous to be located near the source of silk. Although the Manhattan Shirt Company site has potential significance, its aspects of integrity have been greatly diminished due to demolitions and alterations. Roughly 50 percent of the complex has been razed including the oldest 1880s part of the complex that contained the original factory site and boiler house. The surviving mid-1890s factory with mid-1910s addition at the west end of the site has been heavily altered by application of stucco and replacement and reorientation of the windows. The warehouse at the east end of the site is the most intact resource, but it has no architectural or historical significance on its own merits.

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 Manhattan Shirt Company, founded in 1855-56 by Jacob Levi, grew from a small shop to a major garment factory in the first decades of the 20th century. The complex does not retain any of its earliest buildings, which were razed in successive expansions, and those buildings that do survive have been heavily altered and are not architecturally distinguished. The integrity of design, setting and feeling are greatly diminished by the loss of the section of the complex that was located between the two surviving buildings. They are no longer visually connected.

Total Number of Attachments: 2

List of Element Names: Manufacturing Building
Warehouse

Narrative Boundary Description:

Date Form Completed: 10/1/2012

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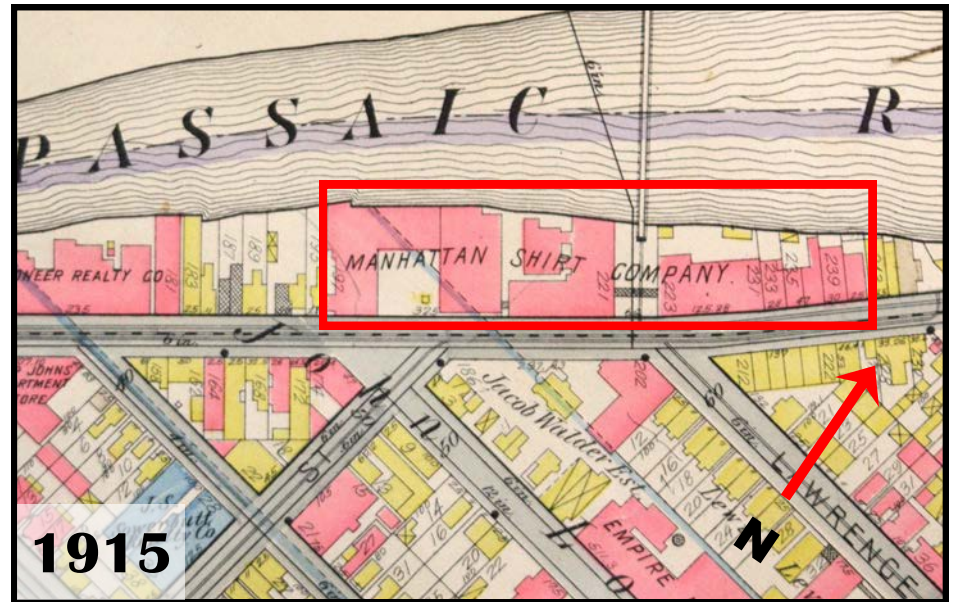
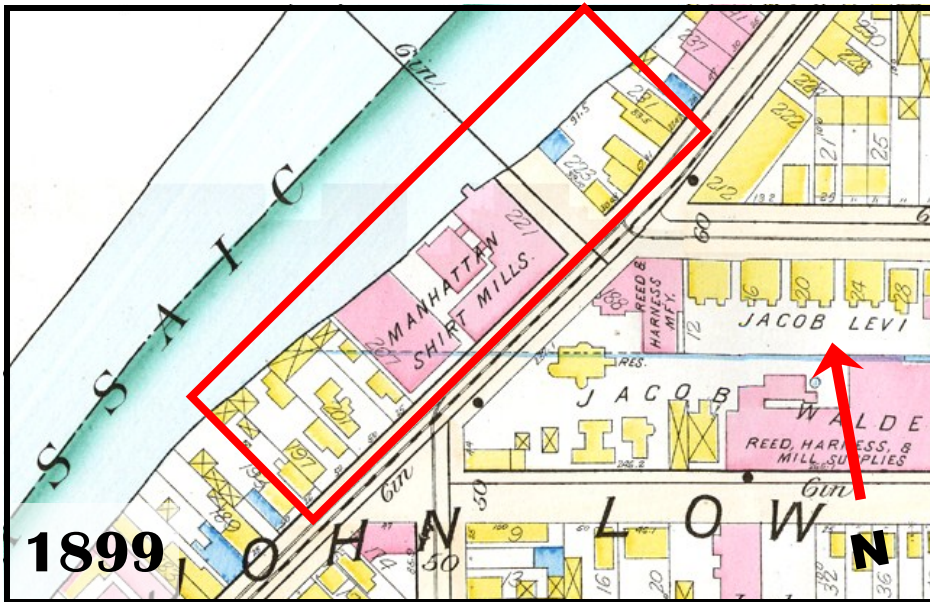
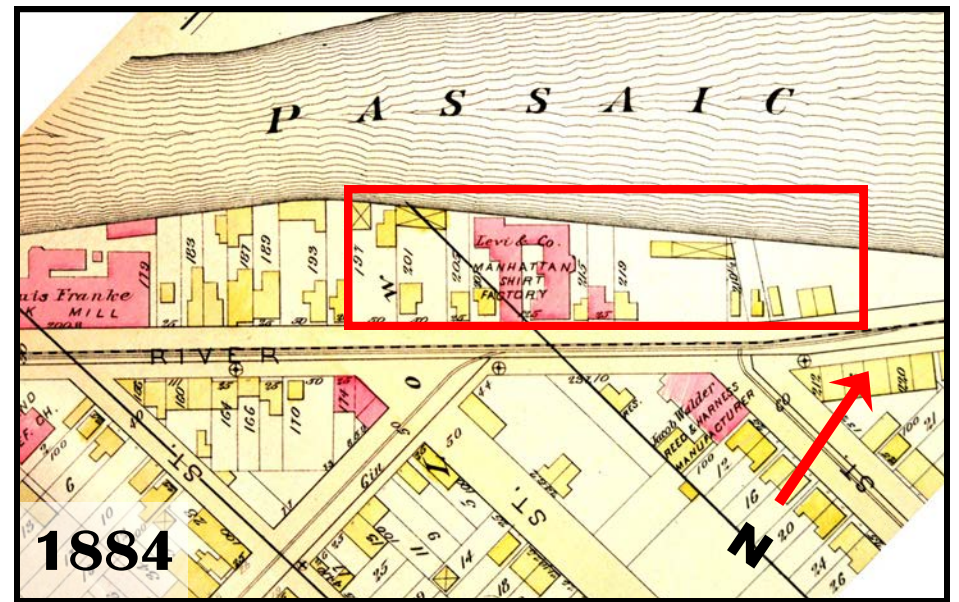
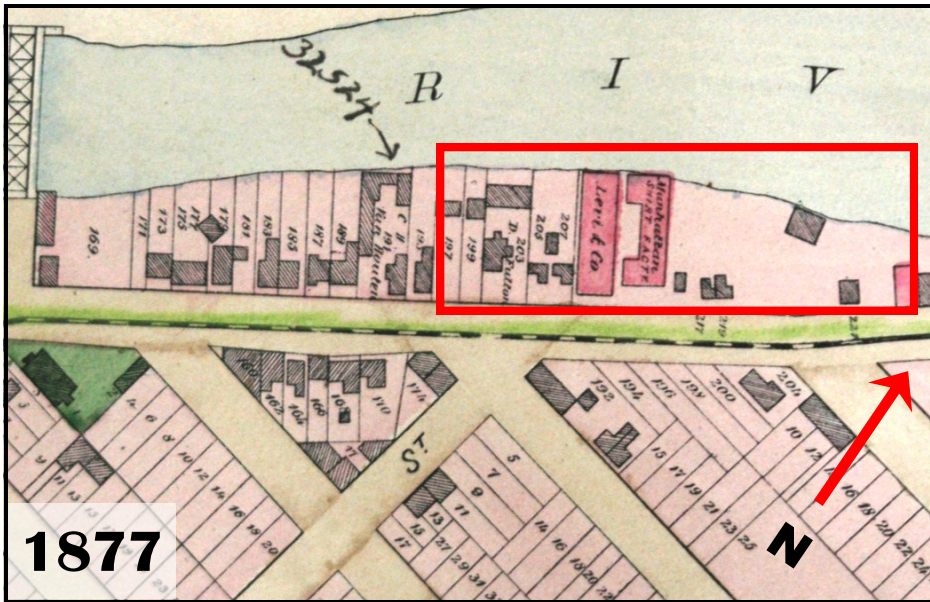
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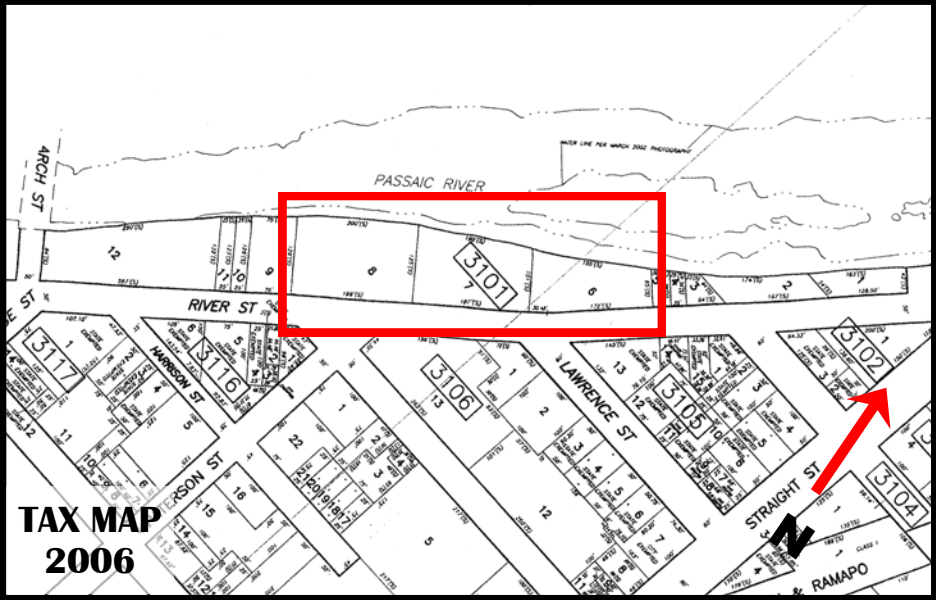
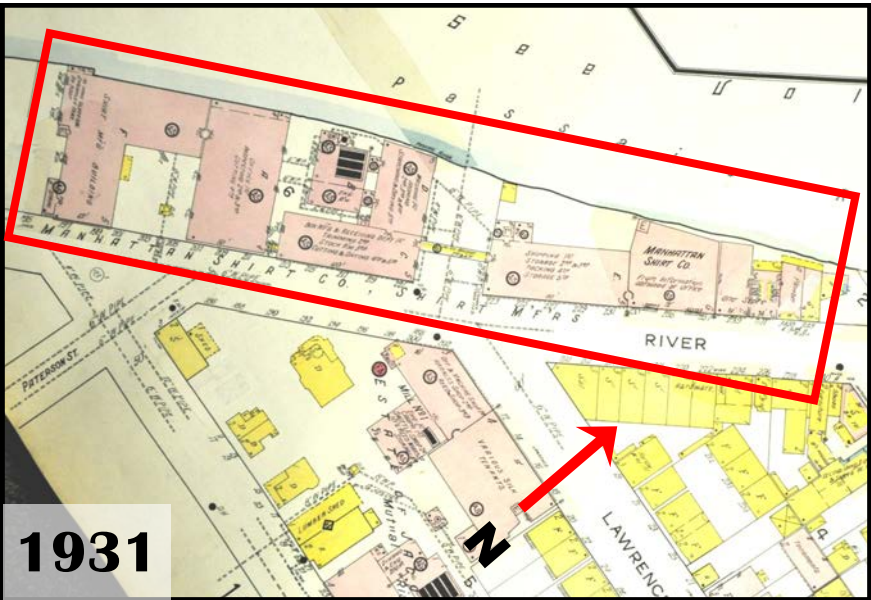
MANHATTAN SHIRT CO.

111-237 River St., Paterson, NJ B 3101 L 06, 07, 08

Site Development Maps 1877, 1884, 1899, 1915



MANHATTAN SHIRT CO.
111-237 River St., Paterson, NJ B 3101 L 06, 07, 08
Site Development Maps, 1931, 2006, 2010



MANHATTAN SHIRT CO.

111-237 River St., Paterson, NJ B 3101 L 06, 07, 08

Photographs, historic / contemporary



MANHATTAN 1: overview of south façade of the only remaining intact building of the complex, looking north from across River St. Note steel sash windows intact.



MANHATTAN 3: detail view of demolished area between the two extant buildings of the complex (left and right frame), looking northwest from across River St.



MANHATTAN 2: oblique overview of intact mill building, looking west along River St., showing the demolished areas of the complex on adjacent sides.



MANHATTAN 4: oblique overview of east and south elevations, looking west along River St. This is the largest mill building of the complex (U-shaped) clearly visible in site development maps. It has been heavily altered and restored.