

## PROPERTY REPORT

Property ID: **-570761910**

**Property Name:** Barbour Flax Mills **Ownership:** Private  
**Address:** 404-440 Grand ST **Apartment #:** **ZIP:** 07501

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	6103	1
PASSAIC	Paterson	Bunker Hill	Paterson	6103	2
PASSAIC	Paterson		Paterson	6104	1

### Property Photo:



**Old HSI Number:** PAS1608-175

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The Barbour Flax Mills are an industrial complex spanning two city blocks totaling 2.5 acres. The site consists of a 1.5-acre, triangular-shaped block and a 1-acre rectangular lot. The triangular block contains a late 19th century brick mill measuring about 500 ft. along Spring Street, a secondary, 4-story brick mill along Grand Street, and a 350 ft. brick machine and carpenter shop along Prince Street. These three buildings form a quasi-U-shape on the block, creating an interior courtyard off of Prince Street. The rectangular lot consists of a brick warehouse at the southwest corner of Grand Street and Dale Avenue.

### Setting:

The Barbour Flax Mills front Grand Street and consume the entirety of tax block 6103 between Spring Street and Prince Street. The site also occupies the northernmost lot of block 6104 along Grand Avenue between Prince Street and Dale Avenue. The setting is a mixed-use urban neighborhood with the Erie-Lackawanna Railroad corridor located one block east of the warehouse building. Most buildings within view of the mill complex date to the second half of the 20th century, although several early 20th century industrial buildings remain, including two other surveyed properties: Watson Machine Works to the east of the Barbour Warehouse and the Barnert Mill north of the warehouse.

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

**Property ID:**

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**Principal Investigator:** Patrick Harshbarger

(Primary Contact)

**-570761910**

**Organization:** Hunter Research, Inc.

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)
Department of Community	City of Paterson Survey	1987	
Archimede, Gianfranco	Paterson Historic Mills Group Municipal Historic Site Designations Staff Opinion of Eligibility	2012	
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	1915	
Sanborn Map Company	Insurance Maps of the City of Paterson, New Jersey	1931	
Sanborn Map Company	Insurance Maps of the City of Paterson, New Jersey	1950	
The Linen Thread Company	Barbour's Linen Threads and Twines: Selling Agent	1923	
Trumbull, L R	A History of Industrial Paterson	1882	
Shriner, Charles A	Paterson, New Jersey	1890	

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## INDUSTRIAL BUILDING ATTACHMENT

**Common Name:** Office at 404 Grand Street

**Historic Name:** Barbour Machine and Carpentry Shop

**Present Use:** Commercial, office activity - private business

**Historic Industry:** Textiles

**ConstructionDate:** 1895      **Source:** Date Stone

**Construction  
Start Date:**

**Construction  
End Date:**

Building ID:

**Style:** Italianate       Vernacular?

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

**Physical Condition:** Good

**Foundation Materials:**

**Remaining Historic Fabric:** Medium

**Roof Finish Materials:**

**Length:** 250      **Stories:** 2

**Structural System:**

**Width:** 30      **Bays:** 27

**Roof System:**

**Equipment/Machinery:**

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

### Exterior Description:

This former machine and carpentry shop is an 1895 2-story brick building with metal coping at the roofline. The eastern façade stretches 27 bays along Prince Street and connects with the 11 bay annex portion of mill building number one. Together, the two buildings form a uniform façade. Building decoration is limited to a corbelled brick cornice, arched brick lintels, and date stones on the north façade reading "1895". On the west elevation is a bracketed wooden cornice. The most distinguishing feature of the machine and carpentry shop is the north-facing entrance with its rounded northwest corner. Above the replacement steel frame, doublewide glass doors is an arched metal canopy. Windows are metal replacement 1/1 double hung sash and have stone sills. Aluminum siding infills the remainder of the arched window openings. An enclosed second-story iron walkway once connected this building with both the main mill building to the west and the frame drying building located on the lot opposite Prince Street, but the walkway and drying building are no longer extant.

### Interior Description:

The interior was not accessible at the time of this survey.

### Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	2000	to	Window materials

### Architect/Designer:

*Date form completed:*      9/21/2012

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

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**Organization:** Hunter Research, Inc.

## INDUSTRIAL BUILDING ATTACHMENT

**Common Name:** 426-440 Grand Street

**Historic Name:** Barbour Mills Store House

**Present Use:** Industrial, light industrial

**Historic Industry:** Textiles

**ConstructionDate:** 1915

**Source:**

**Construction  
Start Date:**

**Construction  
End Date:**

Building ID:

**Style:**  Vernacular?

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

**Physical Condition:** Good

**Foundation Materials:**

**Remaining Historic Fabric:** Medium

**Roof Finish Materials:**

**Length:** 115      **Stories:** 7

**Structural System:**

**Width:** 100      **Bays:** 6

**Roof System:**

**Equipment/Machinery:**

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

### Exterior Description:

This early 20th-century structure is a 7-story, 6-bay brick warehouse at the southwest corner of Grand Street and Dale Avenue. It has a shallow gabled roof sheathed in asphalt shingles. A few original wooden 10-light windows remain on the north elevation, as do most of the small wooden 8-light windows. In comparison to other buildings at the Barbour site, the windows on this warehouse are unique in the sense that they are small openings within a large spanse of brick as opposed to the windows on other buildings, which are the primary features on the facades. Window replacements are metal 1/1 double hung sash. The window openings have arched brick lintels and stone sills. Most of the basement-level window openings have been infilled with either brick or concrete block. An iron fire escape has been added to the northeast corner of the building on the east façade. The main entrance can be accessed via doublewide doors on the west elevation. Above these doors is an arched transom. At the rear of the building are a 1-story, brick extension; two 7-story brick elevator towers; and a 1-story frame shipping shed. This store house was once connected via a second story iron passage to the now-demolished frame drying building just south of the warehouse.

### Interior Description:

The interior was not accessible at the time of this survey.

### Alteration Dates:

### Architect/Designer:

*Date form completed:* 9/21/2012

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

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## INDUSTRIAL BUILDING ATTACHMENT

**Common Name:** 404 (418) Grand Street

**Historic Name:** Barbour Mill Building #2

**Present Use:** Industrial, light industrial

**Historic Industry:** Textiles

**ConstructionDate:** 1915      **Source:** Historic Maps

**Construction Start Date:**      **Construction End Date:** 1915      Building ID: 2

**Style:**       Vernacular?

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

**Physical Condition:** Good

**Foundation Materials:**

**Remaining Historic Fabric:** Medium

**Roof Finish Materials:** Rolled Asphalt

**Length:** 165      **Stories:** 5

**Structural System:**

**Width:** 80      **Bays:** 16

**Roof System:**

**Equipment/Machinery:**

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

### Exterior Description:

The second brick mill building at the Barbour Flax Mills complex was constructed ca. 1915. Its western elevation is connected to the original 1877 mill building tower. The building has a shallow, side-gabled roof covered in rolled asphalt. The wooden cornice at the roofline is bracketed. The north-facing Grand Street façade is 5 stories tall and 16 bays wide. Windows are paired metal replacements set in arched brick openings. The window openings have arched brick lintels and stone sills. Two recessed office entrances are located on the north façade. Ornamentally, this building is more understated than its western neighbor, save for brick keystones above the north façade entrances and terracotta egg-and-dart moldings above terracotta frames flanking the entrances. Projecting from the middle of the south façade is a 6-story brick elevator tower. Attached to the rear (south) end of the building is a 1-story frame structure which, on historic maps, appears to be contemporary with the brick portion of the building. Although tax records identify this lot as 404 Grand Street, decorative ironwork above the office entrance indicates the address is 418 Grand Street.

### Interior Description:

The interior was not accessible at the time of this survey.

### Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	2000	to	Window Materials

### Architect/Designer:

*Date form completed:*      9/20/2012

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

**Property ID:** Page 6

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## INDUSTRIAL BUILDING ATTACHMENT

**Common Name:** 408 Grand Street

**Historic Name:** Barbour Mill Building #1

**Present Use:** Industrial, light industrial

**Historic Industry:** Textiles

**ConstructionDate:** 1877      **Source:** Historic Maps

**Construction Start Date:** 1877      **Construction End Date:** 1915      Building ID: 1

**Style:** Italianate       Vernacular?

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

**Physical Condition:** Good

**Foundation Materials:** Stone, Ashlar

**Remaining Historic Fabric:** Medium

**Roof Finish Materials:** Rolled Asphalt

**Length:** 500      **Stories:** 4

**Structural System:**

**Width:** 50      **Bays:** 44

**Roof System:**

**Equipment/Machinery:**

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

### Exterior Description:

The main mill building at the Barbour Flax Mills is a 4-story, 52-bay brick structure. The northernmost 22 bays were designed by architect E.J.M. Derrick and constructed by 1877; the middle 22 bays were completed by 1884. A third extension consisting of the southernmost 9 bays, first appears on historic maps from 1899. The building's final phase, identified on maps as the "annex," was completed by 1915 and connected the machine shop along Prince Street with the extension of the main mill building. The once most distinctive feature of the original mill, a vast octagonal chimney, has been demolished. The mill, a 500 ft. structure, has a rolled asphalt gabled roof, with the gable end facing north towards Grand Street. The Grand Street façade is four bays wide and features decorative corbelled brick in the Italianate style. Three narrow arched openings at the gable end have arched brick lintels and stone sills. These openings are filled with slotted wooden frames. A recessed tower housing the entryway faces Grand Street and is attached to the east elevation of the main building. This 4-story tower has a pyramidal roof cap, replacement windows, and a stone water table above the first story. The decorative brick continues from the gable end to the dominant western elevation, with horizontal brick belt courses dividing each story. Windows on the western elevation are metal replacement 1/1 double hung sash set in arched openings with brick lintels and stone sills. The east façade is punctuated by projecting rectangular towers containing stairwells. According to Sanborn maps, the smaller, square towers projecting from the east façade contain open elevators. The east façade of the annex along Prince Street, constructed to connect the machine shop with the main mill building, has a corbelled brick cornice to match that of the earlier machine shop.

### Interior Description:

The interior was not accessible at the time of this survey. According to 1915, 1931, and 1950 Sanborns, the original 1877 portion of this mill building has brick jack arch floors. An 1882 description of the Grand Street Mill from "A History of Industrial Paterson" states that Mill Building #1 had fireproof stone stairways, blue flagstone floors, and wrought iron girders.

### Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1884	to	Robinson, E. Atlas of the City of Paterson, New Jersey.
Physical alteration	2000	to	Window materials

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

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(Primary Contact)

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**Organization:** Hunter Research, Inc.

**Architect/Designer:**

Type:	Name:	Person/Firm Description:
Architect	E J Derrick	

Date form completed: 9/20/2012

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## ELIGIBILITY WORKSHEET - Properties

Property ID -570761910

### History:

The Barbour Company's high-quality linen thread, twine and flax products were internationally recognized and distributed. They were produced in the Paterson mills that were recognized as state-of-the-art for nearly a century (1840s-1940s). Indeed, the family trade in thread manufacturing is traced back as far as 1739 to Scotland, where their first manufactories were established. The Barbour family continued to expand their business into Ireland and England well into the nineteenth century. In 1864 the decision was made to expand to Paterson, where they first purchased the Passaic Paper Mill #2 on Spruce Street from the Colt family. The two Barbour brothers, Thomas and Robert, expanded their business in Paterson over the next sixty years, including the development of an additional, half million dollar campus on Grand Street in 1877, and the addition of the Granite Mill in 1881 adjacent to their Spruce St. complex.

The 1877 Grand Street Mill was designed by Irish architect E.J.M. Derrick. Derrick was known for the rapidity with which he designed his buildings, including the three days during which he drafted the United States Post Office Building in Paterson. His other commissions included buildings for the Erie Railway, Public School No. 6, and several Barbour family residences. Derrick died in Paterson at the age of 44 after a brief battle with malaria. Among the designs mentioned in his 1880 obituary was the Barbour Flax Mills.

The Barbour family's international network of mills and machine works brought portability and consistency to their equipment, manufactured by James D. Barbour in Hilden, Ireland, to their raw materials (flax purchased from Hilden, northern Ireland, France and Belgium), and as well as their labor force. Between the Spruce St. and Grand St. mill complexes developed the still extant "Little Dublin" worker's housing district, where some of the former brick tenements constructed by the Barbours served as the first stop for Irish immigrant workers coming to Paterson expressly recruited by the Barbours to work at their mills. Close to 1,700 workers were employed in the 1870s alone.

Also of note is John Edwards Barbour, son of Robert Barbour. In 1909 he constructed and lived at "Kilbarchen," also known as the Barbour Estate, a stately residence prominently positioned along the highest point of Broadway at the eastern entry to the city (a municipally-designated historic site). He operated his own thread and textile business until his death in 1941. Thomas Barbour's son, Colonel William Barbour, toured General Grant on his visit to Paterson in 1887, and hosted President McKinley upon his attendance of Vice President Garret Hobart's funeral in Paterson in 1899. His son was US Senator Warren Barbour, who died in office in 1943, bringing to a close the Barbour family's dynasty in New Jersey.

### Statement of Significance:

The Barbour Flax Mills on Grand Street are exemplary of a time of expansion during Paterson's industrial history. With the demand for goods and a need for more space, the Barbours expanded to a site away from the downtown area traditionally devoted to mill sites. The Grand Street location, distanced from the Passaic River, indicates a transition from water power to steam power, a trend typical to mills during the last quarter of the 19th century. The mill buildings, linear in form, lend themselves to efficient functionality as they allowed for the use of line shafts to distribute steam power from a central source to the various machines within the mill. Furthermore, Mill Building #1 is the design of a master architect, who in his short life left his mark on the city of Paterson, particularly with regards to industrial buildings.

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 Barbour Flax Mills are recommended eligible under Criterion A for their association with the industrial revolution and the trend away from water-powered toward steam-powered mills. The Barbour Flax Mills are recommended eligible under Criterion C as they are the design of architect E.J.M. Derrick and reflect distinctive textile mill architecture.

Total Number of Attachments: 4

List of Element Names: ca. 1877-1915 Mill Building #1  
ca. 1895 Machine and Carpentry Shop  
ca. 1915 Mill Building #2  
ca. 1915 Store House

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(Primary Contact)

**Narrative Boundary Description:**

*Date Form Completed:* 9/21/2012

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

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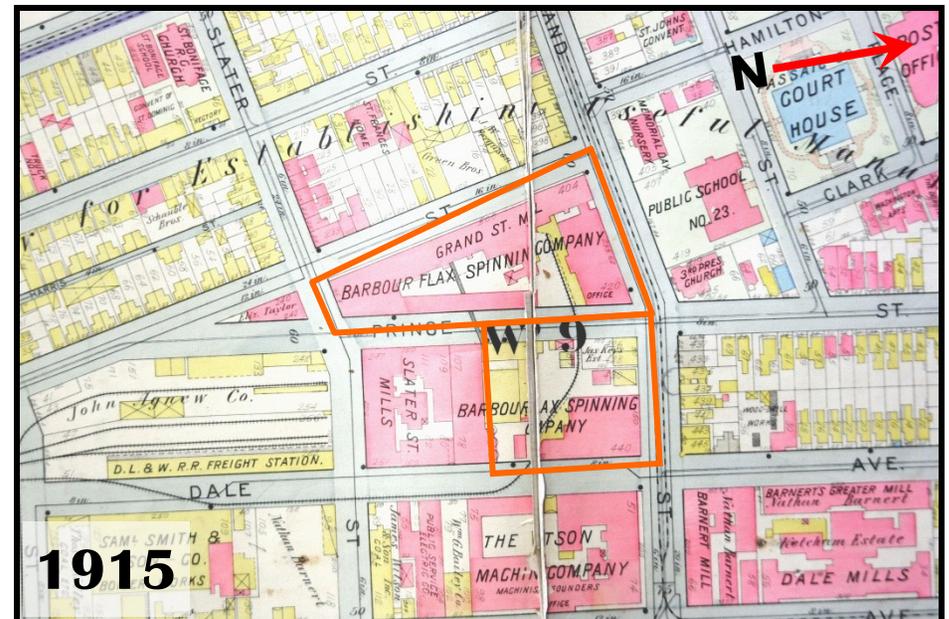
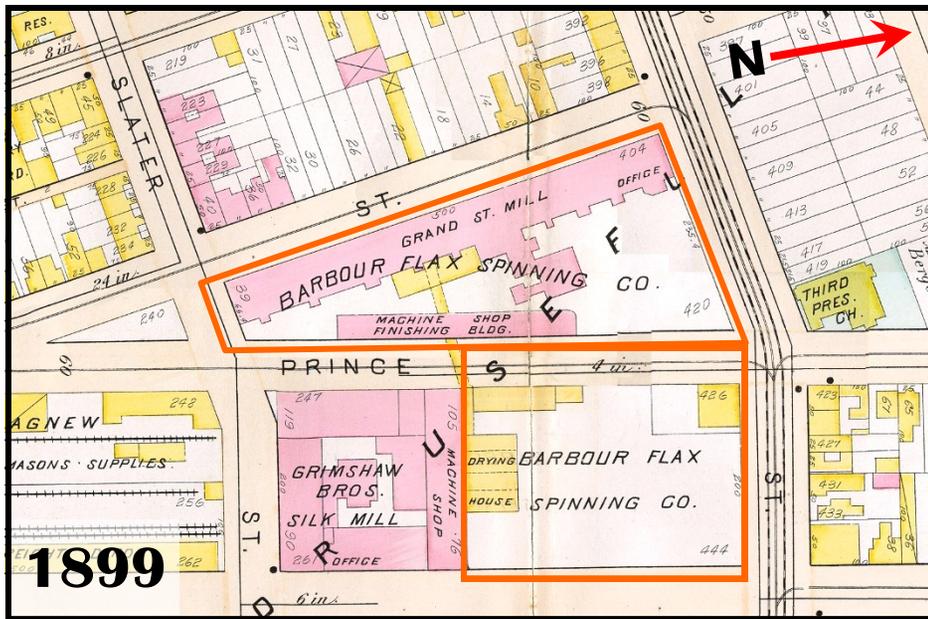
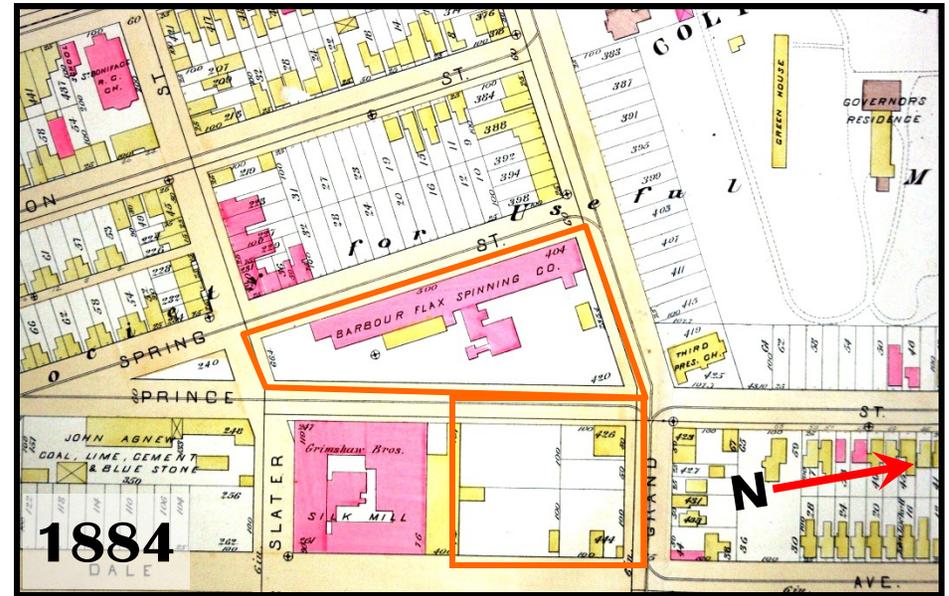
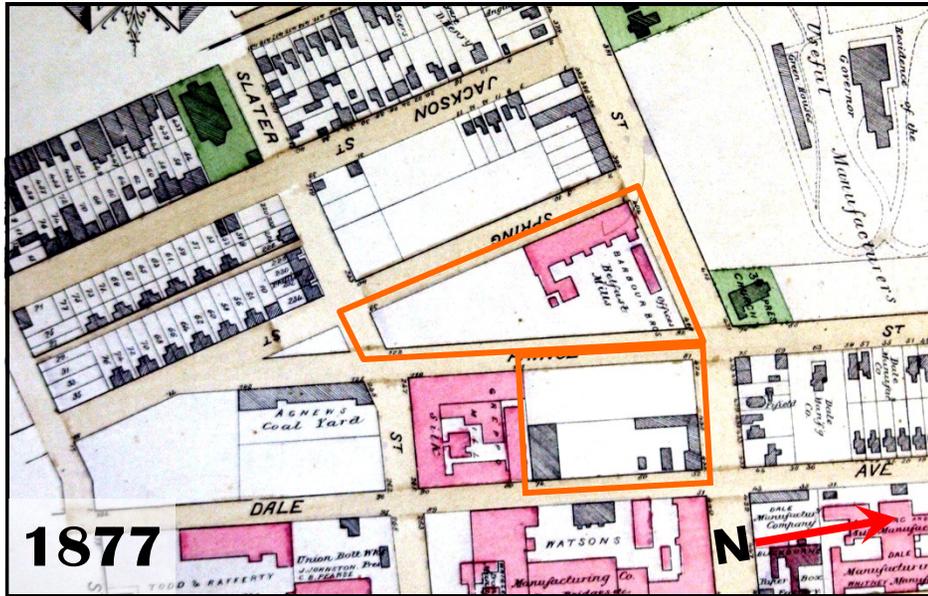
**Organization:** Hunter Research, Inc.

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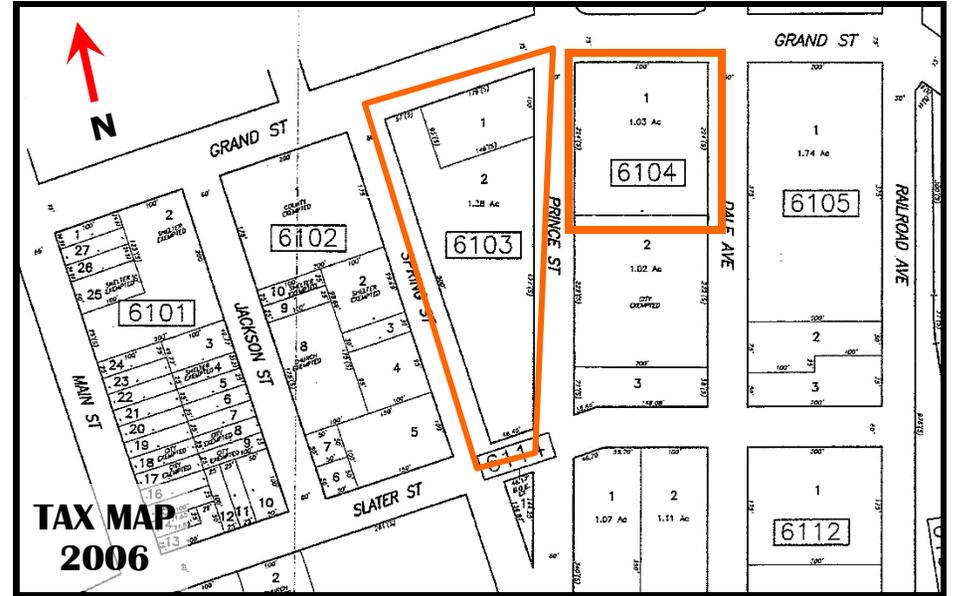
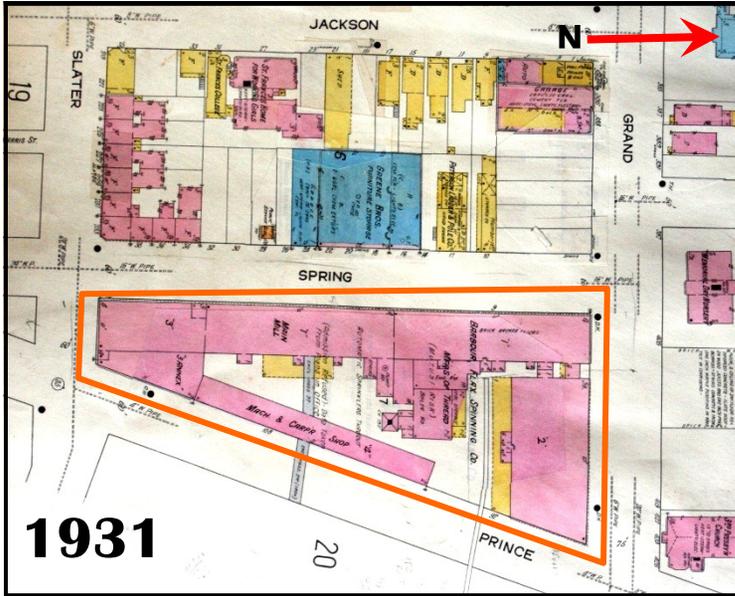
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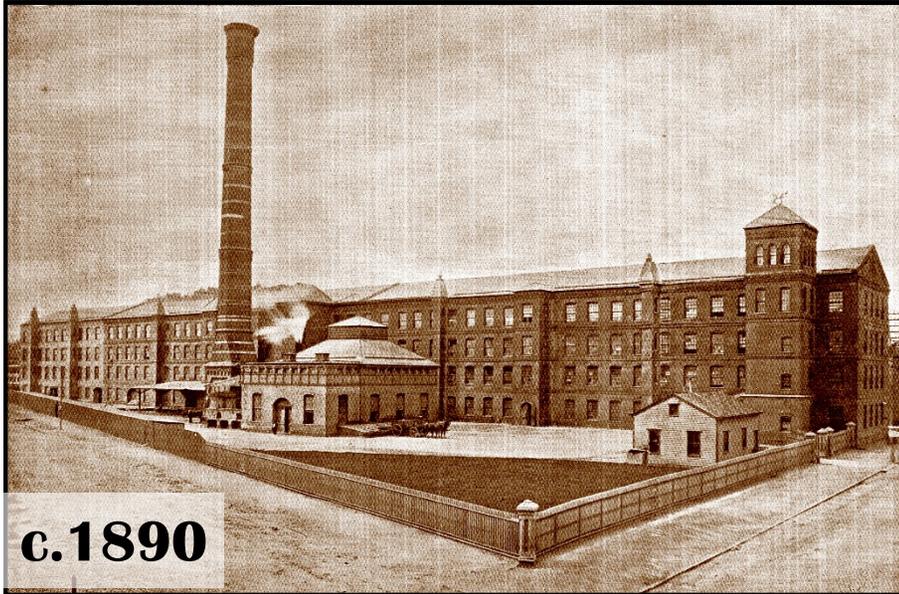
**BARBOUR FLAX SPINNING CO. Grand St. works**  
 404 Grand Street, Paterson, NJ B6103 L01,02 B6104 L01  
 Site Development Maps 1877, 1884, 1899, 1915



**BARBOUR FLAX SPINNING CO. Grand St. works**  
 404 Grand Street, Paterson, NJ B6103 L01,02 B6104 L01  
 Site Development Maps, 1931, 2006, 2010



**BARBOUR FLAX SPINNING CO. Grand St. works**  
404 Grand Street, Paterson, NJ B6103 L01,02 B6104 L01  
Photographs, historic / contemporary



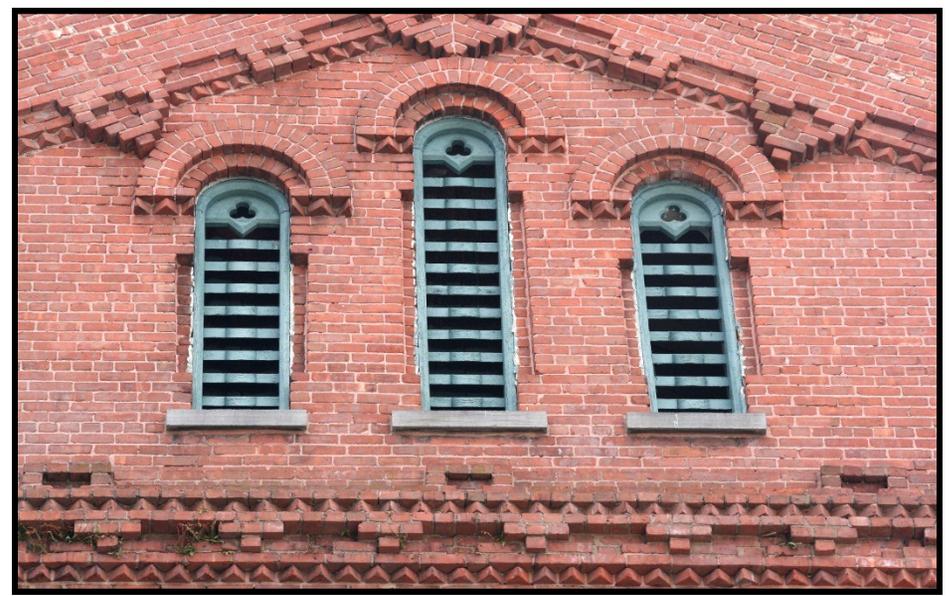
**BARBOUR 1:** c.1890 looking SW . Original 1877 building is on right side, with 1890 addition to left of smokestack.



**BARBOUR 2:** Grand St. façade, looking SW. Gable end of original building is visible at right, 5-story 1910s addition to left.



**BARBOUR 3:** detail view of 1877 building gable, looking S.



**BARBOUR 4:** close up view of 1877 building gable, looking S. this sample of meticulous brick corbelling technique is outstanding.

**BARBOUR FLAX SPINNING CO. Grand St. works**  
404 Grand Street, Paterson, NJ B6103 L01,02 B6104 L01  
Photographs, historic / contemporary



**BARBOUR 5:** oblique view looking SW from Kearny St. showing Totowa Ave. façade of the 1910s addition.



**BARBOUR 6:** oblique view looking NW, showing Kearny St. façade.



**BARBOUR 7:** overview of gable end of 1910s addition looking W from Prince St.



**BARBOUR 8:** looking SW, showing 2-story 1890 addition along Prince St.

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404 Grand Street, Paterson, NJ B6103 L01,02 B6104 L01  
Photographs, historic / contemporary



**BARBOUR 9:** oblique view looking SE of 1890 addition along Prince St. Note the rounded brick detailing in the cornice and lintels.



**BARBOUR 10:** oblique view looking S, showing confluence of the V-end of the courtyard area. The first addition is at right center.



**BARBOUR 11:** oblique view looking NW into 1877 building. The rolling door and trestle area at center mark the location of the Boiler House that has been removed.



**BARBOUR 12:** close up view looking NW from interior courtyard. Note the extensive brick detail and corbelling in this view of the 1877 original building.

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404 Grand Street, Paterson, NJ B6103 L01,02 B6104 L01  
Photographs, historic / contemporary



**BARBOUR 13:** oblique view looking NW from corner of Prince and Slater St. showing gable end of 1890 4-story addition.



**BARBOUR14:** oblique view looking NE, showing Spring St. side. The joint between the 1877 building and the 1890 building is evident at left of center.



**BARBOUR 15:** detail view looking E, showing the original building along Spring St.



**BARBOUR16:** looking SE, showing cast stone water table and brownstone foundation of the 1877 bld.

**BARBOUR FLAX SPINNING CO. Grand St. works**  
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Photographs, historic / contemporary



**BARBOUR 17:** oblique overview of c1905 Warehouse, looking NW from Dale Ave.



**BARBOUR 18:** view of storage building and rear of loading dock, looking west from across Dale Ave.



**BARBOUR 19:** oblique overview of c1905 Warehouse, looking SW from corner of Dale Ave. and Grand St.



**BARBOUR 20:** detail view of north elevation, looking South from Grand St., showing hoisting beams and loading bays for each floor.