

PROPERTY REPORT

Property ID: 1172882934

Property Name: Hall Mills
Address: 94 Fulton ST
Apartment #:
Ownership: Private
ZIP: 07501

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	3112	5
PASSAIC	Paterson		Paterson	3112	3
PASSAIC	Paterson		Paterson	3112	4

Property Photo:



Old HSI Number: PAS1608-148

NRIS Number:

HABS/HAER Number:

Description:

The Hall Mill is situated on 1.5 acres; it contains two 4-story tenant mills, each measuring approximately 340 feet. The northern mill parallels Fulton Street and was constructed ca. 1899. The southern mill, fronting Harrison Street, was constructed between 1899 and 1915, at which time the earlier mill was expanded to its current dimensions.

Setting:

The Hall Mills occupy three lots at the eastern end of an otherwise vacant block bounded by Fulton Street to the north, Summer Street to the east, Harrison Street to the south, and the historic Erie Railroad corridor to the west. The setting is a mixed-use urban neighborhood surrounded by 20th-century residences and other industrial sites, including Hinchliffe Brewery, which occupies the block southwest of Hall Mills opposite the railroad tracks.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

☒ (Primary Contact)

Property ID:

1172882934

Page 1

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)
The Paterson Daily and Weely Guardian	History and Institutions: City of Paterson, N.J.	1898	
Shriner, Charles A	Paterson, New Jersey	1890	
Department of Community Development	City of Paterson Survey	1987	
Archimede, Gianfranco	Paterson Historic Mills Group Municipal Historic Site Desginatinos Staff Opinion of Eligibility	2012	
Hyde, E B	Atlas of Passaic County, New Jersey	1877	
Robinson, E	Atla sof the City of Paterson, New Jersey	1884	
Robinson, E	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A H	Atlas fo the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	

Additional Information:

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Property ID:

1172882934

Page 2

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 for industrial archaeology (interior)

Conversion Problem? ☐ ConversionNote: 13

Date form completed: 9/7/2012

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1172882934

Page 3

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 94 Fulton Street

Historic Name: Mill #1 at Hall Mills

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1899 **Source:** Historic Maps

Construction Start Date: 1899 **Construction End Date:** 1915

Building ID:

Style: ☐ Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Rolled Asphalt

Length: 50 **Stories:** 4

Structural System:

Width: 340 **Bays:** 46

Roof System:

Equipment/Machinery:

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

Exterior Description:

Mill #1 at Hall Mills was constructed ca. 1899. This 4-story, brick building originally stretched 28 bays along Fulton Street, but was expanded to 46 bays by 1915. The 29th bay, which separates the original building and its addition, is recessed. The building has a gabled roof covered in rolled asphalt, with the gable end facing east toward Summer Street. Below the roofline on the north façade is dentiled brick. Below the roofline on the east façade is brick corbelling. The east façade has 5 bays with a hoisting mechanism above the central bay. Windows at the central bay are wooden 2/2 double hung sash. Projecting brick pilasters divide the bays on all elevations. The glass panes of the wooden, 12/12 double hung sash windows on the second through fourth stories have been boarded. First story windows have been infilled with concrete. The arched window openings have arched brick lintels and stone sills. The northeast corner along Fulton Street has been modified to accommodate a single garage bay. Two bays at the middle of the north elevation have been modified to accommodate entrances. The basement level rises to the west along the north elevation to compensate for the change in grade of Fulton Street. This rise continues with the ca. 1910 extension to the mill. The ca. 1910 addition possesses the same architectural features as the original portion of the building. Below the west gable end of the addition is decorative lettering spelling "Hall Mill." Projecting from the south façade of the original mill and its addition are 5, 4-story brick towers. Attached to one of these towers is a ca. 1899, 1-story, brick boiler house that was enlarged and connected to Mill #2 before 1915.

Interior Description:

The interior of Mill #1 was not accessible at the time of this survey. Sanborn maps indicate that in 1915, the east half of the original building had a 100,000 gallon reservoir in the basement; throwing, winding, and warping on the first floor; weaving, carding, and quilling on the second floor; winding, warping, and quilling on the third floor; and weaving on the fourth floor. The west half of the original building had a silk vault and silk throwing in the basement. The addition had throwing in the basement; weaving, winding, and warping on the first and second floors; weaving and cloth picking on the third floor; and weaving on the fourth floor. The recessed bay connecting the original mill and its addition contains a stairwell.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1915	to	Historic maps (addition)
Physical alteration	1990	to	Opening modifications and window infills

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

☒ (Primary Contact)

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Organization: Hunter Research, Inc.

Architect/Designer:

Date form completed: 9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

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Property ID:

1172882934

Page 5

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 94 Fulton Street

Historic Name: Mill #2 at Hall Mills

Present Use: Industrial, light industrial

Historic Industry: Textiles

Construction Date: 1915 **Source:** Historic Maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style:

☐ Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Rolled Asphalt

Length: 50 **Stories:** 4

Structural System:

Width: 340 **Bays:** 48

Roof System:

Equipment/Machinery:

Transportation Links: ☐ airstrip

☐ loading dock

☐ slip

(checked if applicable)

☐ dock

☐ rail siding

☐ other

Exterior Description:

Mill #2 is a 4-story, 48-bay, brick industrial building constructed between 1899 and 1915. It was built to parallel and complement the ca. 1899 mill to its north. The building has a gabled roof covered with rolled asphalt. The gable end faces east toward Summer Street. Metal coping is at the roofline, below which are dentiled and corbelled brick details. The 48 bays are divided by projecting brick pilasters. The east elevation is 5 bays with a 4-story, flat roof brick tower adding a sixth bay to the north. Rectangular openings on the east elevation middle bay are elongated; above them is an iron hoisting mechanism. Other window openings are arched and have arched brick lintels and stone sills. The glass panes of the wooden, 12/12 double hung sash windows on the second through fourth stories have been boarded. First story windows have been infilled with concrete. The basement level rises to the west to compensate for the change in grade of Harrison Street. Five entrances are located along the south elevation. There are also two additional hoisting mechanisms on the south elevation. The west elevation has a 5-story, 2-bay, flat roof brick tower. Projecting from the north façade of the mill are 5, 4-story brick towers. Attached to one of these towers is pre-existing a ca. 1899, 1-story, brick boiler house that was enlarged and connected to Mill #2 before 1915.

Interior Description:

The interior of Mill #2 was not accessible at the time of this survey. Sanborn maps indicate that in 1915, the east half of the building had twilling and storage on the first floor; weaving on the second floor; and weaving, winding, and warping on the fourth floor. The west half of the building had knitting at the basement level; weaving, winding, and warping on the first floor; weaving on the second floor; and weaving, winding and warping on the third and fourth floors. The towers at the east and west ends of the mill contain stairwells.

Alteration Dates:

Architect/Designer:

Date form completed: 9/27/2012

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Page 6

**Principal
Investigator:** Patrick Harshbarger

☒ (Primary Contact)

1172882934

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ELIGIBILITY WORKSHEET - Properties

Property ID **1172882934**

History:

Isaac Hall was a Paterson native who erected a small brick mill on 30-32 Division Street in 1860 specializing in the production of all mill supplies, such as "reeds, harnesses, lingoes, mails, shuttles, loom cards, lacing, general weaver's supplies and hand tools necessary to rig a textile mill and keep it operating." His son, also named Isaac, took up the business in the 1880s after attending a local business college and serving in the US Navy. For the next several decades, I. A. Hall built upon his father's reputation and his business became known nationally for the quality and reliability of his mill supply products. Hall expanded his mill supply operations on Division Street during 1880-1889 and his prosperity increased substantially.

During the 1890s, Hall purchased lots along Fulton Street, just several blocks from the Division Street properties, and constructed the first of the two tenant silk mills, oriented along the length of Fulton Street. The second mill, parallel to the first along Harrison Street, was completed prior to 1915, and a boiler house was constructed between them. Hall constructed at least one other tenant mill in Paterson, and remained in business of mill supplies well into the early twentieth century, maintaining a wide-spread reputation as a leader among the best of textile trade. Hall circulated himself among Paterson's business class elite at the period of the city's most prosperous period, and like other prominent peers such as Nathan Barnert and Joseph Congdon, who capitalized on other support industries, invested in real estate ventures creating space for tenants to set up textile shops. To this end, Hall's role in the Paterson silk industry was significant as he contributed to the continued prosperity of the trade in Paterson, particularly when in the early twentieth century business models and technologies changed.

Statement of Significance:

The Hall Mills exhibit a locally significant trend in Paterson during the turn of the century. They demonstrate a shift from the construction of self-serving company mills toward the construction of tenant mills. Architecturally, they exemplify traditional textile mill design, as they are linear in form to allow line shafts to distribute power from a central source to weaving and warping machines.

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:

Eligible. Hall Mills are recommended eligible under Criterion A for their association with patterns of tenant mill development in Paterson's silk industry at the turn-of-the-century. They are recommended eligible under Criterion C for embodying the distinctive characteristics of late-19th-century textile mill architecture, particularly in terms of scale and a plan that situates two large mills on either side of a central power house and mill yard.

Total Number of Attachments: 2

List of Element Names: Mill #1 at Hall Mills
Mill #2 at Hall Mills

Narrative Boundary Description:

The property boundary is tax block 3112, lots 3-5, as shown on the 2006 tax map accompanying this form.

Date Form Completed: 9/27/2012

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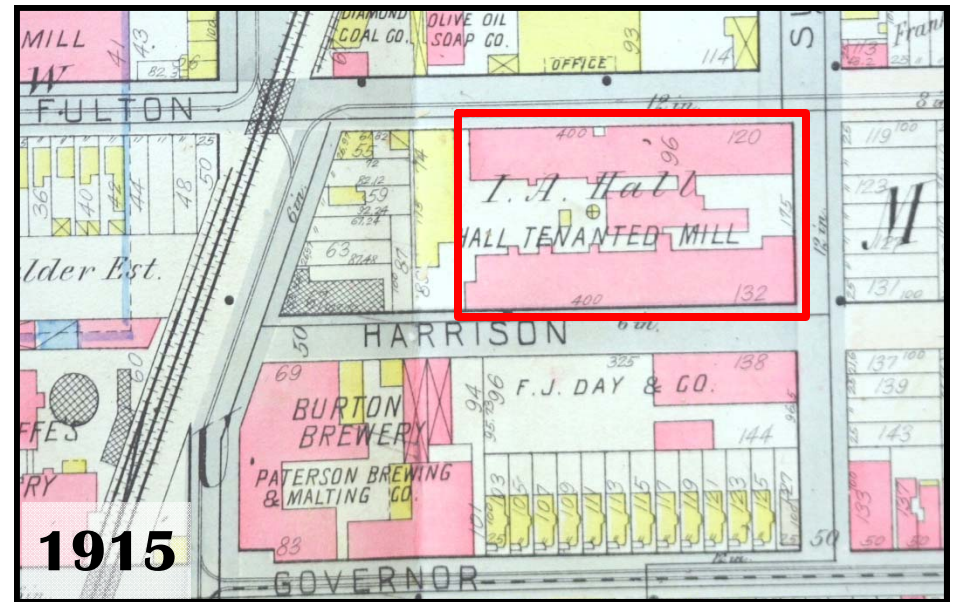
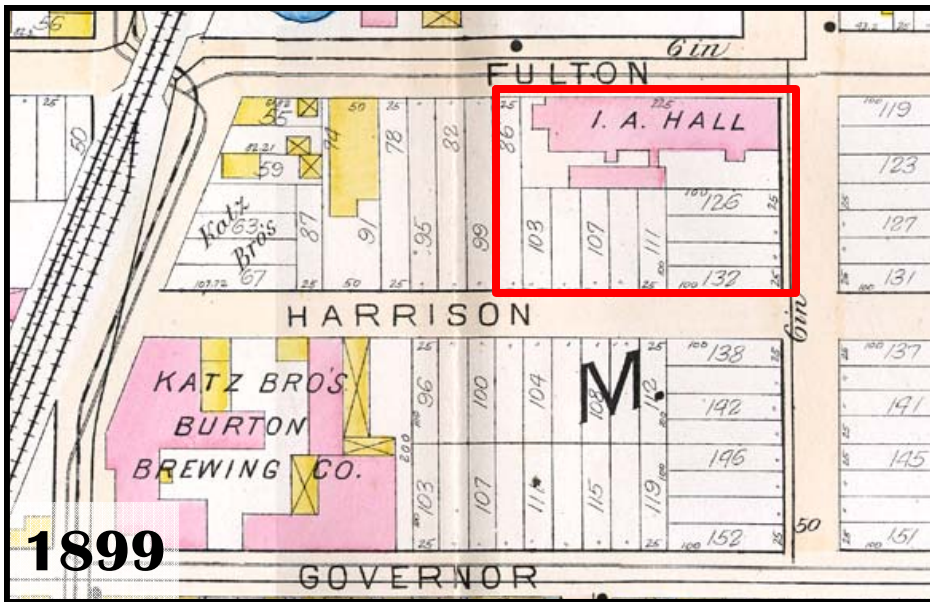
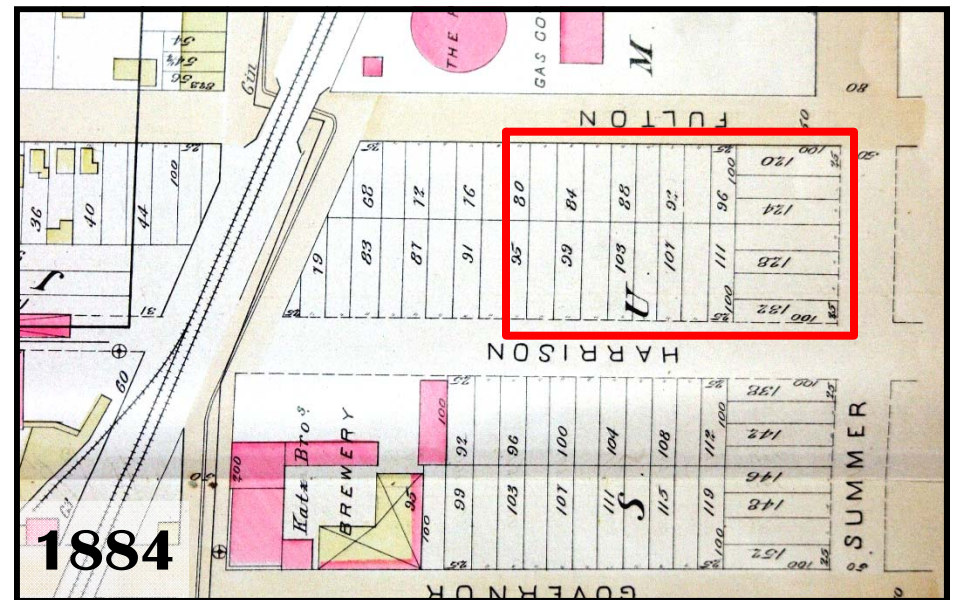
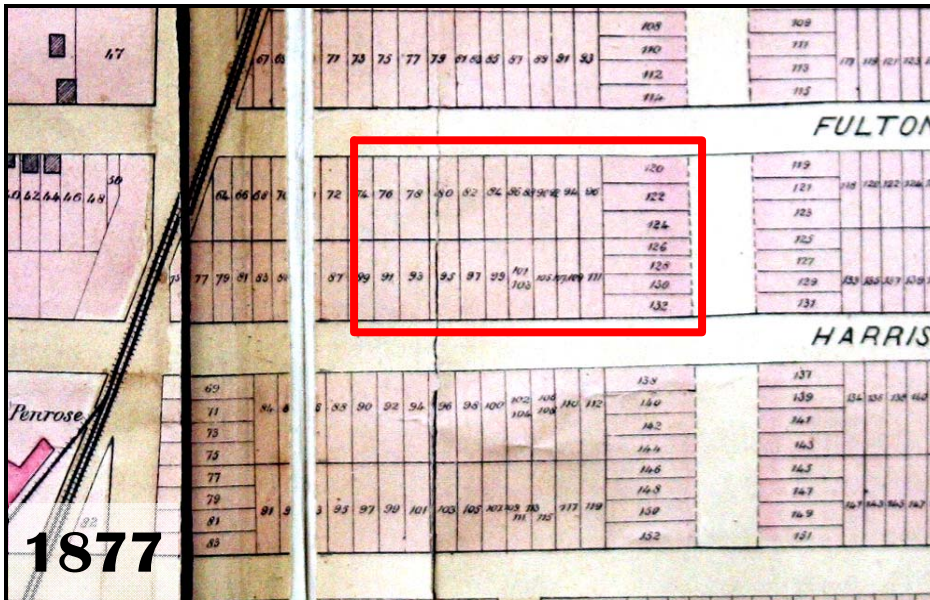
1172882934

Page 7

I.A. HALL MILLS

94 Fulton Street, Paterson, NJ B 3112 L 03, 04, 05

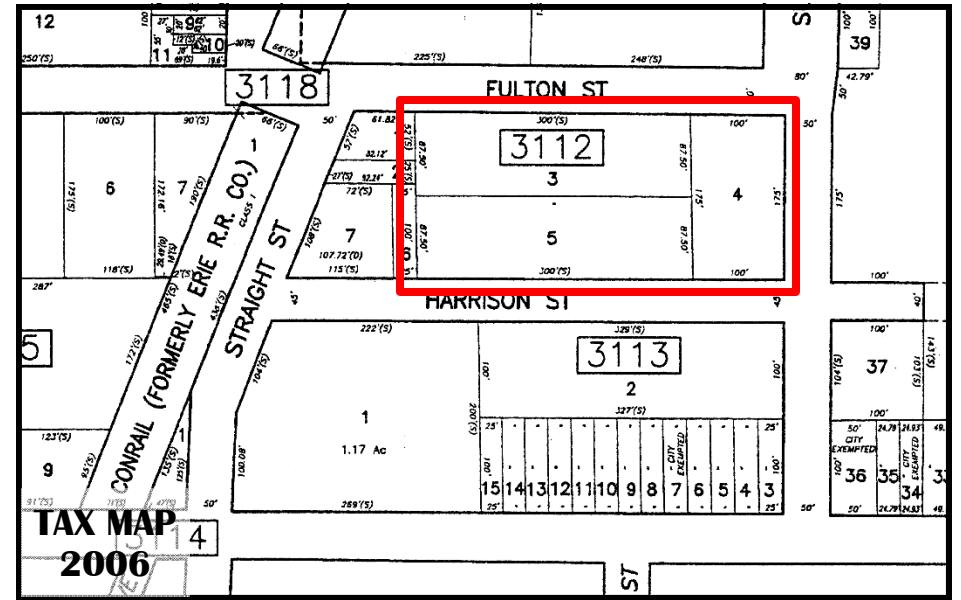
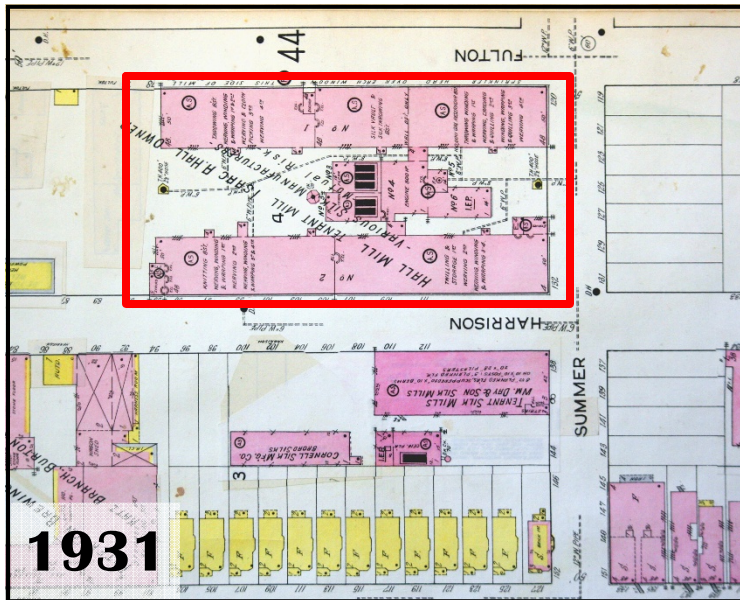
Site Development Maps 1877, 1884, 1899, 1915



I.A. HALL MILLS

94 Fulton Street, Paterson, NJ B 3112 L 03, 04, 05

Site Development Maps, 1931, 2006, 2010



I.A. HALL MILLS

94 Fulton Street, Paterson, NJ B 3112 L 03, 04, 05

Photographs, historic / contemporary



HALL 1: Isaac Hall's mill on Division St. c.1890. Hall developed a campus in that area where he expanded his mill supply business as his products became widely known. He invested profits by erecting a large tenant mill on Fulton St. c.1899,



HALL 2: Oblique overview looking NW from corner of Harrison and Summer St., showing East gable ends of the twin Hall mills.



HALL 3: Detail view of 1910s building east gable end, looking W.



HALL 4: close up view of 1910s building east gable end, looking NW. Details of interest are clearly shown: meticulous brick corbelling and running course work of the closed eaves, the terra cotta coping, and the gradual-stepped buttressed pilasters.

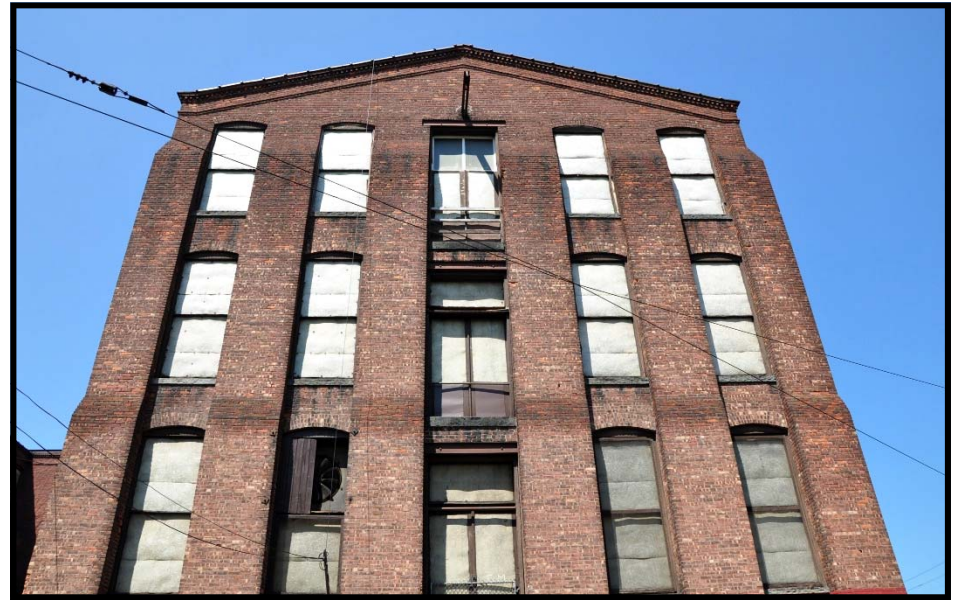
I.A. HALL MILLS

94 Fulton Street, Paterson, NJ B 3112 L 03, 04, 05

Photographs, historic / contemporary



HALL 5: oblique view looking NW from Summer St. showing South façade of the North mill.



HALL 6: oblique view looking West, showing Summer St. façade.



HALL 7: Oblique overview looking SW from corner of Fulton and Summer St. (left side), showing East gable ends of the twin Hall mills. The c1899 mill is in the front.



HALL 8: detail view of 1899 building, looking S from Fulton St., showing a double bay entrance modification made to accommodate a machine shop tenant.

I.A. HALL MILLS

94 Fulton Street, Paterson, NJ B 3112 L 03, 04, 05

Photographs, historic / contemporary



HALL 9: detail view of 1899 building, looking S from Fulton St., showing vinyl window replacements made to accommodate tenant reuse.



HALL 10: detail view of West gable end of the 1899 mill building, looking E from Straight St. The integrity of this façade is clear, including the covered original windows



HALL 11: close up view of West gable end of the 1899 mill building addition, looking E from Straight St. showing the Hal Mill name in sandstone lettering. The integrity of the open eaves and cornice moldings emphasizes the historic character of the mill addition.



HALL 12: Oblique overview looking NE. Note the vinyl replacement windows along the top floor to accommodate tenant reuse.

I.A. HALL MILLS

94 Fulton Street, Paterson, NJ B 3112 L 03, 04, 05

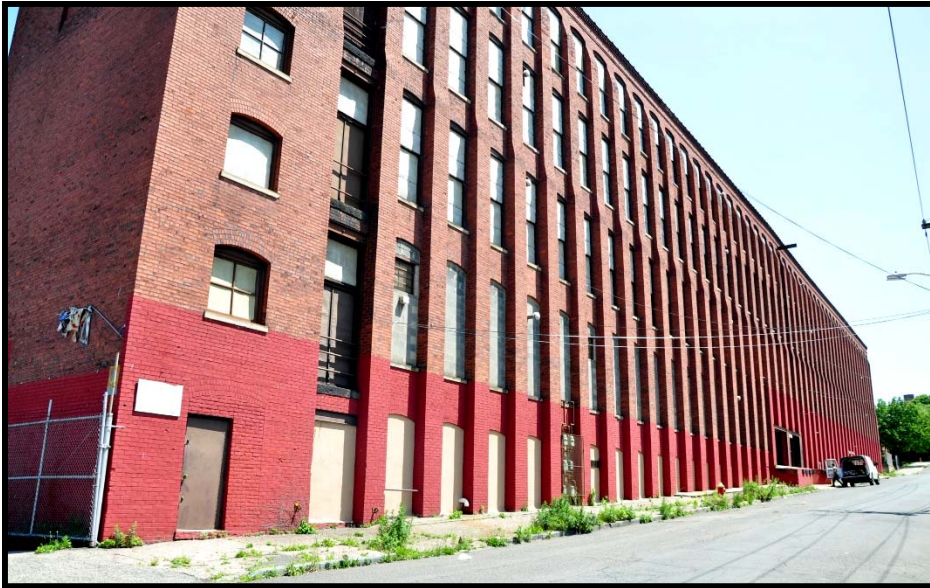
Photographs, historic / contemporary



HALL 13: oblique overview looking SE from near corner of Fulton and Straight St. showing West gable ends of both Hall Mills. This view offers particular integrity.



HALL 14: oblique view looking SE, showing North side of the 1910s mill building, and view of the boiler house centralized power station at center.



HALL 15: oblique overview of South side of 1910s building, looking E along Harrison St., demonstrating the impressive scale and integrity of the site.



HALL 16: detail view of South side of 1910s building, looking N from Harrison St., showing several loading dock and entrance modifications made to accommodate tenant reuse.

I.A. HALL MILLS

94 Fulton Street, Paterson, NJ B 3112 L 03, 04, 05

Photographs, historic / contemporary



HALL 17: detail view of South side of 1910s building, looking N from Harrison St., showing additional entrance modifications made to accommodate tenant reuse. These two entrances are just east of loading docks showing in Hall 16.



HALL 19: detail view of South side of 1910s building, looking N from Harrison St., showing consistent, reversible modifications to window openings (fenestration).



HALL 18: detail view of South side of 1910s building, looking N from Harrison St., showing brick dentils, stringcourse detailing, and use of terra cotta coping. Segmental arched windows may be extant behind the white covering material. Integrity is clear.



HALL 20: Oblique overview looking NW from corner of Harrison and Summer St., showing East gable end and Harrison St. (South) elevation of the 1910s Hall Mill.