

Chapter 4

RECOMMENDATIONS

A. ELIGIBILITY RECOMMENDATIONS FOR SURVEYED PROPERTIES

The South Dublin neighborhood study area is considered to have high potential as a historic district (Figures 4.1 and 4.2a-f). To the best of the surveyor's knowledge, this is the highest concentration of pre-1861 (pre-Civil War) urban workers' housing in the State of New Jersey. By and large, the buildings are not individually exceptional, and almost all are compromised to some degree in terms of integrity of exterior materials, yet taken together they form a cohesive historical entity that provides significant insights into the mid-19th-century industrial city. That the neighborhood has continued to this day to retain a working-class immigrant character is exceptional. The vernacular architecture and use of space within and outside buildings continues to evolve to meet the needs of residents. Nevertheless, the basic pattern as established by the S.U.M. in its original platting of Dublin continues to shape this exceptional urban landscape of two-to-three-story frame dwellings and shops on narrow and long lots. The South Dublin neighborhood – and quite likely other neighboring areas of Dublin that were not surveyed as part of this project – meet National Register Criterion C as “embodying the distinctive characteristics of a type, period, or method of construction” of a 19th-century mill workers' neighborhood [property type] “whose components may lack individual distinction.”¹

The boundaries of a potential Dublin Historic District have been considered by this survey. From the standpoints of historic context, geography and architectural continuity, it is not believed that artificially separating Dublin into north and south historic districts offers the best practical or historically appropriate solution.

The idea of North and South Dublin neighborhoods is a modern construct, likely made in reaction to the disruptions caused by highway construction and practical considerations for future development that were current at the time when separate North and South Dublin Historic Districts were proposed in the mid-1980s. The findings of this survey do not rule out the possibility of the study area being designated a South Dublin Historic District as was previously proposed but it does find that the boundary is contextually artificial and that there are other contiguous or nearly contiguous areas of the neighborhood that retain nearly identical historic contexts and architectural character. The most critical of these areas is the North Dublin area but there are also pockets to the east in the Main Street and 20th Avenue vicinity and to the west in the Spruce Street and Grand Street vicinity. It is recommended that these additional areas be surveyed as part of a Phase 2 Dublin survey project before settling on final boundaries (Figure 4.3). Addition of these areas to the historic district boundary may also allow the inclusion of areas that have been impacted by modern freeways and vacant lots, thus providing some buffering for redevelopment that is in character with the historic neighborhood.

This survey also recommends that Dublin is a historic district that may meet Criterion A for association “with events that have made a significant contribution to the broad patterns of our history.” It is believed that there is a good case to be made for Dublin's association with the pattern of events that eventually resolved a fundamental problem faced by the S.U.M. and all 19th-century manufacturers – how to maintain and house a steady supply of workers. In its early years, the S.U.M. floundered in part because it could not attract and keep workers, but during the middle decades of

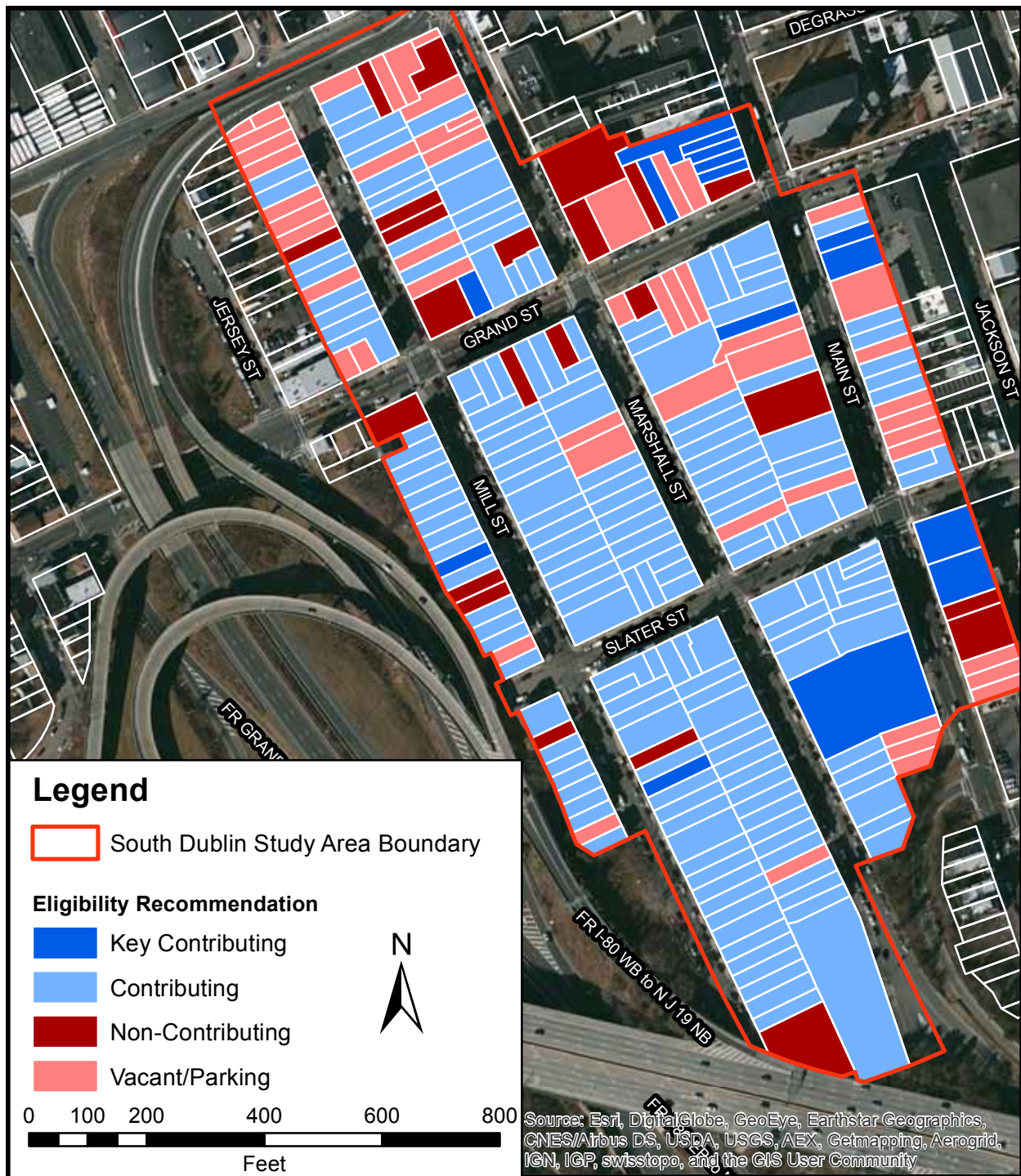


Figure 4.1. Eligibility Recommendations – South Dublin Neighborhood Study Area.

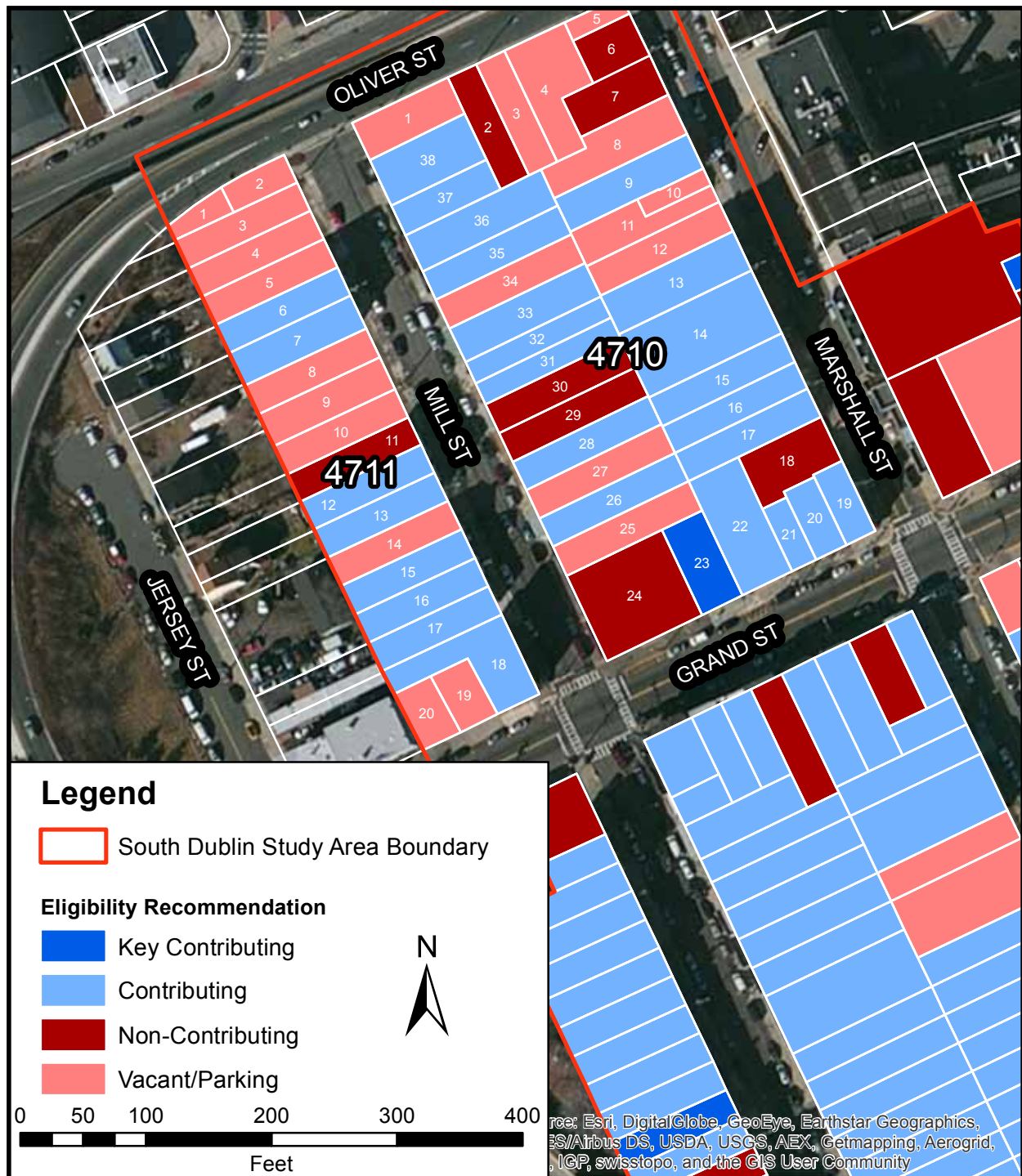


Figure 4.2a. Detail Maps of Eligibility Recommendations by Tax Block and Lot.

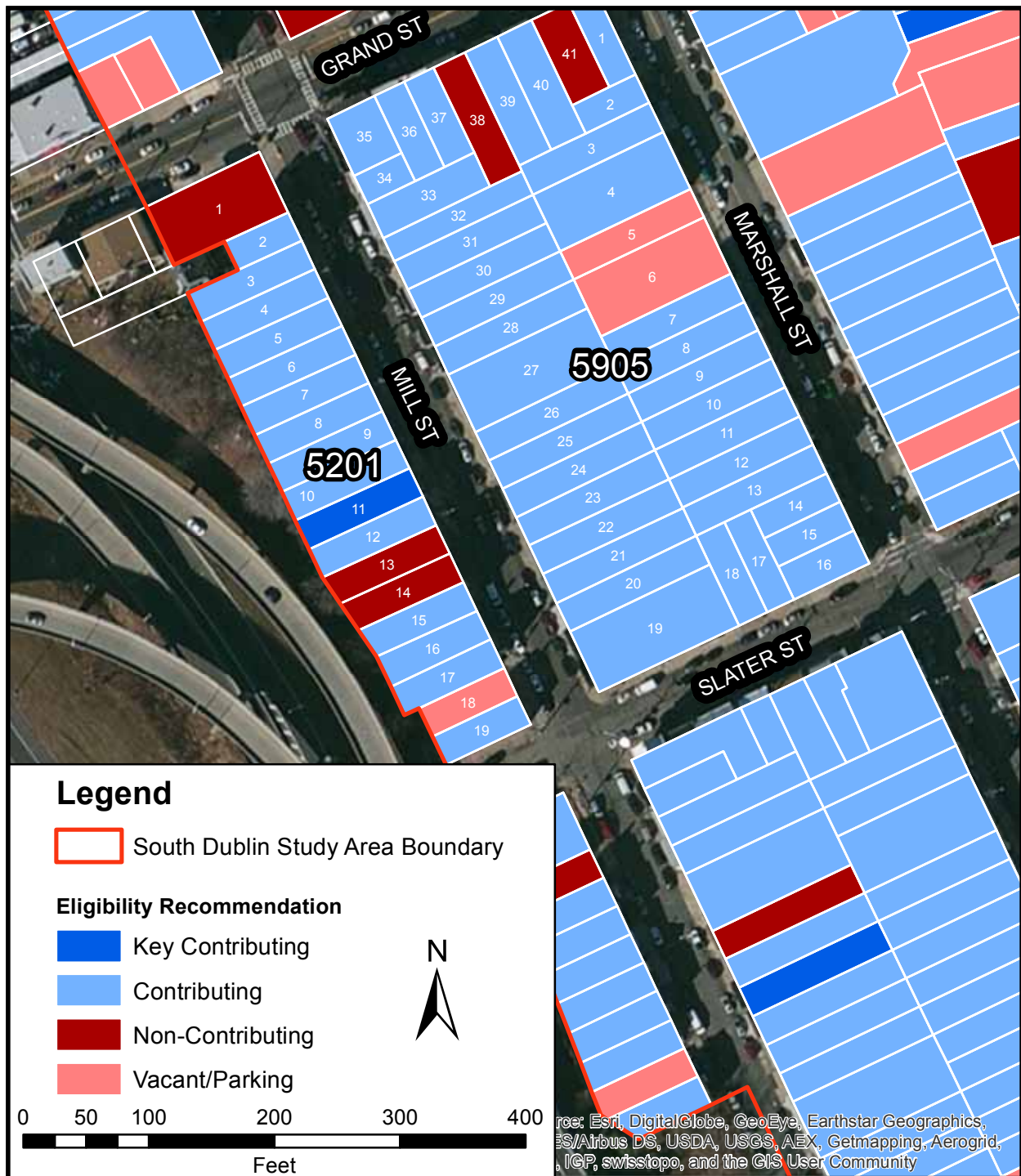


Figure 4.2b. Detail Maps of Eligibility Recommendations by Tax Block and Lot.

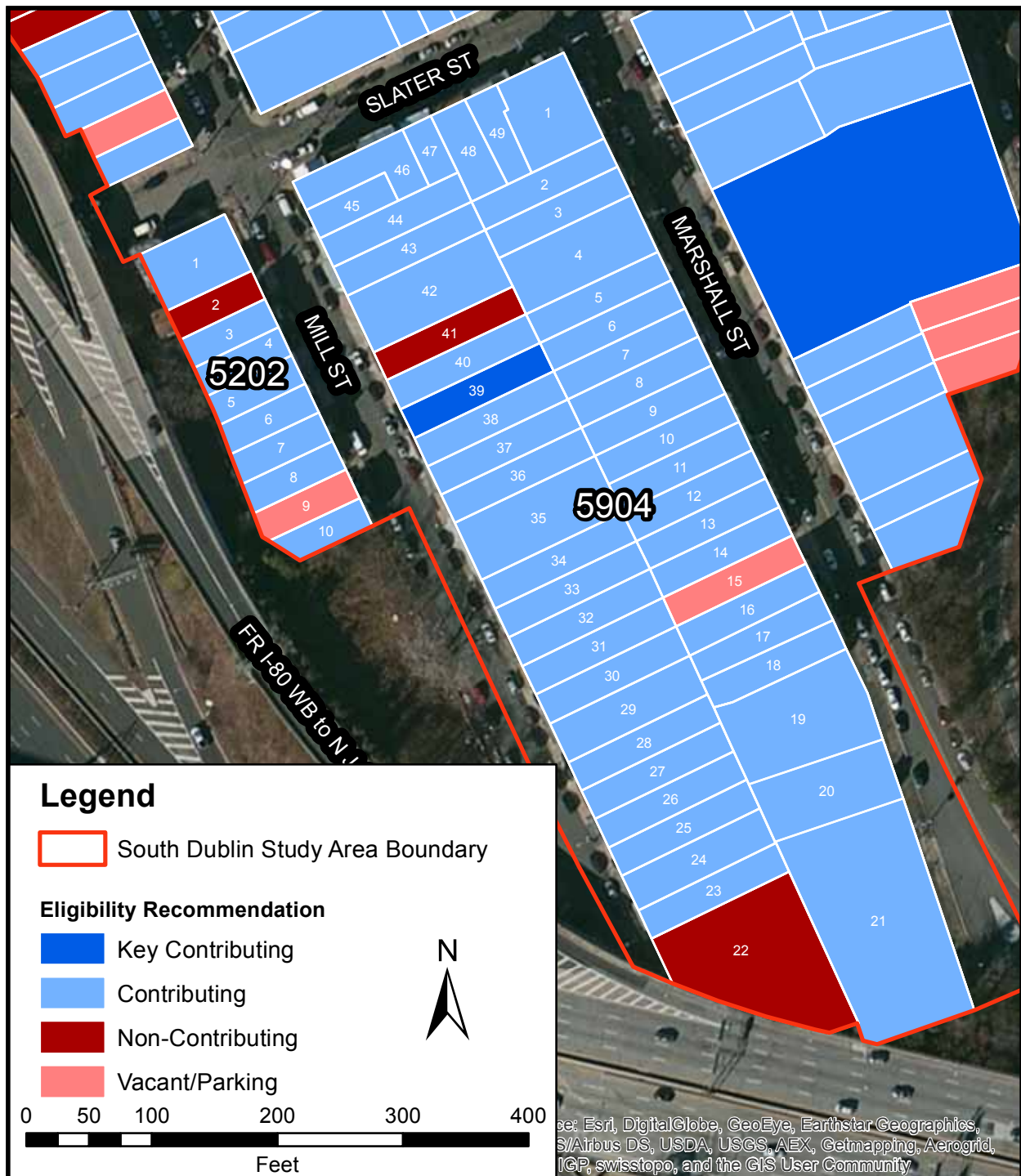


Figure 4.2c. Detail Maps of Eligibility Recommendations by Tax Block and Lot.

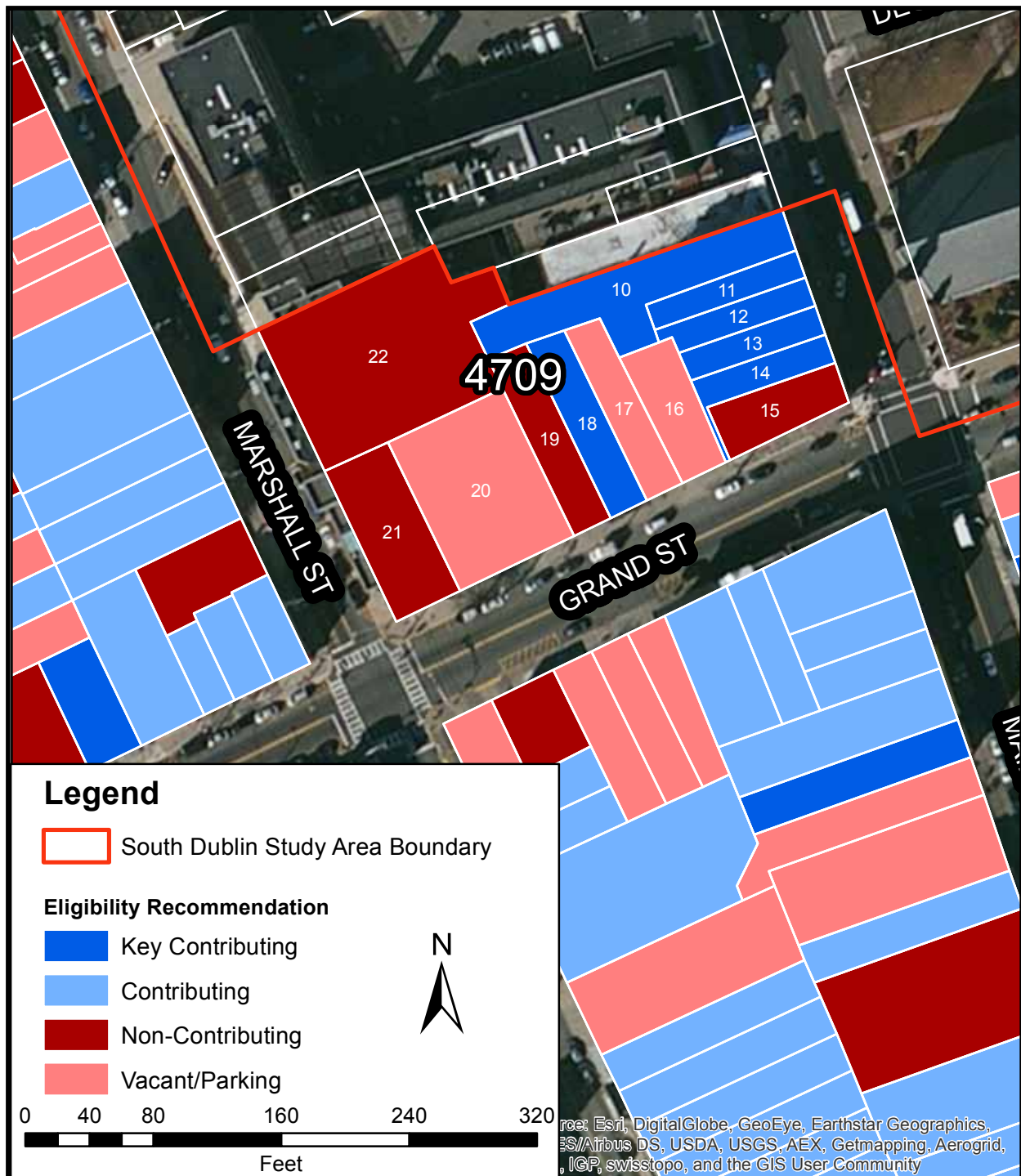


Figure 4.2d. Detail Maps of Eligibility Recommendations by Tax Block and Lot.

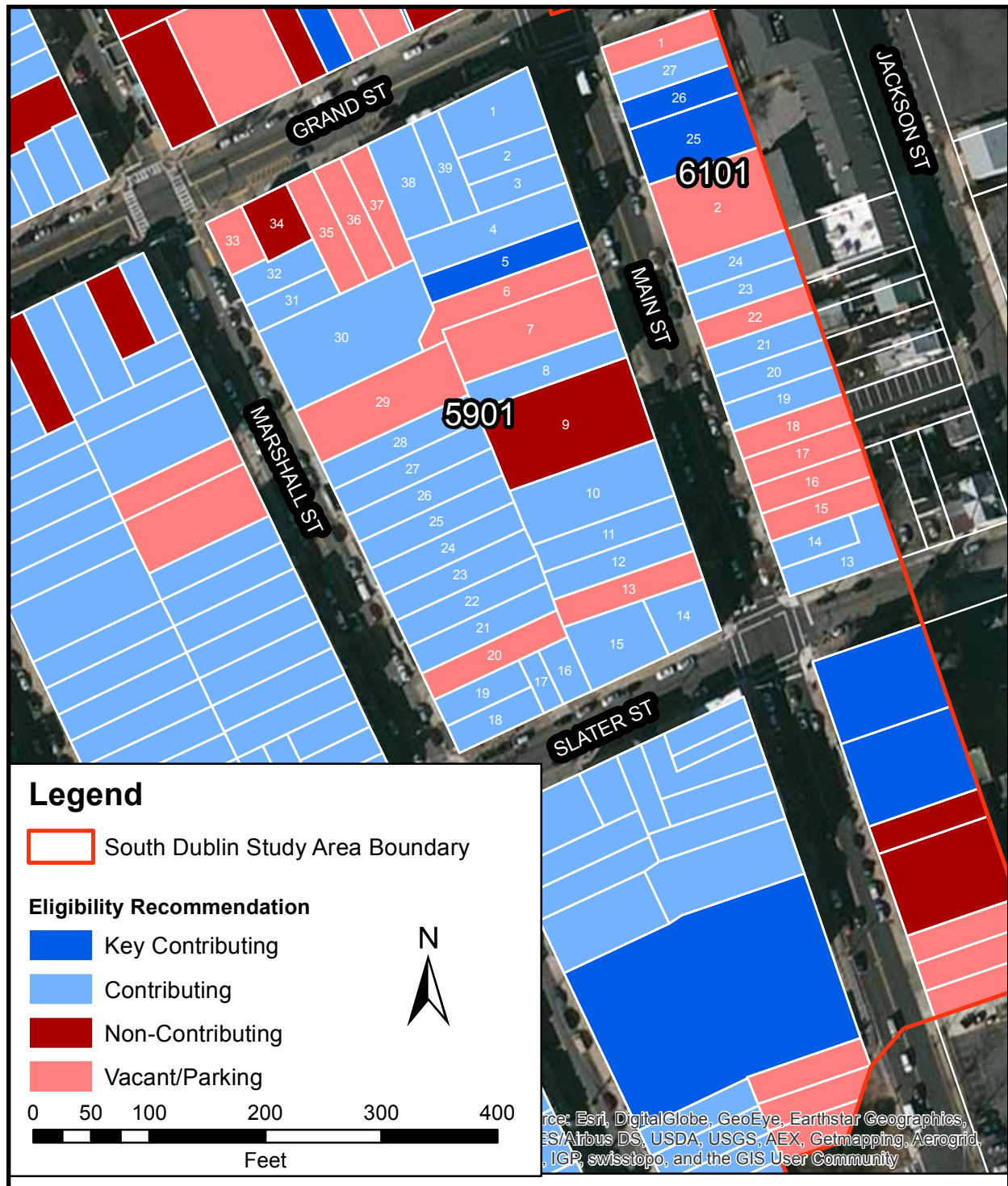


Figure 4.2e. Detail Maps of Eligibility Recommendations by Tax Block and Lot.

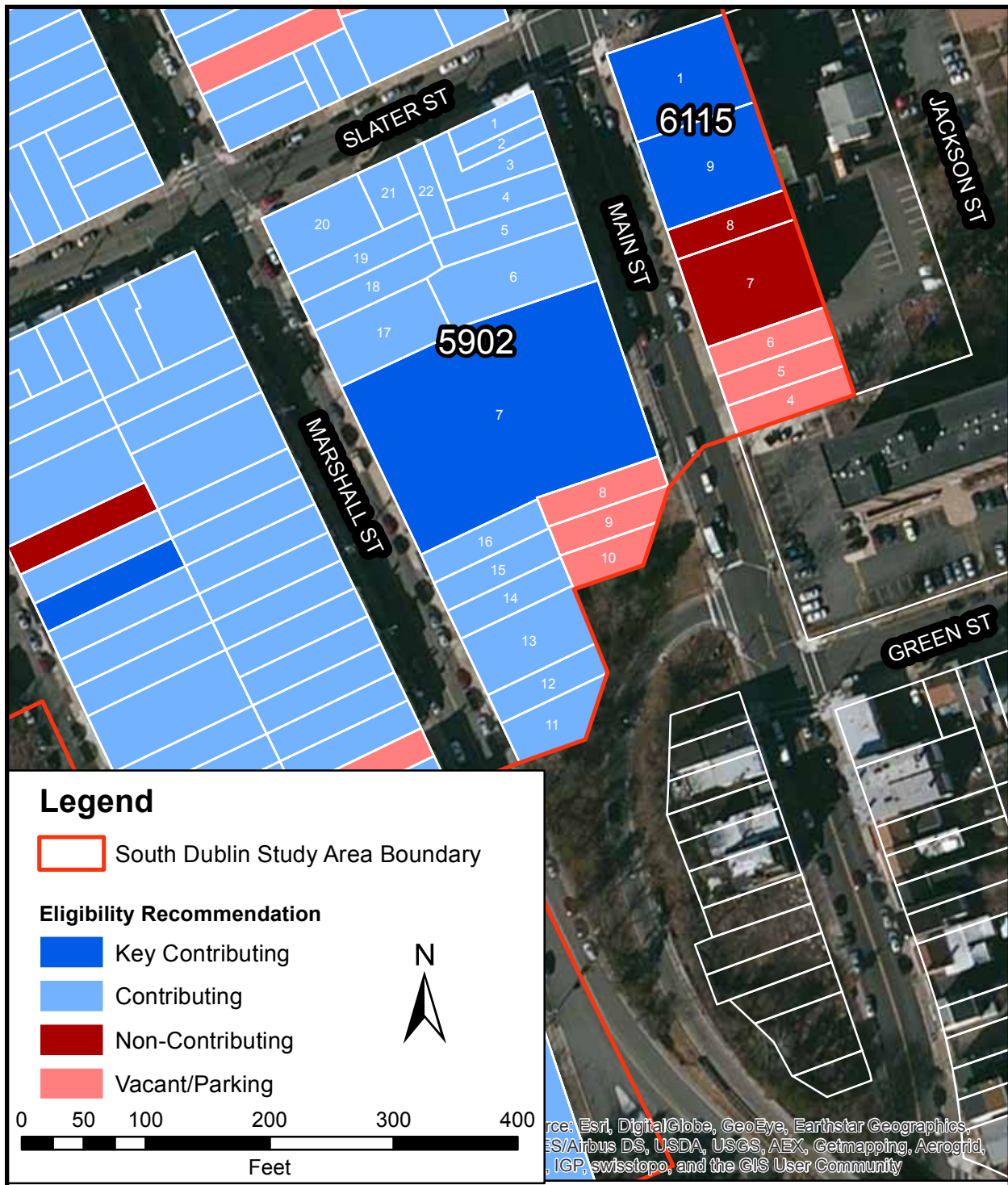


Figure 4.2f. Detail Maps of Eligibility Recommendations by Tax Block and Lot.

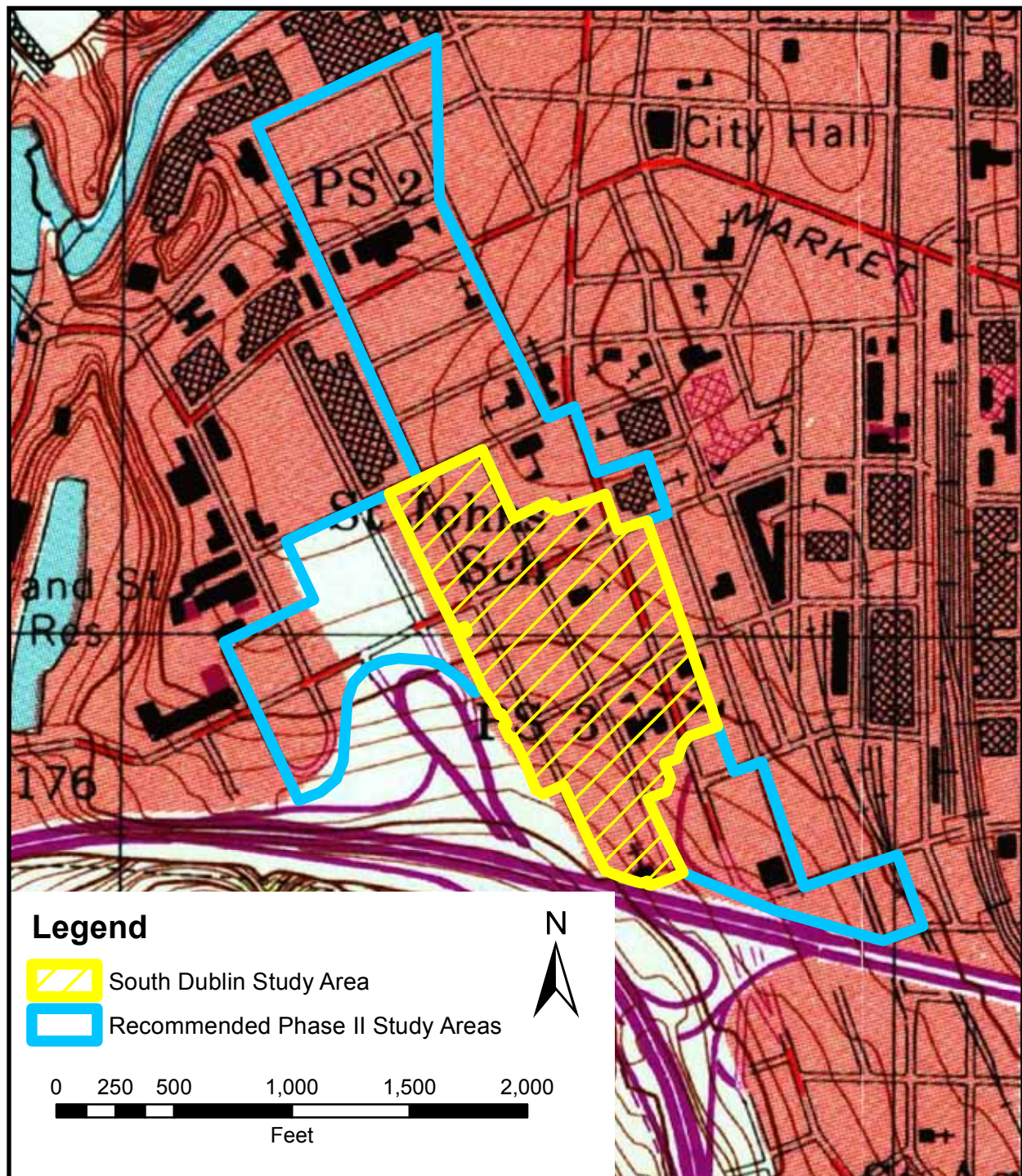


Figure 4.3. Recommended Areas for Phase 2 Study.

the 19th century, a pattern emerged by which Dublin became a reservoir of immigrant labor. In large part, the S.U.M. adopted a “hands-off” attitude toward the physical development of the neighborhood once the streets had been laid out and the lots had been sold, but the jobs that the mills provided, which were not over time very attractive to native workers, came to be a steady draw for European immigrants. This was a pattern that was repeated in many industrial settings in the United States but Paterson was at the forefront. Experience suggests that the case for Criterion A will be more difficult to make than Criterion C. Other than the S.U.M. association, there is no one event or series of linked events that sets Dublin’s immigrant worker heritage history apart from a broader pattern of American immigrant history. Criterion A justifications will probably have to rely on Dublin being Paterson’s oldest immigrant worker neighborhood with more in-depth data analysis using property and census records to make the case for how generation after generation of immigrants have contributed to a significant pattern of social history and ethnic heritage.

Criterion B does not apply to a potential Dublin Historic District since the neighborhood is not known to be the prime place associated with the life of an important person. There are some individually important people, like John Ryle, who may be associated with particular buildings, but in instances like these, Criterion B would be applied only to the building, not to the district as a whole.

Any historic district designation for the Dublin neighborhood should seriously consider eligibility under Criterion D for archaeological resources. The material culture of industrial workers is a significant research topic that has been fruitfully explored through archaeological methodologies. At least three major archaeological investigations have taken place in Dublin since the early 1970s, and each has uncovered important data from privies, cisterns, backyard deposits and examination of features that show how workers orga-

nized indoor and outdoor spaces.² While the current intensive-level architectural survey has not sought to evaluate archaeological potential, there is ample evidence to suggest that the South Dublin neighborhood has very high historic archaeological potential. It would be precedent setting but not inappropriate to list the entire neighborhood as an archaeological district. Criterion D may also allow for recognition of Dublin’s contribution to an understanding of significant local trends in social, labor and ethnic history that may be more difficult to recognize under Criterion A.

For the purposes of the current survey, the South Dublin neighborhood study area in its entirety has been treated as within a potential historic district with as yet undefined boundaries. Every property with a building has been evaluated as to its potential contributing and non-contributing status (Table 4.1). Contributing buildings have been designated as those that date from a period of significance from 1791 to 1965, using a 50-year cut-off per National Register standards. While the potential district’s core period of historical development was the mid-19th century, it is believed the period of significance should begin with the founding of the S.U.M. in 1791 and continue into the 20th century to recognize Dublin’s evolving immigrant and ethnographic history.

Contributing buildings must also retain sufficient integrity to make a contribution to the South Dublin neighborhood’s historic character. In this instance, the bar has not been set artificially high by demanding that all buildings have appropriate historic exterior fabric visible since it is recognized that modern storefronts and siding is very offering covering these materials. Rather, an emphasis has been placed on form and massing of the buildings within streetscapes. Typically, buildings considered too altered to contribute have significant irreversible changes to finishes and radical alterations to window and door patterning. Non-contributing buildings may also be mid-20th-

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Table 4.1. Summary of Property Eligibility Recommendations - South Dublin Neighborhood Study Area.

Low #	High #	Street Name	Block	Lot	Common Name (if known)	Estimated Date of Construction	Eligibility Recommendation (Key Contributing/Contributing/Non-Contributing to potential Dublin Historic District)
303	305	Grand St	4711	20	Higley Motors (Used Car Lot)		Vacant/Parking
307		Grand St	4711	19	Higley Motors (Used Car Lot)		Vacant/Parking
307	309	Grand St	4711	18	Valine City Cafe	1940	Contributing
316	318	Grand St	5905	35	Low Down Payment Auto Insurance	1890	Contributing
320		Grand St	5905	36	R&R Appliance	1850	Contributing
322		Grand St	5905	37	Inner City Bail Bonds; Certified Cuts Barber Shop	1890	Contributing
323		Grand St	4710	23	Peking Garden II; Laundromat	1890	Key Contributing
324		Grand St	5905	38	Grand Grocery	1890	Non-contributing
325	329	Grand St	4710	22	Jacksonville Restaurant (closed)	1920	Contributing
326	328	Grand St	5905	39	Los Hidalgo Embarque; Globus Cafe	1850	Contributing
329		Grand St	4710	21	Maritz's Beauty Shop	1850	Contributing
329	333	Grand St	4710	18	Jacksonville Restaurant (closed) - rear addition and patio with entrance on Marshall Street	1980	Non-contributing
330		Grand St	5905	40	Amigo Travel Express	1840	Contributing
331		Grand St	4710	20	Taqueria Breda Lee 3	1885	Contributing
332		Grand St	5905	41	Grand Hardware (Grand Street entrance)	1970	Non-contributing
333		Grand St	4710	19	Big Papi's Pizza & Island Grill	1840	Contributing
336		Grand St	5905	1	Grand Hardware (Marshall Street entrance)	1840	Contributing
339	341	Grand St	4709	21	Passaic County Safety Complex (Grand Street entrance)	1990	Non-contributing
340		Grand St	5901	33	Parking lot for Grand Hardware		Vacant/Parking
342	344	Grand St	5901	34	Grand Hardware (annex)	1975	Non-contributing
343	347	Grand St	4709	20	Vacant lot		Vacant/Parking
346		Grand St	5901	35	Parking lot		Vacant/Parking
348		Grand St	5901	36	Parking lot		Vacant/Parking
349		Grand St	4709	19	La Flor de Puebla Bakery and Deli (outdoor courtyard and storage sheds)	1980	Non-contributing
350		Grand St	5901	37	Parking lot		Vacant/Parking
351		Grand St	4709	18	La Flor de Puebla Bakery and Deli	1890	Key Contributing
352	354	Grand St	5901	38	Pueblo Grocery	1870	Contributing
353		Grand St	4709	17	Parking lot		Vacant/Parking
355		Grand St	4709	16	Parking lot		Vacant/Parking
356		Grand St	5901	39	Restaurant/bar	1885	Contributing
358		Grand St	5901	1	El Jardin Restaurant (on same tax lot as 382 Main)	1925	Contributing
366	368	Main St	4709	10	Vintage Loqui Barber Shop	1870	Key Contributing
370		Main St	4709	11	Genesis Pastry Shop	1870	Key Contributing
372		Main St	4709	12	Jasmine's Beauty Salon	1870	Key Contributing
374		Main St	4709	13	El Rington Mexican Restaurant	1870	Key Contributing
376		Main St	4709	14	Wash'n Dry	1870	Key Contributing
378		Main St	4709	15	La Catedral Mexican Food	1870	Non-contributing
382	384	Main St	5901	1	Irving Pharmacy/Elite Cell Plus, LLC	1925	Contributing
383		Main St	6101	1	Parking lot		Vacant/Parking
385		Main St	6101	27	Residence/store	1870	Contributing
386		Main St	5901	2	Casa de Dios y Puerta del Cielo	1885	Contributing
387		Main St	6101	26	Eva's Village	1870	Key Contributing
388		Main St	5901	3	Juanita's Place Beauty Salon	1890	Contributing
389	391	Main St	6101	25	Eva's Village	1870	Key Contributing
390	392	Main St	5901	4	Rafael & Angel's Liquors	1950	Contributing
393	397	Main St	6101	2	Parking lot for Eva's Village		Vacant/Parking
394		Main St	5901	5	Main Street Market and Deli	1910	Key Contributing
396		Main St	5901	6	Parking lot for Pentecostal Church on Marshall Street	-	Vacant/Parking
398	400	Main St	5901	7	Parking lot for Pentecostal Church on Marshall Street	-	Vacant/Parking
399		Main St	6101	24	M&M Party Solutions	1900	Contributing
401		Main St	6101	23	Friendly Travel	1870	Contributing
402		Main St	5901	8	Carlito's Bar	1890	Contributing
403		Main St	6101	22	Parking lot		Contributing
404	408	Main St	5901	9	Tu Pais Meat Supermarket	1970	Non-contributing
405		Main St	6101	21	Panderia La Sabrosita	1870	Contributing
407		Main St	6101	20	Commercial property (for rent)	1880	Contributing
409		Main St	6101	19	Olga's Beauty Salon	1870	Contributing
410	412	Main St	5901	10	Latin Bar Restaurant	1885	Contributing
411		Main St	6101	18	Parking lot		Vacant/Parking
413		Main St	6101	17	Lot with remains of an old stone foundation and partially complete concrete-block building	-	Vacant/Parking
414		Main St	5901	11	Flowers vs. Flowers	1925	Contributing
416		Main St	5901	12	Wasyki Restaurant	1870	Contributing
418		Main St	5901	13	Commercial (vacant)	1870	Vacant/Parking
419		Main St	6101	14	Residential	1870	Contributing
420	422	Main St	5901	14	Giada LLC	1870	Contributing
421		Main St	6101	13	Mister Chimi Restaurant	1870	Contributing

Table 4.1. Continued.

Low #	High #	Street Name	Block	Lot	Common Name (if known)	Estimated Date of Construction	Eligibility Recommendation (Key Contributing/Contributing/ Non-Contributing to potential Dublin Historic District)
428		Main St	5902	1	E&S Lisette Grocery	1880	Contributing
429	433	Main St	6115	1	Father English Community Center/A Child's World Preschool Center (formerly St. Boniface's German Roman Catholic Church)	1861	Key Contributing
430		Main St	5902	2	E&S Lisette Grocery	1880	Contributing
432	434	Main St	5902	3	E&S Lisette Grocery	1870	Contributing
435	439	Main St	6115	9	Father English Multipurpose Community Center (formerly St. Boniface's Parochial School)	1904	Key Contributing
436		Main St	5902	4	Grand Cleaners	1910	Contributing
438		Main St	5902	5	G&S Hunters Shooting Range and Sports Shop	1880	Contributing
440	442	Main St	5902	6	International Computec ; Christian Bookstore	1910	Contributing
441	447	Main St	6115	7, 8	Father English Multipurpose Community Center (former light industrial property)	1960	Non-contributing
444	454	Main St	5902	7	Public School Number 3	1899	Key Contributing
449		Main St	6115	6	Parking lot for Father English Community Center	—	Vacant/Parking
451		Main St	6115	5	Parking lot for Father English CC	—	Vacant/Parking
453	455	Main St	6115	4	Parking lot for Father English Community Center	—	Vacant/Parking
456		Main St	5902	8	Vacant lot next to I-80 ramp	—	Vacant/Parking
458		Main St	5902	9	Vacant lot next to I-80 ramp	—	Vacant/Parking
460		Main St	5902	10	Vacant lot next to I-80 ramp	—	Vacant/Parking
4		Marshall St	4710	5	Vacant lot	—	Vacant/Parking
6	10	Marshall St	4710	6, 7	Hana Mission	1960	Non-contributing
12		Marshall St	4710	8	Yard for 8-10 Marshall (Hana Mission)	—	Vacant/Parking
14		Marshall St	4710	9	De Las Vegas Bail Bonds	1925	Contributing
16		Marshall St	4710	10	Parking lot	—	Vacant/Parking
18		Marshall St	4710	11	Parking lot	—	Vacant/Parking
20		Marshall St	4710	12	Parking lot	—	Vacant/Parking
22	24	Marshall St	4710	13	Residential	1840	Contributing
26	28	Marshall St	4710	14	Apple Bail Bonds	1925	Contributing
30		Marshall St	4710	15	Residential	1850	Contributing
32		Marshall St	4710	16	Residential	1840	Contributing
34		Marshall St	4710	17	Residential	1850	Contributing
49		Marshall St	5901	32	Residential	1890	Contributing
50		Marshall St	5905	2	Residential	1870	Contributing
51		Marshall St	5901	31	Residential	1860	Contributing
52		Marshall St	5905	3	Residential	1860	Contributing
53	57	Marshall St	5901	30	Pentecostal Church of God la Gran Comision	1930	Contributing
54	56	Marshall St	5905	4	Residential	1840	Contributing
58		Marshall St	5905	5	Parking lot	—	Vacant/Parking
59	61	Marshall St	5901	29	Parking lot	—	Vacant/Parking
60	62	Marshall St	5905	6	Parking lot	—	Vacant/Parking
63		Marshall St	5901	28	Residential	1850	Contributing
64		Marshall St	5905	7	Residential	1890	Contributing
65		Marshall St	5901	27	Residential	1910	Contributing
66		Marshall St	5905	8	Residential	1840	Contributing
67		Marshall St	5901	26	Residential	1840	Contributing
68		Marshall St	5905	9	Residential	1840	Contributing
69		Marshall St	5901	25	Residential	1840	Contributing
70		Marshall St	5905	10	Residential	1890	Contributing
71		Marshall St	5901	24	Residential	1910	Contributing
72		Marshall St	5905	11	Residential	1890	Contributing
73		Marshall St	5901	23	Residential	1870	Contributing
74		Marshall St	5905	12	Residential	1840	Contributing
75		Marshall St	5901	22	Residential	1850	Contributing
76		Marshall St	5905	13	Residential	1870	Contributing
77		Marshall St	5901	21	Residential	1840	Contributing
78		Marshall St	5905	14	Residential	1870	Contributing
80		Marshall St	5905	15	Residential	1900	Contributing
81		Marshall St	5901	19	Residential	1860	Contributing
82		Marshall St	5905	16	La Morenita Grocery productos Mexicanos	1870	Contributing
83		Marshall St	5901	18	Midtown Market	1850	Contributing
84		Marshall St	5904	1	Residential	1850	Contributing
85	87	Marshall St	5902	20	Al's Auto Clinic	1950	Contributing
86		Marshall St	5904	1	Residential	1870	Contributing
88		Marshall St	5904	1	Residential	1870	Contributing
89		Marshall St	5902	19	Al's Tire Shop	1930	Contributing
90		Marshall St	5904	2	Residential	1840	Contributing
91		Marshall St	5902	18	Residential	1880	Contributing
92		Marshall St	5904	3	Residential	1840	Contributing
93	95	Marshall St	5902	17	Residential	1860	Contributing
94	96	Marshall St	5904	4	Residential	1870	Contributing

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

Table 4.1. Continued.

Low #	High #	Street Name	Block	Lot	Common Name (if known)	Estimated Date of Construction	Eligibility Recommendation (Key Contributing/Contributing/ Non-Contributing to potential Dublin Historic District)
100		Marshall St	5904	6	Residential	1860	Contributing
102		Marshall St	5904	7	Residential	1860	Contributing
104		Marshall St	5904	8	Residential	1860	Contributing
106		Marshall St	5904	9	Residential	1860	Contributing
108		Marshall St	5904	10	Residential	1860	Contributing
109		Marshall St	5902	16	Residential	1870	Contributing
110		Marshall St	5904	11	Residential	1860	Contributing
111		Marshall St	5902	15	Residential	1860	Contributing
112		Marshall St	5904	12	Residential	1860	Contributing
113		Marshall St	5902	14	Residential	1870	Contributing
114		Marshall St	5904	13	Residential	1870	Contributing
115	117	Marshall St	5902	13	Residential	1870	Contributing
116		Marshall St	5904	14	Residential	1870	Contributing
118		Marshall St	5904	15	Vacant lot	—	Vacant/Parking
119		Marshall St	5902	12	Residential	1870	Contributing
120		Marshall St	5904	16	Residential	1870	Contributing
121		Marshall St	5902	11	Residential	1870	Contributing
122		Marshall St	5904	17	Residential	1870	Contributing
124		Marshall St	5904	18	Residential	1870	Contributing
126	130	Marshall St	5904	19	Residential	—	Contributing
132	134	Marshall St	5904	20	Residential	—	Contributing
136	148	Marshall St	5904	21	Mohammadia Islamic Association of Afghan, Inc.	1940	Contributing
95	97	Mill St	4710	38	Residential	1890	Contributing
98		Mill St	4711	4	Vacant lot	—	Vacant/Parking
99		Mill St	4710	37	Residential	1840	Contributing
100		Mill St	4711	5	Vacant lot	—	Vacant/Parking
101		Mill St	4710	36	Residential	1850	Contributing
102		Mill St	4711	6	Residential	1870	Contributing
103		Mill St	4710	35	Residential	1830	Contributing
104		Mill St	4711	7	Residential	1860	Contributing
105		Mill St	4710	34	Vacant lot	—	Vacant/Parking
106		Mill St	4711	8	Vacant lot	—	Vacant/Parking
107		Mill St	4710	33	Residential	1860	Contributing
108		Mill St	4711	9	Shed on vacant lot	—	Vacant/Parking
109		Mill St	4710	32	Residential	1830	Contributing
110		Mill St	4711	10	Shed on vacant lot	—	Vacant/Parking
111		Mill St	4710	31	Residential	1870	Contributing
112		Mill St	4711	11	Residential	2012	Non-contributing
113		Mill St	4710	30	Residential	1870	Non-contributing
114		Mill St	4711	12	Residential	1870	Contributing
115		Mill St	4710	29	Residential	1870	Non-contributing
116		Mill St	4711	13	Residential	1885	Contributing
117		Mill St	4710	28	Residential	1870	Contributing
118		Mill St	4711	14	Parking lot and garage for 116 Mill Street	—	Vacant/Parking
119		Mill St	4710	27	Parking lot for church at 120 Mill Street	—	Vacant/Parking
120		Mill St	4711	15	Iglesias Pentecostal Salvacion Eterna Inc. Church	1870	Contributing
121		Mill St	4710	26	Residential	1890	Contributing
122		Mill St	4711	16	Residential	1870	Contributing
123		Mill St	4710	25	Parking lot	—	Vacant/Parking
124		Mill St	4711	17	Residential	1860	Contributing
125	129	Mill St	4710	24	Rigo's Dayton Auto Parts and Speed Equipment	1960	Non-contributing
138	140	Mill St	5201	1	U.S. Star Gas Station	1950	Non-contributing
141		Mill St	5905	34	Residential	1840	Contributing
142		Mill St	5201	2	Residential	1890	Contributing
143		Mill St	5905	33	Residential	1900	Contributing
144		Mill St	5201	3	Residential	1890	Contributing
145		Mill St	5905	32	Residential	1840	Contributing
146		Mill St	5201	4	Residential	1840	Contributing
147		Mill St	5905	31	Residential	1840	Contributing
148		Mill St	5201	5	Residential	1840	Contributing
149		Mill St	5905	30	Residential	1880	Contributing
150		Mill St	5201	6	Residential	1840	Contributing
151		Mill St	5905	29	Residential	1870	Contributing
152		Mill St	5201	7	Residential	1840	Contributing
153		Mill St	5905	28	Residential	1840	Contributing
154		Mill St	5201	8	Residential	1860	Contributing
155	157	Mill St	5905	27	Residential	1885	Contributing
156		Mill St	5201	9	Residential	1860	Contributing
158		Mill St	5201	10	Residential	1860	Contributing
159		Mill St	5905	26	Residential	1870	Contributing
160		Mill St	5201	11	Residential	1860	Key Contributing
161		Mill St	5905	25	Residential	1840	Contributing
162		Mill St	5201	12	Residential	1870	Contributing
163		Mill St	5905	24	Residential	1840	Contributing

Table 4.1. Continued.

Low #	High #	Street Name	Block	Lot	Common Name (if known)	Estimated Date of Construction	Eligibility Recommendation (Key Contributing/Contributing/Non-Contributing to potential Dublin Historic District)
164		Mill St	5201	13	Residential (fire damaged, August 2015)	1850	Non-contributing
165		Mill St	5905	23	Residential	1870	Contributing
166		Mill St	5201	14	Residential (fire damaged/total loss, August 2015)	1890	Non-contributing
167		Mill St	5905	22	Residential	1840	Contributing
168		Mill St	5201	15	Residential	1860	Contributing
169		Mill St	5905	21	Residential	1870	Contributing
170		Mill St	5201	16	Residential	1860	Contributing
171		Mill St	5905	20	Residential	1840	Contributing
172		Mill St	5201	17	Residential	1890	Contributing
173	175	Mill St	5905	19	Los Vecinos Mini Market	1885	Contributing
174		Mill St	5201	18	Vacant lot		Vacant/Parking
176		Mill St	5201	19	Residential	1840	Contributing
181		Mill St	5904	46	Residential	1850	Contributing
182	184	Mill St	5202	1	Residential (alternative address is 156 Slater Street)	1890	Contributing
183		Mill St	5904	45	Residential	1880	Contributing
185		Mill St	5904	44	Residential	1850	Contributing
186		Mill St	5202	2	Residential	1990	Non-contributing
187		Mill St	5904	43	Residential	1900	Contributing
188		Mill St	5202	3	Residential	1870	Contributing
189	191	Mill St	5904	42	Residential	1870	Contributing
190		Mill St	5202	4	Residential	1860	Contributing
192		Mill St	5202	5	Residential	1860	Contributing
193		Mill St	5904	41	Residential	1860	Non-contributing
194		Mill St	5202	6	Residential	1910	Contributing
195		Mill St	5904	40	Residential	1860	Contributing
196		Mill St	5202	7	Residential	1870	Contributing
197		Mill St	5904	39	Residential	1860	Key Contributing
198		Mill St	5202	8	Residential	1840	Contributing
199		Mill St	5904	38	Residential	1870	Contributing
200		Mill St	5202	9	Vacant lot		Vacant/Parking
201		Mill St	5904	37	Residential	1860	Contributing
202		Mill St	5202	10	Residential	1870	Contributing
203		Mill St	5904	36	Residential	1860	Contributing
205	207	Mill St	5904	35	Residential	1850	Contributing
209		Mill St	5904	34	Residential	1870	Contributing
211		Mill St	5904	33	Residential	1870	Contributing
213		Mill St	5904	32	Residential	1870	Contributing
215		Mill St	5904	31	Residential	1870	Contributing
217		Mill St	5904	30	Residential	1900	Contributing
219		Mill St	5904	29	Residential	1890	Contributing
221		Mill St	5904	28	Residential	1900	Contributing
223		Mill St	5904	27	Residential	1870	Contributing
225		Mill St	5904	26	Residential	1870	Contributing
227		Mill St	5904	25	Residential	1870	Contributing
229		Mill St	5904	24	Residential	1860	Contributing
231		Mill St	5904	23	Residential	1840	Contributing
233		Mill St	5904	22	Rear lot of Islamic mosque at 136-148 Marshall Street	1960	Non-contributing
156	160	Oliver St	4710	1	Driveway for 162 Marshall Street		Vacant/Parking
162		Oliver St	4710	2	Commercial storage	1970	Non-contributing
164		Oliver St	4710	3	Parking lot		Vacant/Parking
166	168	Oliver St	4710	4	Parking lot		Vacant/Parking
168		Slater St	5904	46	Residential	1885	Contributing
170		Slater St	5904	47	Residential	1860	Contributing
171		Slater St	5905	18	Residential	1950	Contributing
172		Slater St	5904	48	Residential	1840	Contributing
173		Slater St	5905	17	Residential	1860	Contributing
174		Slater St	5904	49	Residential	1880	Contributing
176		Slater St	5904	1	Residential	1900	Contributing
177	179	Slater St	5901	18	Residential	1840	Contributing
185		Slater St	5901	17	Residential	1870	Contributing
187		Slater St	5901	16	Residential	1850	Contributing
188		Slater St	5902	21	Residential	1840	Contributing
189	193	Slater St	5901	15	Residential	1840	Contributing
190		Slater St	5902	22	Residential	1880	Contributing
194		Slater St	5902	1	Residential	1890	Contributing

century or later buildings that are not compatible with the architectural character of the older workers' neighborhood.

Key contributing buildings are defined as those that may be individually eligible or have high levels of significance and integrity within the context of the proposed historic district. As with past surveys, this survey has found that the South Dublin neighborhood study area has very few buildings that will individually meet the Criteria for Evaluation. The most likely candidate in this regard is St. Boniface's German Roman Catholic Church at 429-433 Main Street. This church, which was built in 1860-61, derives its primary significance from its architectural distinction as a locally significant example of the Gothic Revival ecclesiastical style. Its use of locally quarried and carved brownstone is of high artistic value. It thus meets the test of Criteria Exception A for religious properties, which requires that they derive their significance from architectural or artistic distinction or historical importance, rather than religious association. An additional nine buildings (see Table 4.1) have been recommended as key contributing due to their levels of architectural integrity and potential to be recognized as representative examples of a type, period or method of construction. Most of these buildings are located on Main Street and are higher style commercial buildings of the late 19th century. They are noted because they retain better than average original architectural details, mostly above their altered first-floor storefronts. Unfortunately only two workers' houses are thought to retain sufficient individual integrity to be considered key contributing. These two houses are located at 160 and 197 Mill Street. It is thought that other houses could be considered key contributing if exterior siding is removed to reveal the state of older fabric, but this is only recommended with consideration for appropriate conservation measures.

B. CONDITION ASSESSMENTS AND THREATS TO PRESERVATION

The physical condition of historic buildings in the South Dublin neighborhood study area was generally rated as good to poor. The physical condition is uneven, likely reflecting individual circumstances and attitudes toward investment in maintenance and improvements. While most houses rated good or fair, the number of houses rated poor tended to cluster together in certain portions of blocks, often where there are also vacant lots, particularly troubled properties, or nuisances such as high traffic volumes.

The greatest threat to preservation in Dublin during the past 20 years has been loss of buildings to tear downs. These losses do not seem to be related to any particular plans for redevelopment but to neglect, fire or simply opportunities to acquire properties for parking lots. Perhaps as much as 10 to 15 percent of the historic building stock within the study area has been lost in this fashion. The percentage seems to be much higher in nearby areas of old Dublin such as along Jersey Street and Grand Street to the west of South Dublin. This observation runs somewhat counter to the perceived wisdom that threats to preservation have come primarily from government (freeways and housing) or from developers, but this probably simply reflects older attitudes from the 1960s to 1970s when these were constant real threats. At least within the bounds of the study area this has not been the case for some decades, with the major exception of the expansion of the Passaic County Public Safety Complex.

Historic preservation, in at least the commonly understood sense of restoring or maintaining the historic appearance of buildings, is not an activity that currently takes place in South Dublin. There is very little physical evidence of accurate restoration of, or care for, historic fabric, even with signature buildings such as St. Boniface's or Public School Number 3. Possibly, the project to restore St. John's Cathedral, currently

underway, will change attitudes, but it seems more likely that this will be viewed as a singular historic preservation effort. It is unlikely to spill over to other less high style or less obviously historic buildings in the neighborhood without some broader awareness of the historical and cultural significance of Dublin.

Where improvements are taking place in South Dublin, the architectural character of the work is both troubling and intriguing. There are perhaps as many as a half dozen instances of buildings being refaced in concrete/stucco applied to steel mesh panels. The concrete is usually pastel-tinted and it is molded to reflect modern interpretations of classical architectural elements such as full-height corner pilasters, keystone lintels and heavily molded window and door surrounds. This work is troubling because it will be difficult, perhaps impossible, to reverse, unlike vinyl or aluminum siding. It also introduces a very different and out-of-character material, texture and appearance to 19th-century buildings. The work is intriguing because it reflects Hispanic architectural influences, likely originating with new immigrants who are adding their own cultural preferences to Dublin's rich and varied ethnography. While it seems very unlikely that this character of architecture could be allowed under historic preservation zoning, it does raise a philosophical issue about the value of historic preservation as a means of holding onto architectural authenticity versus the value of a living working-class neighborhood that continues to evolve with each new ethnic group.

C. RECOMMENDATIONS

Opportunities for Further Research and Survey. The primary recommendation of this survey is that the City of Paterson Historic Preservation Commission applies for a CLG grant to conduct a Phase 2 intensive-level survey of the North Dublin neighborhood. Phase 2 should also survey the other identified extant pockets of the former Dublin neighborhood to the east

and west of South Dublin as shown in Figure 4.3. The purpose of this survey would be to collect data to be used to inform historic preservation planning and lead to the establishment of a Dublin Historic District. This data would also be used to make recommendations for historic district boundaries. The preference would be for a single Dublin district over separate north and south districts.

While this and past surveys, both architectural and archaeological, have resulted in a reasonable understanding of the historic context of the Dublin neighborhood, there do seem to be opportunities for expanding public and scholarly understanding through additional research and public outreach. One of the challenges to understanding Dublin in historic context is the classical problem of giving voice to past everyday working people who left very few written records. Historians and archaeologists are basically left with various sets of census and population data, property records, and government reports, all intriguing, yet difficult to synthesize because of the sheer amount of data and the various methodological inconsistencies of 19th and early 20th century data sets. As with past archaeological surveys of the Dublin neighborhood, a typical approach is to sample a few representative households. Artifacts recovered from workers' house sites provide a sporadic, tangible and sometimes hard-to-interpret connection to the past. This leads to some dissatisfaction when trying to understand Dublin as a whole as it fails to recover an understanding of inflection points, for example, when certain streets or blocks of buildings became "Italian" rather than "Irish," or whether certain sets of buildings were occupied by immigrants who all came from the same town in another country. Possibly with modern computer technology and GIS modeling, an updated scholarly interpretation of the Dublin neighborhood can be achieved that will assist scholars and historic preservationists with teasing out the various occupational and ethnic threads of Dublin's past. This might result, for instance, in maps plotting the changing ethnographic composition of

Dublin over time, block by block and house by house. This is probably the type of project that could only be undertaken within an academic setting, perhaps with some support through government grants.

Pursuing Local Landmark District Status. It is recommended that the City of Paterson consider pursuing local landmark status for the Dublin Historic District. This recommendation would be finalized after the Phase 2 study is complete and boundaries have been set. From a zoning perspective, a single Dublin Historic District, rather than north and south districts, has obvious advantages to maintaining the historical integrity of Paterson's oldest working-class immigrant neighborhood. The main one is that architectural and historic preservation review guidelines can be developed and consistently applied to its significant pre-Civil War workers' housing across the entire district. It has been noted, for instance, that although a portion of North Dublin is located within the Great Falls Historic District, the review guidelines for the Great Falls are geared mostly toward industrial architecture rather than domestic vernacular or mixed-use commercial/residential architecture. Similarly, guidelines likely to be developed for a Downtown Paterson Historic District, to Dublin's northeast, are likely to focus more on commercial and governmental architecture.

This recommendation is based on the consultants' professional judgment that Dublin meets the technical criteria to qualify as a historic district and that historic preservation of Dublin's architectural fabric will have long-term value to the community. It recognizes, however, that creating a local historic district also involves balancing of other community values, including the typical concerns about historic preservation's impact on property owners and residents. In most communities, this is a political decision that is informed by grassroots support for preservation as well as the perceptions of property owners and city officials as to whether the potential long-term benefits of historic preservation outweigh the costs associated

with the historic review process and the use of materials and techniques that may not be the same as those readily available from a big-box hardware store. The advantages of local historic district status will be to provide historic review under city ordinance and zoning practices, ultimately resulting in the protection of a historic resource that will in the long-term maintain and protect Paterson's unique sense of place and heritage. The Historic Preservation Commission and the Planning Board will be able to consider the merits of new construction, to ensure that it is in character with historic streetscapes, and guide property owners toward improved historic preservation practices of contributing buildings.

Potential Listing in the New Jersey and National Registers of Historic Places. Following Phase 2 Survey, the City of Paterson or a local preservation or community group may desire to pursue listing of the Dublin Historic District in the New Jersey and National Registers of Historic Places. The district meets the technical qualifications for listing under Criterion C, and possibly under Criteria A and D. It is recommended that the listing be for a single all-inclusive Dublin Historic District with boundaries that are geographically and historically justifiable. While there are currently an eligible Elm Street Historic District and an eligible Dublin Historic District, based on New Jersey Historic Preservation Office opinions of 1978 and 1981, the boundaries of these districts were impacted by practical regulatory considerations at the time the opinions were issued based on projects planned by the New Jersey Department of Transportation and others. These considerations are no longer factors and more consistent and justifiable boundaries based on current conditions should be drawn.

There are potential financial benefits to property owners from listing. Inclusion in the National Register as part of a district will enable property owners to take advantage of the 20 percent income tax credit for

a substantial rehabilitation of an income-producing building. There are specific rules and standards that apply to qualifying for this credit, and it is most likely to be applicable to larger rental properties and commercial buildings. For properties listed in the New Jersey Register, the New Jersey Historic Trust offers matching grants and low-interest loans for rehabilitation and restoration to state, county and municipal agencies and non-profit organizations. Listing may also provide an incentive to government agencies and non-governmental community groups to provide funding for improvements that enhance the quality of life and economic opportunities for residents and businesses in the Dublin neighborhood. These might include, for example, streetscape and pedestrian enhancements in keeping with the neighborhood's character. Jobs training programs could be developed that target specific community and historic preservation needs. These might focus, for instance, on craft skills such as carpentry and masonry that could be combined with teaching appropriate historic restoration and preservation techniques. Qualified historic preservation contractors are in high demand in many areas of the state.

New Jersey and National Register listing does not result in any changes to local zoning or the ability of property owners to make changes to their properties. There is a certain level of community pride and prestige that comes with historic district status but the principal benefit is that it provides a degree of review and protection from public encroachment. Section 106 of the National Historic Preservation Act requires review of any federally licensed, financed or assisted undertaking for properties listed in, or eligible for listing in, the National Register. At present, some blocks, but not all of the Dublin neighborhood, are considered eligible under prior New Jersey Historic Preservation Office opinions. For example, the area east of Marshall Street is not covered. Formal listing would create boundaries appropriate to present-day conditions and clear up any ambiguities. The New

Jersey Register of Historic Places Act (N.J.S.A. 13:1B-15.125 et seq.) requires review of any state, county or municipal undertaking involving properties listed in the New Jersey Register. Listing under this law would provide residents a means to prevent destruction or damage to historic properties by public agencies.³

Dublin Neighborhood's Relationship to Paterson's Other Historic Areas. The Dublin neighborhood is Paterson's gateway to the Great Falls Historic District, the Paterson Great Falls National Historical Park, and the Downtown Commercial Historic District from all points south and east via Interstate 80, New Jersey Route 19, and major surface streets such as Main Street (County Road 601). As shown in Figure 1.4, the Dublin Historic District is shaped almost like a key that slots into the other historic districts. It is also bounded to the south by the former Morris Canal corridor. The Passaic County Morris Canal Greenway plan calls for a portion of the Morris Canal Greenway to pass through the Dublin neighborhood on Grand and Marshall Streets, staying as closely as possible to the former route of the canal.⁴

Dublin's relationship to these historic areas points out its strategic importance to the city's future, if that future is going to have within it a comprehensive and integrated approach to historic preservation and sharing the city's unique heritage and sense of place with residents and visitors. The historic resources in the Great Falls area will be diminished if Dublin is not preserved. Dublin is the living representation of Paterson's culture and heritage, in many ways more so than currently half-empty mills that struggle to find adaptive re-uses. Dublin retains its original purpose as a neighborhood of working families and immigrants, and it has authentic cultural attractions, particularly ethnic restaurants and churches. These are resources that must be allowed to complement the Great Falls and are an ingredient in achieving long-term goals of sustaining Paterson's downtown.

Opportunities to Develop Heritage Tourism and Quality of Life through Historic Preservation. As suggested above, Dublin's historic character and cultural vitality are assets that can be harnessed to enhance heritage tourism in Paterson. Dublin should be promoted to visitors as a cultural and culinary destination. Promotional and educational material might emphasize opportunities to experience Peruvian, Dominican, Serbian and other ethnic cultures that characterize Dublin today. These materials would also provide opportunities to revisit Dublin's past through reminders of Irish, German and Italian culture, like churches, the Dublin water boy statue, and historic workers' housing. Promotion of local businesses, walking tours and improved maintenance and care for these landmarks and streetscapes are straightforward first steps toward better integration into Paterson's heritage tourism economy.

The success of any of the recommendations mentioned above rests with increased community awareness of Dublin's special historic character and a willingness of property owners, residents and their political representatives to support historic district designation. At the same time, it has to be recognized that Dublin's modern-day residents face many everyday quality-of-life challenges that cannot be directly addressed by historic preservation. During the survey, residents who spoke to the consultants were more interested in what government could do to help them fix neglected buildings, promote public safety and reduce criminal behavior than the finer points of restoring a wood cornice or repointing a brick wall. During the survey in August 2015, a fire burned a historic contributing dwelling at 166 Mill Street and damaged adjacent contributing properties. Residents pointed out that the dwelling had been a known problem within the neighborhood; it was unoccupied and being regularly broken into by vandals and drug users. Families had felt it was unsafe to let their children near the building. They also expressed frustration that their attempts to seek official help with the building had not come in time to

prevent it from being set on fire. Residents were more than willing to point out other buildings that they felt were existing or potential problem locations. This is not to say that arson is rampant in Dublin, but it is a case-in-point that Dublin has its fair share of typical inner-city challenges.

There are many examples of communities in New Jersey and throughout the nation where historic preservation has been an important component in the revitalization of urban neighborhoods. Paterson should take lessons from residential historic districts that are considered successes but tread warily since in the case of some district designations too much has been promised and local residents have come to resent the impacts of historic preservation. City officials need to continue to participate in statewide and regional conferences and meetings where concepts such as smart cities, heritage tourism, sustainability, walkability and bikability are discussed and debated. Of particular importance will be maintaining a balanced view of what historic preservation can realistically achieve and what it cannot. There is often a perception that working-class families will be pushed out of their neighborhoods by historic preservation once the improvements start and increased property values attract gentrification. There are both real and perceived negative repercussions that will need to be addressed head on. Paterson's city government may wish to take the lead helping to educate owners and residents about the Dublin neighborhood's proud history and architecture. This survey report is designed to support historic district designation and community-based revitalization. Most of the properties in Dublin are privately owned, and the owners and residents are in the best position to either choose to address or ignore historic preservation concerns. Ultimately, they will be, and should be, the ones who make the decisions about what happens with their properties and the degree to which historic preservation is part of the equation. It is an axiom of historic preservation that "all preservation is local."⁵

Endnotes

¹ National Park Service, National Register Bulletin: How to Apply the National Register Criteria for Evaluation (n.d.), on-line at www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm [accessed September 2015].

² Jo Ann Cotz, "A Study of Ten Houses in Paterson's Dublin Area," *Northeast Historical Archaeology*, Volume 4, Numbers 1 and 2 (Spring 1975), p. 2; Edward S. Rutsch, Jo Ann Cotz, Mary Jan Rutsch and Charles Wilson, *Salvage Archaeology Project*, Paterson, New Jersey, 1973-1976, 2 Volumes (January 1980), on file Passaic County Historical Society Library, Paterson, New Jersey; Lu Ann de Cunzo, *Economics and Ethnicity: An Archaeological Perspective on Nineteenth Century Paterson*, New Jersey, Doctoral Dissertation, University of Pennsylvania (1983); John Milner Associates, *With Hope and Labor: Everyday Life in Paterson's Dublin Neighborhood* (1999), 4 Volumes, prepared for the New Jersey Department of Transportation, Trenton, New Jersey. On file, New Jersey Historic Preservation Office, Trenton, New Jersey.

³ For more information on the benefits of New Jersey and National Register listing, see New Jersey Department of Environmental Protection, Historic Preservation Office, *New Jersey and National Registers of Historic Places* (2015), on-line at www.nj.gov/dep/hpo/1identify/nrsr.htm [accessed September 2015].

⁴ Passaic County, New Jersey, *Morris Canal Greenway Project, Greenway Map* (n.d.), on-line at www.passaiccountynj.org/morris-canal-greenway-study [accessed September 2015].

⁵ There are many good sources on the relationship of historic preservation to urban revitalization. One of the leading advocates for historic preservation-based community revitalization is the National Main Street Center of the National Trust for Historic Preservation, www.mainstreet.org [accessed September 2015]. There is also a large literature that is less advocacy and more scholarly attempts to balance what works about historic preservation and what doesn't in urban contexts. See, for instance, Denise Lapenas, *Historic Preservation: Gentrification and Economic Development* (Skidmore College, 2002); Karolin Frank and Patricia Petersen, *Historic Preservation in the USA* (Springer Books: New York, 2002); and Eric W. Allison, *Gentrification and Historic Districts: Public Policy Considerations in the Designation of Historic Districts in New York City*, Ph.D. Dissertation, Columbia University (2005).