

## PROPERTY REPORT

Property ID: 69654716

**Property Name:** Barnert Mill **Ownership:** Private  
**Address:** 463 Grand ST **Apartment #:** **ZIP:** 07501  
**Nearest cross street:** Dale Avenue **Second cross street:** Railroad Avenue  
**Distance to property:** 0 ft **Compass Direction:** 270 degrees

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	6213	3

### Property Photo:



**Old HSI Number:** PAS1608-177

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The Barnert Mill is a four-story, brick, industrial complex located at the corner of Grand Street and Dale and Railroad Avenues in downtown Paterson. The complex consists of two principal buildings. The first and larger building, historically known as the Dale Avenue/Grand Street Mill, was completed in 1882. It has a "J-shaped" plan with the bottom of the "J" and main façade facing west on Dale Avenue. The long side of the "J" faces south and is flush with Grand Street. The second and smaller building, historically known as the Railroad Avenue Mill, is located at the northeast corner of the lot with its façade facing east on Railroad Avenue. An alleyway on the south side of the Railroad Avenue mill accesses a courtyard formed between by the rear elevations of the two buildings. According to historic maps and current aerial photography, the courtyard contains a 1-story boiler room and square-plan brick smokestack that are not visible from the street. The boiler room and smokestack were not accessible at the time of this survey.

### Setting:

The Barnert Mill is located in a mixed-use residential/industrial setting that maintains a late-19th-century feeling. Two other surveyed mill properties, the Watson Machine Company and the Barbour Flax Mills, are located respectively to the south and southwest on Grand

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

**Property ID:**

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**Principal Investigator:** Patrick Harshbarger

☐ (Primary Contact)

69654716

**Organization:** Hunter Research, Inc.

Street. Immediately to the north of the Barnert Mill on Dale Avenue is 4-story brick mill known as the Greater Barnert Mill, which has been converted to condominiums. A modern housing development of multi-unit, 3-story apartment buildings is located on the west side of Dale Avenue. East of Railroad Avenue is the Erie Railroad corridor and its elevated grade separation.

**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)
Sanborn Map Company	Insurance Maps of Paterson, New Jersey. [Corrected to 1950]	1915	
Sanborn Map Company	Fire Insurance Maps of Paterson, N.J.	1931	
Archimede, Gianfranco	Paterson Historic Mills Group Municipal Historic Site Designation, Staff Opinion of Eligibility	2012	
(None Listed)	Fibre and Fabric. No. 1107, Vol 43 (May 19)	1906	
Mott, Edward H.	Between the Ocean and the Lakes, The Story of Erie	1899	
Lee, Francis L.	Genealogical and Memorial History of the State of New Jersey	1910	
Davison Publishing Co.	Office Edition of The Blue Book Textile Directory. [Silk Manfrs.- New Jersey]	1902	
Nelson, William	History of Paterson and Its Environs. Vol. II	1920	
Markens, Isaac	The Hebrews in America, A Series of Historical and Biographical Sketches	1888	

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Jagerhuber, Max	Textile America. No. 17	1897
Fairchild Publishing Co.	Fairchild's National Directory and Digest. [Silks]	1920
Lord & Nagle Co.	Textile World Record. Vol. 34	1908
Stainsby, William	The Industrial Directory of New Jersey	1901
City of Paterson, Dept. of Community Development	Cultural Resources Survey of the City of Paterson, New Jersey	1987
Trumbull, L. R.	A History of Industrial Paterson	1882
Shriner, Charles A.	Paterson, New Jersey. Its Advantages for Manufacturing and Residence: Its Industries, Prominent Men, Banks, Schools, Churches, etc.	1890
The Paterson Daily and Weekly Guardian	City of Paterson, N.J., Illustrations and Sketches, etc.	1898
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

**Additional Information:**

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

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

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

**Historic District ?** ☐

**District Name:** not applicable

**Status:**

**Associated Archeological Site/Deposits?** ☒

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

Potential industrial archaeology (interior and courtyard)

Conversion Problem? ☐ ConversionNote: 7

Date form completed: 9/7/2012

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## INDUSTRIAL BUILDING ATTACHMENT

**Common Name:** 60-62 Railroad Avenue

**Historic Name:** Barnert Mill (Railroad Avenue Mill)

**Present Use:** Industrial, light industrial

**Historic Industry:** Textiles

**Construction Date:** 1880 **Source:** Plaque

**Construction  
Start Date:**

**Construction  
End Date:**

**Building ID:**

**Style:**

☐ Vernacular?

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

**Physical Condition:** Good

**Foundation Materials:** Stone, Ashlar

**Remaining Historic Fabric:** High

**Roof Finish Materials:** Rolled Asphalt

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

**Structural System:**

**Width:** 30 **Bays:** 4

**Roof System:**

**Equipment/Machinery:**

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

☐ loading dock  
☐ rail siding

☐ slip  
☐ other

### Exterior Description:

The smaller of the mills on the Barnert Mill lot is a four-story, four-bay, 30 ft. x 90 ft., brick textile mill with its primary façade facing east on Railroad Avenue. A plaque on the mill above the third story windows identifies it as "Barnert Mill, Ed. 1880." Considering that histories of Paterson report that the Barnert Mill was completed in 1882, this likely makes it the earlier mill on the property with the larger L-plan mill being completed several years later. The mill is supported on a coursed brownstone ashlar foundation. The four bays are articulated by plain, full-height brick pilasters with two doorways located on the outer bays of the first floor. Window and doorway openings have stone sills and arched lintels with fleur-de-lis terra-cotta accents at the spring lines and crowns. Windows appear to be original wood frame with 12/12 wood sash on the third and fourth stories. The first and second stories are vinyl replacements that maintain the 12/12 configuration. A denticulated cornice and flat brick parapet with rounded clay tile coping cap the main façade. A majority of the window opening on the north elevation have been in-filled with concrete block.

### Interior Description:

The interior was not available for inspection.

### Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		1950 to 1975	Replacement or loss of some windows frames and sash.

### Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Nathan Barnert	Developer

Date form completed: 9/26/2012

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**Organization:** Hunter Research, Inc.

**Property ID:**

☐ (Primary Contact)

**69654716**

## INDUSTRIAL BUILDING ATTACHMENT

**Common Name:** 463 Grand Street

**Historic Name:** Barnert Mill (Grand Street Mill/Dale Avenue Mill)

**Present Use:** Industrial, light industrial

**Historic Industry:** Textiles

**Construction Date:** 1880 **Source:** Plaque

**Construction  
Start Date:**

**Construction  
End Date:**

Building ID:

**Style:**

☐ Vernacular?

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

**Physical Condition:** Good

**Foundation Materials:** Stone, Ashlar

**Remaining Historic Fabric:** Medium

**Roof Finish Materials:** Rubber Membrane

**Length:** 125 **Stories:** 4

**Structural System:** Heavy Timber Framing

**Width:** 200 **Bays:** 9

**Roof System:**

**Equipment/Machinery:**

**Transportation Links:** ☐ airstrip

☒ loading dock

☐ slip

(checked if applicable)

☐ dock

☐ rail siding

☐ other

### Exterior Description:

The Barnert Mill is a 4-story, gable-roof, brick mill with a J-shaped plan. The 125-ft.-long base of the "J" is the main façade and it faces westward on Dale Avenue. The long side of the "J" faces south on Grand Street and is approximately 200 ft. long. The north side of the "J" is approximately 115 ft. long. Within the courtyard created by the "J" and a second smaller mill building facing Railroad Avenue is a 1-story boiler house and brick smokestack with a square plan. According to the 1887 Sanborn Map, the smokestack was 86 ft. tall, but it has been shortened and is no longer visible above the roof line. The mill was built circa 1880-82. The only known alteration to its original plan was the extension eastward of the south wing along Grand Street by about 50 ft. between 1887 and 1899. This extension replaced a 3-story frame building that housed the Erie Hotel.

The Barnert Mill is supported on a brownstone, coursed ashlar foundation. Wall construction is common-bond red brick articulated by full-height pilasters with simple capitals located directly below a plain brick frieze. The mill's structural system is slow-burning timber framing, according to historic Sanborn maps (the interior was not available to inspection). Window openings have stone sills and segmental arch lintels with ashlar keystones. Window frames and sash have been removed with most of the openings filled with concrete block for the two lower stories and with plywood for the two upper stories. The central bay on the west façade and the 7th bay from the west on the south façade have openings for double door loading bays on each floor. Original wood door frames appear to be intact but the doors are modern. Cantilevered steel I beams protrude from the walls above the 4th-floor loading bays providing a point for attaching block and tackle. A simple, deep molded cornice is found on all elevations finished by a 3-bay-wide triangular pediment on the west and east elevations. The long south elevation also has a 3-bay-wide triangular pediment at the west end.

### Interior Description:

Not accessible at time of survey. According to the 1887 and 1915 Sanborn maps there was a belt-drive elevator (early example) at the southeast corner of the north wing.

### Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		1887 to 1899	Addition to east end of Grand Street wing.
Physical alteration		1950 to 1975	Loss of windows frame and sash. In-fill of window openings with concrete block.

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**Organization:** Hunter Research, Inc.

**Architect/Designer:****Type:****Name:****Person/Firm Description:**

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Other

Nathan Barnert

Developer

*Date form completed:*

9/20/2012

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**Survey Name:** Intensive-Level Survey of Paterson Industrial Mills**Principal Investigator:** Patrick Harshbarger☐ (Primary Contact)**Property ID:****69654716**

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**Organization:** Hunter Research, Inc.

## ELIGIBILITY WORKSHEET - Properties

Property ID **69654716**

### History:

The Barnert Mill was developed in the early 1880s by Nathan Barnert as a tenant mill. According to the Sanborn map of 1887, the floors of both the larger Grand Street/Dale Avenue mill and the smaller Railroad Avenue mill were occupied by various silk manufacturers, leasing space on a floor-by-floor basis. Among the firms known to have occupied the mill from a review of directories and trade journals are John Royle (machinist, 1880); John A. Magill & Co. (silk dress gussets, 1887), F. Ulrich & Co. (1889), Anderson Bros. (broad silk weavers, 1889, 1897), C. Feder & Sons (silk handkerchiefs, 1889), Mackay & Rowson (silk throwsters, 1889, 1902), J. Wright Smith (silk mfg., c. 1900), Holmes Silk Co. (dress goods, veils, handkerchiefs, 1901-02), Isleib & McLane (silk throwsters, 1901-02), David Barton & Son (silk throwing, 1908), Oscar Egle (silk throwing, 1908), Pacific Silk Co. (1920), Paterson Silk Co. (1920). The mill has continued in use as rentable loft space to the present day.

Nathan Barnert was among Paterson's prominent real estate developers also serving as a two-time mayor in 1883-86 and 1889-90. Barnert was closely associated with the development of silk tenant mills, and his Barnert Mill was considered among the most "modern" when built in 1880-82. A Jew born in Prussia in 1838, Barnert immigrated to New York City at the age of 11 with his father, a tailor. He learned the trade in his father's shop prior to venturing to California lured by the promise of the gold rush in the late 1840s. There, as was the case for so many others, he realized that an easier fortune might be made not by seeking gold but by selling goods to those who did. Eventually returning to New York City, Barnert accumulated significant wealth executing large contracts for clothing Union forces during the Civil War. Relocating to Paterson after the war and announcing his "retirement" from mercantile concerns, he had the foresight to invest in real estate, undertaking the erection of the Barnert Mill on Grand Street, regarded at the time as the first "great modern mill" outside of the Great Falls waterpower district.

Barnert also acquired the adjacent Dale Mill, a massive 1880s era tenant mill along Railroad Avenue that was razed in the 20th century for surface parking and one-story commercial buildings. Both the Dale Mill and the Barnert Mill occupied the entire block between Grand Avenue and Market Street, and Dale and Railroad Avenues. Barnert constructed another mill behind the Dale Mill, fronting Dale Avenue, that is extant, and known as Barnert's Greater Mill. Today it is reused as housing and for the Dale Avenue School. As a real estate developer specializing in tenant mills, Barnert represented another avenue to business success in Paterson and a model that would be followed by others including the owners of the Hall, Aronsohn and Sowerbutt mills.

Barnert's legacy of philanthropy and commitment to the highest values of political integrity by facing off with political graft and nepotism won him a high place of appeal and honor in Paterson's social and historic annals. So much esteemed was Barnert, that a bronze statue of him was erected in front of City Hall in 1923 prior to his death in 1927. Barnert in his later years gifted to Patersonians and specifically to the Jewish community three important edifices: a Hebrew temple for the congregation B-Nai Jeshurun, known as the Barnert Memorial Temple; Barnert Hospital, opened in 1914; and the Miriam Barnert Memorial Hebrew Free School. Today only the hospital remains, while the other two have been razed.

### Statement of Significance:

The Barnert Mill is a representative example of late-19th-century mill architecture with excellent integrity. In comparison with historic photographs and maps, it retains its historic massing and architectural details, save for alterations to some, but not all windows and doors. A small brick mill that was located to the north of the Railroad Avenue mill in the northeast corner of the site has been replaced by a 1.5-story concrete block building. The mill is associated with Nathan Barnert, a leading Paterson businessman and politician, who exemplified the economic opportunities open to immigrants. The Barnert Mill also is associated with an important trend in the organization of Paterson's silk industry, the establishment of tenant mills for smaller manufacturers carrying out various steps in the silk production process.

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 Barnert Mill is recommended eligible under Criterion A for its association with important trends in the development of Paterson's silk industry, namely as a significant and well-known model for the tenant silk mill. It is eligible under Criterion B for its association with Nathan Barnert, a prominent Paterson businessman and politician, closely associated with the development of this type of tenant silk mill. It is eligible under Criterion C as a significant representative example of textile mill architecture.

Total Number of Attachments: 2

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**List of Element Names:** Barnert Grand Street/Dale Avenue Mill  
Barnert Railroad Avenue Mill

**Narrative Boundary Description:**

The property boundary is tax block 6213, lot 3 as shown on the 2006 Paterson tax map, accompanying this form.

*Date Form Completed:* 9/26/2012

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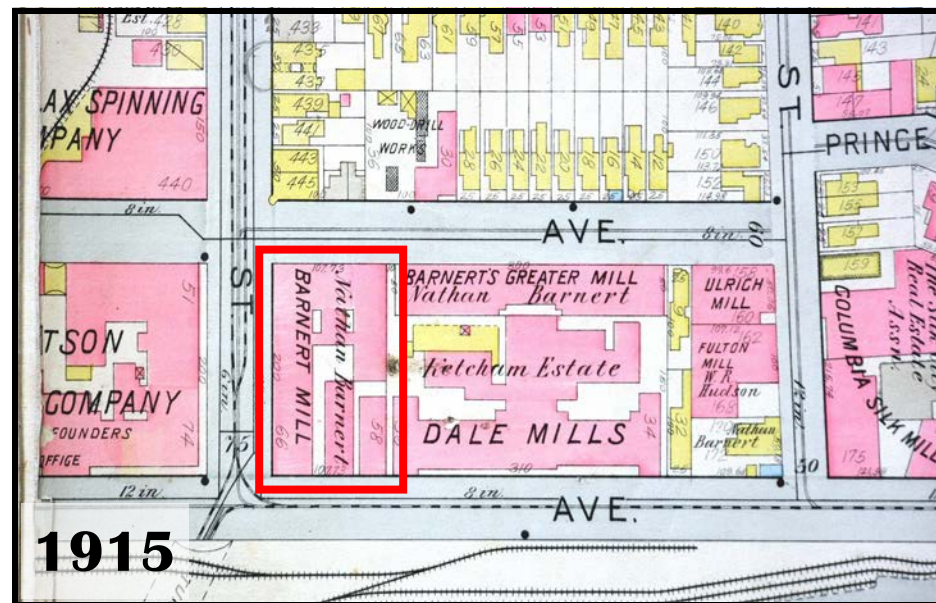
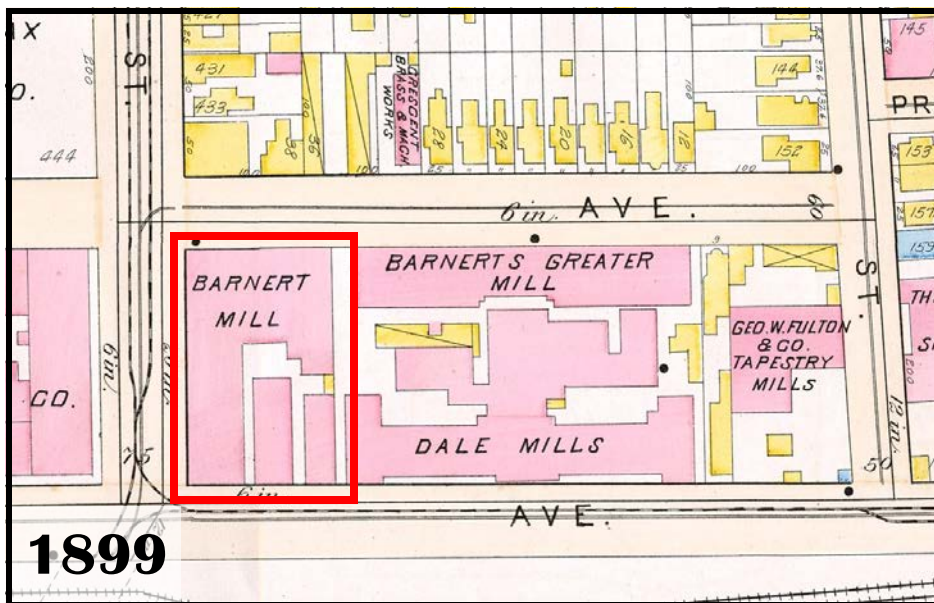
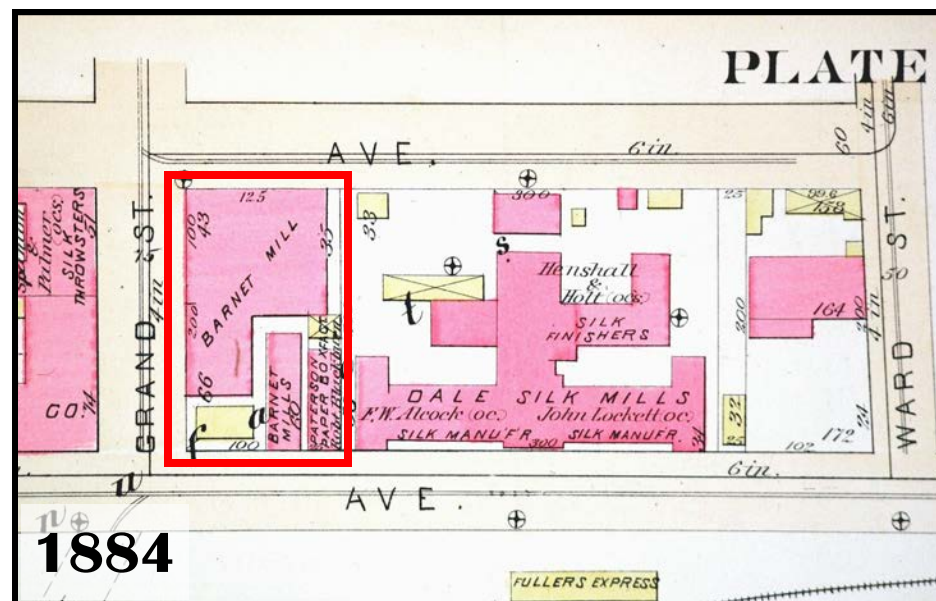
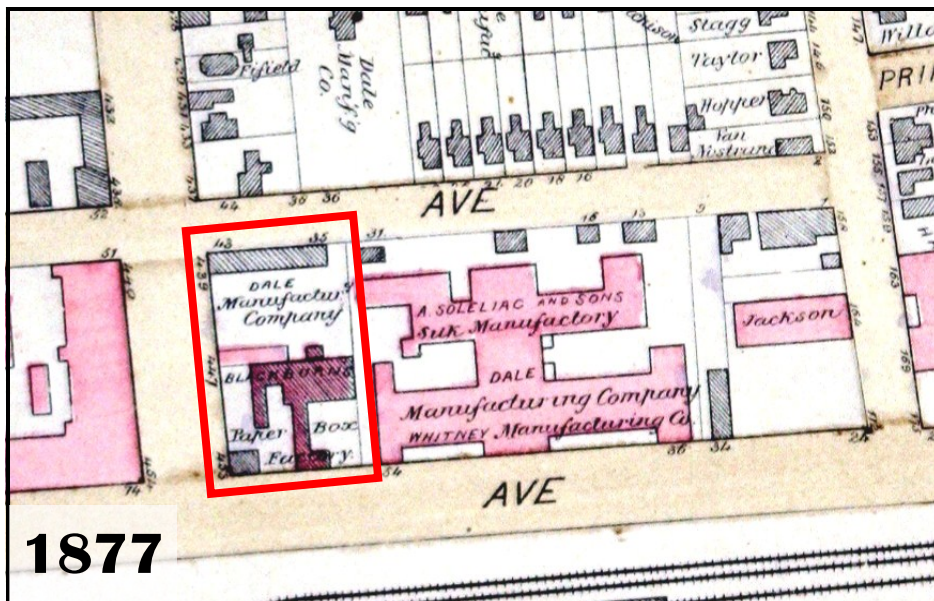


# BARNERT MILL

463 Grand Street, Paterson, NJ

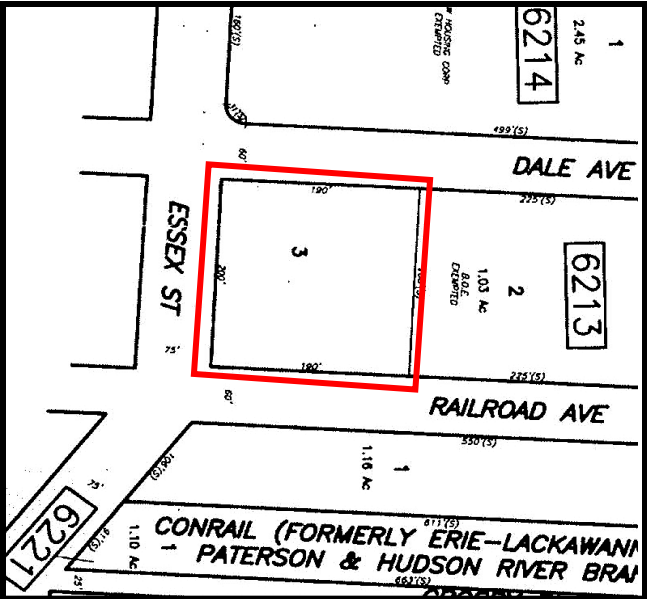
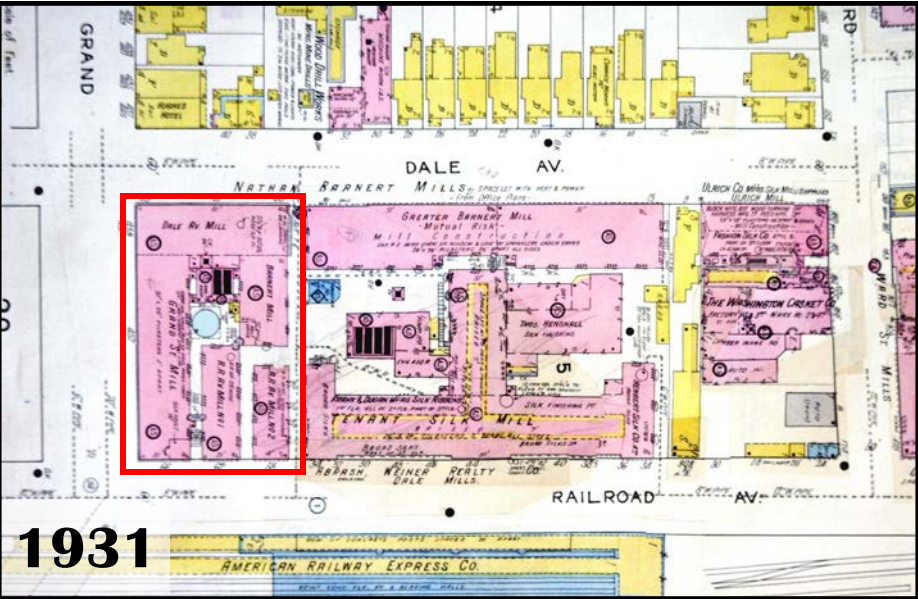
B 6213 L 03

Site Development Maps 1877, 1884, 1899, 1915





**BARNERT MILL**  
463 Grand Street, Paterson, NJ      B 6213 L 03  
Site Development Maps, 1931, 2006, 2010





## BARNERT MILL

463 Grand Street, Paterson, NJ

B 6213 L 03

Photographs, historic / contemporary



**BARNERT 1:** c. 1890 looking NE from corner of Grand (right) and Dale (left) showing S and W sides. Hoisting bays are located at the center of each side.



**BARNERT 2:** present day view, compare with Barnert 1, looking NE from corner of Grand (right) and Dale (left) showing S and W sides.



**BARNERT 3:** detail view of W side, looking E from Dale Ave. Note central hoisting bay over four converted entrances.



**BARNERT 4:** oblique overview of N and W sides, looking SE from Dale Ave. Note additions of loading docks and converted entrances at center of W side.



## BARNERT MILL

463 Grand Street, Paterson, NJ

B 6213 L 03

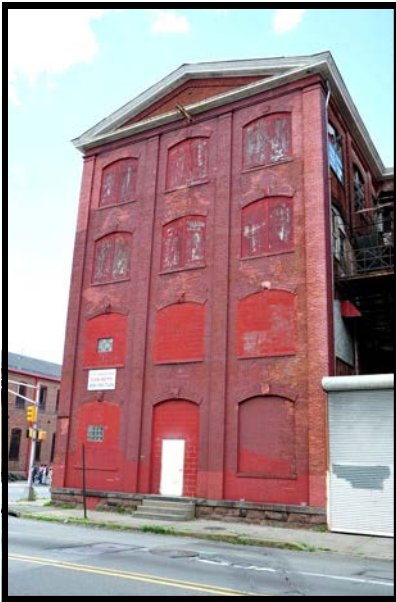
Photographs, historic / contemporary



**BARNERT 5:** oblique overview, looking NE from corner of Grand (right) and Dale (left) showing S and W sides.



**BARNERT 6:** detail view looking W from Railroad Ave., showing E facades of the two independent structures with a distinctive stylistic approach to each façade.



**BARNERT 7:** oblique detail views looking SW of each of the Railroad Ave facades.



**BARNERT 8:** oblique overview looking NW, showing 1-story, non-contributing addition along Railroad Ave. While these are two continuous buildings that are in use on the property, they are not historic and non contributing to the site's integrity or significance.