

United States Department of the Interior  
National Park Service**National Register of Historic Places  
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

**1. Name of Property**historic name Wallabout Industrial Historic District **DRAFT**

other names/site number \_\_\_\_\_

**2. Location**street & number Clinton Avenue, Flushing Avenue, Grand Avenue, Hall Street, Park Avenue, Ryerson Street,  
Washington Avenue, & Waverly Avenue [ ] not for publicationcity or town Brooklyn [ ] vicinitystate New York code NY county Kings code 047 zip code 11205**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements as set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [X] locally. ([ ] see continuation sheet for additional comments.)

Signature of certifying official/Title

Date

New York State Office of Parks, Recreation & Historic Preservation

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. ([ ] see continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:

[ ] entered in the National Register

[ ] see continuation sheet

[ ] determined eligible for the National Register

[ ] see continuation sheet

[ ] determined not eligible for the  
National Register

[ ] removed from the National Register

[ ] other (explain) \_\_\_\_\_

Signature of the Keeper

date of action

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Wallabout Industrial Historic District****Kings County, New York**

Name of Property

County and State

**5. Classification****Ownership of Property**

(check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**

(Check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing

43

3

46

Noncontributing

4

buildings

sites

structures

objects

**TOTAL****Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing)

N/A

District)

**Number of contributing resources previously listed in the National Register**

13 (Rockwood Chocolate Factory Historic

**6. Function or Use****Historic Functions**

(enter categories from instructions)

INDUSTRY/ manufacturing facility

COMMERCE/ trade/ business

**Current Functions**

(Enter categories from instructions)

DOMESTIC/ multiple dwelling

COMMERCE/ trade/ business

INDUSRTY/ manufacturing facility

**7. Description****Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN/ neo-grec/ Romanesque revival

OTHER/ industrial

**Materials**

(Enter categories from instructions)

foundation Brick

walls Brick,Bluestone,Brownstone,Concrete

Limestone, Terra-Cotta, Cast Iron,

roof

other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all boxes that apply.)

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location
- ☐ **C** a birthplace or grave
- ☐ **D** a cemetery
- ☐ **E** a reconstructed building, object, or structure
- ☐ **F** a commemorative property
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

**Areas of Significance:**

(Enter categories from instructions)

Architecture

Industry

**Period of Significance:**

c.1890 – c.1942

**Significant Dates:**

c.1890

**Significant Person:**

N/A

**Cultural Affiliation:**

N/A

**Architect/Builder:**

various- See building list

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by historic American Building Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal Agency
- ☐ Local Government
- ☐ University
- ☐ Other repository: \_\_\_\_\_

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## 10. Geographical Data

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Acreage of Property \_\_\_\_\_

### UTM References

(Place additional UTM references on a continuation sheet.)

1 18                                    
Zone Easting Northing

3 18                                    
Zone Easting Northing

2 18                                  

4 18                                  

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

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## 11. Form Prepared By

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name/title Andrew Dolkart

organization \_\_\_\_\_ date 1/1/2012

street & number 116 Pinehurst Avenue telephone 212.568.2480

city or town New York state NY zip code 10033

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## Additional Documentation

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Submit the following items with the completed form:

### Continuation Sheets

### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

### Photographs

Representative **black and white photographs** of the property.

### Additional items

(Check with SHPO or FPO for any additional items)

### Property Owner (Complete this item at the request of the SHPO or FPO)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 20503

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Wallabout Industrial Historic District

Name of Property

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Narrative Description of Property

The Wallabout Industrial Historic District comprises forty contributing buildings located on parts of five blocks located in the Wallabout neighborhood of north-central Brooklyn, Kings County, New York. The industrial buildings of the historic district face onto Clinton Avenue, Waverly Avenue, Washington Avenue, Hall Street, Ryerson Street, Grand Avenue, Flushing Avenue, and Park Place. To the north of the historic district, north of Flushing Avenue, is the former Brooklyn Navy Yard, now largely an industrial park. To the south of the historic district, south of Park Place, is the Wallabout Historic District (National Register listed), as well as several blocks of largely altered residential buildings. The Wallabout Historic District and the Wallabout Industrial Historic District are separated by Park Avenue a wide street above which runs the elevated Brooklyn-Queens Expressway. To the east of the historic district is an area of largely marginal industrial buildings and garages and the support wall of the Brooklyn-Queens Expressway as it turns northeastward. To the west of the historic district are blocks with a mix of marginal industrial buildings and nineteenth-century residential buildings. The buildings in the historic district were all built as factories, industrial warehouses, or related uses, or, in one case, as tenements later converted into an industrial warehouse. They illustrate the history of late nineteenth- and early twentieth-century American industrial architecture, moving from buildings of mill construction to buildings of reinforced concrete. Many of the buildings retain their industrial use; others are residences or are used for storage or institutional use. As is typical of industrial buildings, many of the structures within the district have undergone changes in the course of the past century or more. Despite obvious neglect of some properties and the loss of many windows and storefronts, the industrial buildings of this historic district retain their integrity to a high degree and the streets still retain the ambience of a bustling industrial past.

The industrial buildings in the Wallabout Industrial Historic District were erected largely in the late nineteenth and early twentieth centuries. The earliest buildings in the district include large and small structures erected with traditional construction methods. These buildings have brick facades and slow-burning wood structural members. Major examples of this type of construction include the Van Glahn grocery warehouse at 267-275 Park Avenue (1890) and the B. A. Jürgens grocery warehouse at 2-12 Ryerson Street (1890). Many have ground-floor storefronts supported by cast-iron pilasters, with the ironwork cast by local foundries. Examples include 50-52, 54-56, and 73 Washington Avenue. Some of these early buildings are simple structures in an austere industrial design mode, while others are quite ornate and, in some cases, were designed by prominent architects. The Van Glahn grocery warehouse is a complex of brick structures designed by J. G. Glover. Although its architect and exact date remain unknown, the industrial building at 50-52 Washington Avenue is an especially ornate and architecturally distinguished structure, with fine brickwork, extensive terra-cotta detail, and a cast-iron ground floor with ornate detailing. In the early twentieth century, new technologies began to become popular for industrial buildings and the Wallabout Industrial Historic District has a significant number of buildings with reinforced concrete frames or buildings erected entirely of reinforced concrete. This is especially evident in the enormous buildings erected by the Mergenthaler Linotype Company on Ryerson Street and Grand Avenue and the additions to the Rockwood Chocolate Company complex on Waverly Avenue.

**Block 1873**

This block is bounded by Flushing Avenue on the north, Park Avenue on the south, Clinton Avenue on the west, and Waverly Avenue on the east. The district incorporates two buildings at the south end of this block.

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Clinton Avenue

45-53 Clinton Avenue through the block to 50 Waverly Avenue. William J. Diltthey, architect for the Consumers' Biscuit & Manufacturing Company, 1915 (Photos 1-2). Four-story gray brick factory with red brick trim; reinforced-concrete floors and steel columns; four bays wide with largely symmetrical design; each bay filled with large tripartite windows, flooding interior with light; window bays keyed to facade; central limestone entrance with segmental arch flanked by paired Doric pilasters; corbeled brickwork above fourth story and below denticulated cornice; shoulder-arched parapets at either end; bulkhead with paneled brickwork to right of center. On Waverly Avenue, two-story, one-bay wide stable/garage with loading dock; brick banding; corbeled cornice. Alterations: windows enclosed; although intact, facade has been painted red, white, and blue.

55 Clinton Avenue through the block along Park Avenue (aka 235-253 Park Avenue) to 52-56 Waverly Avenue. Frank A. Quinby, architect for the Empire Pipe Bending and Supply Company, 1906 (Photo 3). Three-story brick building. Clinton Avenue: two bays, one narrow to the north; segmental-arch pedestrian entrance to left and wider window with stone keystone to right; upper-story windows grouped in two-story segmental arches with paneled brick spandrels between stories, stone keystones, and stone lintels; pressed-metal bracketed cornice. Park Avenue: nineteen bays wide with rectangular windows with stone keystones on first story and two-story segmental-arch window groups with brick spandrels, stone keystones and sills, as on Clinton Avenue; bracketed pressed-metal cornice continues onto this facade with pediment above bays three to five and fifteen to seventeen; ocular opening with four keystones in surround set within each pediment; basement with deep areaway and pipe-rail fence. Waverly Avenue: seven bays wide, with central bay articulated by large rectangular openings used for loading; narrow bays to either end; massing of openings echoes that on other facades; pediment with ocular opening and cornice as on Park Avenue. Alterations: several windows on first story of Park Avenue frontage converted into loading bays; most windows enclosed; although otherwise intact, facade has been painted red, white, and blue.

Park Avenue

235-253 Park Avenue. See 55 Clinton Avenue.

Waverly Avenue

50 Waverly Avenue. See 45-53 Clinton Avenue

52-56 Waverly Avenue. See 55 Clinton Avenue

**Block 1874**

This block is bounded by Flushing Avenue on the north, Park Avenue on the south, Waverly Avenue on the west, and Washington Avenue on the east. The district incorporates the southern two-thirds of the block, excluding the Flushing Avenue frontage, and the northernmost lots on Washington Avenue.

Park Avenue

255-263 Park Avenue, northeast corner Waverly Avenue (aka 47-53 Waverly Avenue). Parfitt Brothers with

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Ernest Flagg, architects for Rockwood & Co. chocolate and cocoa manufacturers, 1910 (Photo 4). National Register listed in 1984 as contributing building in Rockwood Chocolate Factory Historic District; Rockwood Building 4. Six-story brick building; six bays on Park and five bays on Waverley; red brick with yellow brick trim; yellow brick laid in rusticated pattern on first story; segmental-arch openings on first story; second through fifth stories form four-story, segmental arch with yellow brick quoins and yellow brick spandrels with red brick panels; large rectangular windows on second to fourth stories; on sixth story, pairs of rectangular windows flanked by red brick panels with raised headers and yellow brick frames; paneled yellow brick cornice; "R" tie rods between second and third stories (three extant); entrance in center of Park Avenue facade.

265 Park Avenue (now entrance to 275 Park Avenue). Attributed to J. G. Glover, architect for the Van Glahn Bros. wholesale grocery warehouse and factory, c. 1892. Addition to 267-275 Park Avenue. National Register listed in 1984 as contributing building in Rockwood Chocolate Factory Historic District; Rockwood Building 3. Five-story, three bay, red brick, Romanesque Revival structure; only facade survives as entry to apartment building set back behind court; part of large-scale conversion of much of the Van Glahn/Rockwood complex to apartments in 1980s; on first story banded brick piers with corbeled brickwork and stone caps flank rectangular openings with iron or steel lintels with rosettes; corbeled brickwork above entrances; segmental-arched windows on second through fourth stories; bluestone beltcourses at sill level on second, fourth, and fifth stories; third-story windows with rough stone sills and lintels with raised brick bands continuing across facade as a beltcourse; fifth story with four round-arch windows with keyed enframements, raised brick lintel band, and spandrels with raised headers; corbeled cornice; parapet with terra-cotta panel reading "V. G. Bros."

267-275 Park Avenue, northwest corner Washington Avenue (aka 80-88 Washington Avenue). J. G. Glover, architect for the Van Glahn Bros. wholesale grocery warehouse and factory, 1890 (Photo 5). National Register listed in 1984 as contributing building in Rockwood Chocolate Factory Historic District; Rockwood Building 1 and 2. Five-story brick, Romanesque Revival style building with six bays on Park Avenue, six bays on Washington Avenue, and one bay at chamfered corner. Park Avenue: first story with high base ornamented with raised panels; segmental-arch openings on ground floor with brick and bluestone piers; brick lintels; second and third stories with paneled brick piers supporting segmental arches above third-story openings; segmental-arch windows on second through fourth stories except at easternmost bay of fourth story which has rectangular window; bluestone beltcourse at sill level on second story; rough-textured bluestone sills on third story; brick lintels; corbeled brick and bluestone beltcourse on fourth story at sill level; raised paneled frieze above fourth story; round-arch windows on fifth story with raised header spandrels; easternmost window on fifth story rectangular; stone beltcourse at sill level on fifth story; parapet with raised brick Greek crosses; in easternmost bay parapet projects with corbeled brickwork with round-arch blind arches and raised headers, extending from parapet on chamfered corner. Corner: large round-arch entrance; segmental arch on second story; third story with no window but large segmental-arch terra-cotta plaque with "Van Glahn Bros." written out in script; second and third stories set within two-story segmental arch supported by brick piers; two raised brick bands on third story; pair of narrow rectangular windows on fourth story with rock-faced stone lintels continuing onto street elevations; large rectangular window on fifth story; parapet with three blind arches and brick corbeling; parapet of corner and flanking sections rise approximately one-half story above remainder of building. Washington Avenue: first bay on ground floor with three round-arch windows and checkerboard pattern of brick in spandrels; rest of ground-floor with piers similar to those on Park Avenue, but here flanking

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wide segmental-arch openings; double segmental windows on second story with splayed brick lintels and bluestone sills continuing as beltcourse; segmental-arch windows on three with bluestone lintels and sills; second and third story openings set within two-story segmental arch; segmental-arch windows on fourth story except at three southernmost bays with rectangular windows; paneled brick frieze above fourth story, interrupted near southern end by terra-cotta panel reading "Van Glahn Bros."; northernmost three bays (two bays on fifth story) capped by flat-topped pediment supported on corbels; rounded flagpole base between windows on fifth story; terra-cotta panel reading "Quimby" located below flagpole base between fourth and fifth stories; metal supports for canopies on piers between second and third stories, extant on four piers.

Waverly Avenue

13-15 Waverly Avenue. Walter B. Wills, architect as a stable for Henry Van Glahn of the Van Glahn wholesale grocery business, 1907 (Photos 6-7). National Register listed in 1984 as contributing building in Rockwood Chocolate Factory Historic District; Rockwood Building 15. Four-story brick building with limestone trim; first story with four wide segmental-arch openings, each with a limestone keystone; iron or steel beam with rosettes runs across arch at impost level; limestone horse head with wild mane projects from center of first story; bay to left rises to a fifth-story bulkhead that supports an iron flagpole frame and is articulated by rectangular windows with limestone lintels and sills on the second and third stories and a round-arch window on the fourth story; stone beltcourses run at sill level below the second and fourth story windows; main section of the building, seven bays wide with small rectangular windows with limestone lintels and sills and brick spandrel panels also with limestone sills on the second and third stories; round-arch windows on the fourth story; steel windows on fourth story that may be original; corbeled brick cornice. Alterations: most windows removed; first-story openings either blocked up or covered with rolling gates.

17-19 Waverly Avenue. National Register listed in 1984 as non-contributing building in Rockwood Chocolate Factory Historic District; Rockwood Building 14. One-story, brick factory building with stone trim; iron or steel structural beam serves as lintel across all openings. Non-contributing building.

21-37 Waverly Avenue. For Rockwood & Co. Chocolate and cocoa manufacturers, c. 1920. National Register listed in 1984 as contributing buildings in Rockwood Chocolate Factory Historic District; Rockwood Buildings 10 (nos. 31-37), 11 (nos. 25-29) and 13 (nos. 21-23) (Photo 8). Reads as a single structure but built as three structures. Three-story brick building; fifteen bays on top two stories; concrete lintels and sills; ornate corbeled brick cornice; five vehicular entrances on ground floor, as well as a pedestrian entrances and small rectangular windows, all with concrete lintels and windows with concrete sills; two windows cut into a mezzanine level; two bulkheads; tall chimney (?) to south rising seven stories; faded painted signs read "ROCKWOOD & CO.," "BUILDING NO. 10," AND "BUILDING NO. 11."

39-41 Waverly Avenue. Lockwood Greene & Co., architect/engineer for Rockwood & Co. chocolate and cocoa manufacturers, 1919 (Photo 9). National Register listed in 1984 as contributing building in Rockwood Chocolate Factory Historic District; Rockwood Building 8. Seven-story, two-bay wide brick factory; red brick piers flank pale yellow brick spandrels; triplet windows with concrete frames; later entrance cut into first story; brick paneled and corbeled cornice; designed to be compatible with main Rockwood factory at 255-263 Park Avenue; similar to slightly earlier building at 43-45 Waverly Avenue.



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43-45 Waverly Avenue, through to 78 Washington Avenue. Lockwood Greene & Co., architect/engineer and Turner Construction Company, general contractor for Rockwood & Co. chocolate and cocoa manufacturers, 1917 (Photo 9). National Register listed in 1984 as contributing building in Rockwood Chocolate Factory Historic District; Rockwood Building 5. Identical to 39-41 Waverly Avenue except has narrow bay with pedimented entrance to north and additional brick paneling between sixth and seventh stories; designed to be compatible with main Rockwood factory adjoining at 255-263 Park Avenue. See 80 Washington Avenue for discussion of this elevation of building.

47-53 Waverly Avenue. See 255-263 Park Avenue.

Washington Avenue

38-44 Washington Avenue. Benjamin Finkensieper, architect for Henry Waldeck, 1907. Four, two- and three-story, Neo-Renaissance style, beige brick and terra-cotta residential buildings with ground-floor stores; No. 42, three stories and nos. 44-48, two stories, with one apartment on each upper floor; galvanized-iron cornices; cast-iron storefront piers; No. 42 with square-headed and round-arch windows with Gibb's surrounds.

46 Washington Avenue. Two-story, late nineteenth-century commercial building. Facade entire altered except for corbelled cornice. Non-contributing building.

48 Washington Avenue. Two-story, yellow brick commercial building with brownstone trim; cast-iron piers on ground floor. Alterations: cornice removed.

50 and 52 Washington Avenue. c.1890s (Photos 10-14). Two, superb, four-story brick, terra-cotta, and stone, Romanesque Revival style buildings; rock-faced granite on first story with wide shoulder-arch entrances; bands of carved stone with swags at springline of arches; cast-iron, triple-arch storefronts with intrados cast with basketweave and spandrels cast with stylized foliage; original paneled, double doors at no. 52; dentil cornice above first story; second and third stories in form of two massive, brick, compound, round arches supported by brick pilasters with foliate capitals with vertically incised friezes at second-story level; triple rectangular windows with rock-faced stone lintels on second story within each arch; spandrel between second and third stories with terra-cotta foliate band; large spandrels on third story with wide expanse of square terra-cotta blocks with rosettes; original wood double-hung window sash at no. 52 with a few original windows on third story of no. 50; spandrels capped by terra-cotta anthemion band supporting brick corbeling and stone beltcourse at sill level of fourth story; four rectangular windows on fourth story of each building; each fourth-story window flanked by Roman-brick pilasters with terra-cotta capitals; metal cornice with somewhat Moorish scalloped arches. Alterations: second story openings and lintels covered in stucco at no. 50.

54-56 Washington Avenue. National Register listed in 1984 as contributing building in Rockwood Chocolate Factory Historic District (Photo 14). Originally two tenements combined and converted for warehouse use by Rockwood & Co. in 1933. Four-story, eight-bay wide brick building; cast-iron pilasters support first story at either end; casting at base of pilasters notes that they were cast by "Saxton & Howell cor Park & Hudson Aves Brooklyn"; two vehicular entrances on first story; rectangular windows with ornate neo-Grec lintels and sills.

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Alterations: ground-floor infill; windows replaced or window openings closed up; cornice removed.

58 Washington Avenue. For Rockwood & Co. Chocolate and cocoa manufacturers, c. 1900 (Photo 14). National Register listed in 1984 as contributing building in Rockwood Chocolate Factory Historic District; Rockwood Building 12. Four-story, brick, Romanesque Revival style building; three bays wide; simple rectangular openings; one vehicular and one pedestrian entrance on first story; windows with bluestone lintels and sills above; corbeled brick cornice; bulkhead at north bay. Painted sign above first-story openings reading "Rockwood & Co. Building No 12."

60, 62, and 64 Washington Avenue. J. G. Glover, architect, for the Van Glahn Bros. wholesale grocery warehouse and factory, 1892. National Register listed in 1984 as contributing buildings in Rockwood Chocolate Factory Historic District; Rockwood Buildings 19 a, b, and c (Photo 14). Three, three-story, Romanesque Revival style buildings; brick and cast-iron piers on first story; three rectangular windows on second story with rock-faced, splayed brick lintels; raised brick beltcourse with inset headers located at level of base of lintels; bluestone beltcourse at sill level on both second and third stories; corbeled brickwork below beltcourse of third story; rock-faced brick round arches on third story; raised brick with inset headers; recessed brick panels between third-story windows; each building flanked at second- and third-story levels by raised, rock-faced brick piers that rise above the roofline to corbeled caps (one missing); brick parapet with brick, round-arch pediment with raised Greek cross in center on each building. Alterations: storefront infill.

66-68 Washington Avenue. J. G. Glover, architect for the Van Glahn Bros. wholesale grocery warehouse and factory, 1892-93. National Register listed in 1984 as contributing building in Rockwood Chocolate Factory Historic District; Rockwood Building 9 (Photo 14). Three-story, five-bay Romanesque Revival style, brick building; second and third stories create two-story round arches; segmental-arch windows on second story; corbeled cornice; metal awning supports between second and third stories. Alterations: ground-floor infill.

70-76 Washington Avenue. National Register listed in 1984 as non-contributing element in Rockwood Chocolate Factory Historic District; formerly Rockwood Buildings 6 and 7. Vacant lot replacing two buildings demolished in 1969. Non-contributing lot.

78 Washington Avenue. Lockwood Greene & Co., architect/engineer, for Rockwood & Co. Chocolate and cocoa manufacturers, 1917. National Register listed in 1984 as contributing building in Rockwood Chocolate Factory Historic District; Rockwood Building 5. Eastern frontage of 43-45 Waverly Avenue, which stretches through the street, but design completely different. Seven-story concrete frame structure; brick spandrels; windows in rhythm of wide-narrow-wide; concrete end piers incised and capped by modest panels; cove cornice above sixth story; seventh story all concrete; windows on side elevation. Alterations: windows; stair added for pedestrian access.

80-88 Washington Avenue. See 267-275 Park Avenue.

**Block 1875**

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This block is bounded by Flushing Avenue on the north, Park Avenue on the south, Washington Avenue on the west, and Hall Street on the east. The district boundaries exclude the Flushing Avenue frontage, the northernmost lots on Washington Avenue, and the southern third of the frontage on Hall Street.

Washington Avenue

53-55 Washington Avenue. 1937 (Photo 15). Six-story cold storage warehouse; reinforced-concrete frame, yellow brick facade with headers every sixth course; no fenestration with exception of bay of rectangular windows at south end of facade rising an additional story to create a bulkhead; concrete frame with original red brick infill on north elevation.

57-59 Washington Avenue. c. 1900 (this building appears to have originally been a power plant; this may be the 1899 powerhouse designed by George P. Chappell for the King's County Refrigerating Company, with a permit giving the address as 24-48 Hall Street, the site to the rear of this lot) (Photo 16). Three-story, brick, Romanesque Revival style industrial building; wide, two-story central arch with loading dock capped by a stone lintel on first floor and Diocletian window on second floor; extrados of arch edged with dentil band; compound stone keystone with projecting lozenge; pedimented entrances to either side of central arch on first story and rectangular windows with compound keystones with lozenges on second story; three sets of small rectangular triplet windows, each window with a splayed lintel on third story; corbeled brick and stone sill course; terra-cotta cornice with blocks; brick parapet.

61 Washington Avenue. c. 1915. Two-story brick commercial building; four rectangular windows on second story with triangular brick corbeled sills; soldier lintels; brick parapet. -Alterations: all first-story openings bricked in.

65-69 Washington Avenue. One-story garage. Non-contributing building.

71 Washington Avenue. c. 1890s. Four-story, beige brick industrial building; cast-iron piers on ground floor; two pairs of rectangular windows on each floor above; limestone lintels and sills; lintel extended as beltcourse on fourth story and sills extended as beltcourses on second and fourth stories; corbeled brick below fourth-story sills and above fourth-story lintels; brick parapet; brick north elevation with several simple rectangular windows with stone lintels; painted sign reading "Adelite Paint Specialists Adams & \_\_\_ Chicago \_\_\_." Alterations: storefront infill.

73 Washington Avenue. George Chappell, for E. L. Beers grocery warehouse, 1896 (Photo 17). Four-story, beige brick, Romanesque Revival style warehouse; cast-iron piers on first story; two-story round arch on second and third stories; two wide rectangular openings, each with two windows on second story; similar round-arch windows on third story; four rectangular windows on fourth story; wood, multi-pane window sash; limestone lintels on second story, sills on third story, sill courses on second and fourth stories, and lintel band on fourth story; brick parapet. Alterations: cornice removed; storefront infill.

75 Washington Avenue (building has address of 75 Washington Avenue). One-story garage with pair of old wooden double doors with cross bars. Alterations: facade covered in wood and metal. Non-contributing

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building.

77-79 Washington Avenue. c. 1900 (Photo 18). Six-story, beige brick factory; cast-iron piers on ground floor; facade divided vertically into two sections flanked by raised piers; three rectangular windows in each section; rock-faced stone lintels and sills; corbeled brickwork above first and sixth stories. Alterations: cornice removed; storefront infill.

Hall Street

14-16 Hall Street. C. E. Huntley & Co., architect for Charles Hutwelker Beef Export Company, warehouse and factory for processing beef, mutton, and pork and a lard refinery, 1909 (Photo 19). Five-story brick building; loading dock and bays on first story with canopy; six rectangular windows on each story arranged in pairs between piers; splayed limestone lintels with compound keystones; limestone sills; paneled brick parapet with paneled pediment; bulkhead at north end. Alterations: windows enclosed

18-22 Hall Street. C. E. Huntley & Co., architect for Charles Hutwelker Beef Export Company, cold storage warehouse for meat products, 1919 (Photo 19). Five-story brick building; loading dock and bays on first story with canopy continuing from 14-16 Hall Street; three bays wide with each bay articulated by long vertical window bands; original metal windows extant at far southern portion of southernmost bay; paneled brick parapet with paneled pediment, as at 14-16 Hall Street. Alterations: most windows enclosed.

24-28 Hall Street. c. 1890s (Photo 19). Four-story brick building; cast-iron base with loading docks and canopy; upper stories originally six windows wide, with windows in three pairs; corbeled cornices above first and third stories, continuing corbeling at 30-38 Hall Street); large steel water tower on roof. Alterations: Brick facade stuccoed at some point (stucco now peeling away); windows enclosed.

30-38 Hall Street George P. Chappell, architect for E. Le Grand Beers cold storage warehouse, 1898 (Photo 19). Seven-story brick building; cast-iron piers at base; loading docks and canopy supported on metal struts; corbeled cornice above first and third stories continued onto 24-28 Hall Street; nine bays with segmental-arch windows, brick lintels (three header courses), and stone sills; at north end, bulkhead rises one additional story, with corbeled cornice and sloping wall with ocular opening; cast-iron columns on interior. Alterations: Brick facade stuccoed at some point (stucco now peeling away); windows and most loading bays enclosed.

**Block 1876**

This block is bounded by Flushing Avenue on the north, Park Avenue on the south, Hall Street on the west, and Ryerson Street on the east. The district incorporates the entire block with the exception of the southeast corner of Flushing Avenue and Hall Street (Nos. 1-13 Hall Street).

Flushing Avenue

248-252 Flushing Avenue. See 2-12 Ryerson Street.

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Park Avenue

297 Park Avenue (aka 55-57 Hall Street). Mergenthaler Linotype Company. One-story concrete structure partially below grade; shed roof facing west; brick rear elevation; metal windows.

299-305 Park Avenue. Albert Kahn, architect; Herman Fougner, local architect; P. R. Moses, consulting engineer; Trussed Concrete Building Company (see *Real Estate Record and Builders Guide* 90, 20 July 1912, 124 for Mergenthaler Linotype Company, 1912 (Photos 20-21). Built as an extension to 307-313 Park Avenue. Eight-story and basement reinforced-concrete factory erected to Kahn System; concrete frame; five large window bays; brick spandrels set within concrete frames rising up to form "crenellated" pattern; metal pivot sash with wire-glass windows; 44-panes in each window; sixth bay to east with single window; shallow cornice; areaway with basement windows and railing; western facade with 3x3 pivot sash windows on fourth through eighth stories and small rectangular windows near corners; rear with four bays and concrete frame; 3x3 pivot sash. Alterations: largely intact.

307-313 Park Avenue (aka 44-60 Ryerson Street). Albert Kahn, for Mergenthaler Linotype Company, 1907 (Photos 22-23). Eight-story and basement, austere, reinforced-concrete factory erected to Kahn System. Park Avenue: five bays; two narrow bays at ends and three wider bays in center; bay to left with recessed entrance; narrow bays with 6x6 metal pivot sash with wire glass; wide openings with three sets of 6x6 wire-glass, pivot sash; shallow projecting sills, spandrels, and cornice; basement with 6x6x6 triple sash opening onto deep areaway; piers of basement anchored to sidewalk; Ryerson Street: narrow bays to either end and eight wide bays in between; wide bays with three pairs of windows; shallow cornice with small square medallions; entrance in north bay on Ryerson Street in a projecting concrete structure with four-pane window and sloping roof going down into basement (stairs lead to basement and overlap into adjoining building at 14-42 Ryerson Street; west side has windows and loading dock on first story; rear loading dock accessed from lot at 45-51 Hall Street; wood water tower on roof. Alterations: a few windows replaced by glass block or enclosed.

Hall Street

15-21 Hall. Lot leading to loading docks for 14-42 Ryerson Street and leading to rear courtyard that serves all buildings of the Mergenthaler Linotype complex located on this block.

23-29 Hall Street (address on building, 25 Hall Street). Early twentieth century; architect Clifton Hall applied for a permit to build a one-story machine and carpentry shop for Mergenthaler Linotype Company in 1903 (unclear if this application relates to building as erected which appears to be a unified structure erected in a single campaign) (Photos 24, 29). Five-story and basement brick factory of mill construction; seven bays wide on street facade and twelve bays facing lot at 15-21 Hall Street; segmental-arch windows with metal, wire-glass sash; stone sills; brick piers; corbeling above sixth story; simple medallions at parapet; terra-cotta coping; basement level echoes slope of street; northeast corner of building angled; rear elevation overlooking courtyard articulated by a few windows; two bridges, at fourth and fifth stories, connect building to 14-42 Ryerson Street (Herman Fougner, architect/engineer, 1924). Alterations: largely intact.

31 Hall Street (address on building, 27 Hall Street). Possibly F. Patterson Smith, architect, for Mergenthaler Linotype Company, 1895; altered by Albert Kahn, 1911 with reinforced concrete addition to rear (Photo 24).

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Five-story and basement brick building; first story with two entrances flanking five windows in pattern of wide-narrow-wide-narrow-wide; small rectangular windows above entries; upper stories three wide bays permitting light to flood interior; smaller central window on second story; original metal windows on second story with 32 panes of wire glass in each; corbeled cornice. Alterations: windows on upper three stories altered or enclosed.

33-37 Hall Street. Mergenthaler Linotype Company. c. 1900-1910 (1914 alteration by the Industrial Engineering Company, which had been the contractor for other Mergenthaler buildings) (Photo 24). Three-story factory/garage/stable; three vehicular entrances; center of second and third stories has large segmental-arch opening flanked by paired segmental-arch openings; rear facade with windows overlooking court in center of block. Alterations: Windows replaced.

39-43 Hall Street. Herman Foughner, architect/engineer with Kahn System reinforced concrete for Mergenthaler Linotype Company, 1912 and 1916 (1912 permit for eight-story building with only first story and basement to be built; remainder of building erected according to original permit in 1916-17) (Photo 24). Eight-story, three-bay wide reinforced-concrete factory; very austere with piers dividing windows; two long bays, with third bay (to south) divided in half by vertical concrete piers; windows with metal frames; fifteen panes of wire glass in each, arranged in groups of four (36 in each), with pivots; in southern bay, two pairs in each; modest cornice with stylized brackets; two entrances on first story; north facade three bays wide with windows in rhythm of two-three-three, with vertical divides; one- and four-story extension to north; one-story section at street in form of loading dock; four stories to rear brick and concrete; south side of factory with triple window bays and stair tower; rear facade with large windows overlooking court in center of block; additions tucked into rear. Alterations: Many windows enclosed with glass block.

45-53 Hall Street. Vacant land used as loading area for factory buildings at 299-303 and 305-313 Park Avenue (aka 44-60 Ryerson Street).

Ryerson Street

2-12 Ryerson Street (aka 248-252 Flushing Avenue). Theobald Engelhardt, for B. A. Jürgens grocery warehouse, 1890 (Photo 25). Five-story, brick, Romanesque Revival style grocery warehouse; ground floor with wide segmental arches outlined with sawtooth band. Ryerson Street: divided into five bays separated by piers; southernmost bay with two windows, others with three windows; segmental-arch windows on second through fourth floors and round-arch windows on fifth story; Flushing Avenue: four bays, each with three windows; corner bay projects slightly; denticulated cornice above first story; corbeled brickwork above four and five; bracketed cornice with paneled frieze; metal windows with pivot sash (probably added in early twentieth century).

14-42 Ryerson Street. Herman Foughner, architect/engineer for Mergenthaler Linotype Company, 1927 (Photos 26, 29). New building permit for "manufacture and assembly of linotype machines." Eight-story and basement reinforced-concrete factory; fourteen bays; concrete frames around large expanses of windows with metal, wire-glass, pivot sash and brick spandrels; each window divided into three parts with twenty/twenty-five/twenty panes, for total of 65 panes in each window; scuppers in brick spandrels; shallow cornice with small medallions; rear elevation with two ten-story, concrete, projecting wings; additions with small rectangular

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windows; stepped cornice on each addition, above which is tall attic with steeped cornice; loading docks at rear of first story entered from yard at 15-21 Hall Street.

44-60 Ryerson Street. See 307-313 Park Avenue.

**Block 1877**

This block is bounded by Flushing Avenue on the north, Park Avenue on the south, Ryerson Street on the west, and Grand Avenue on the east. The district incorporates the entire block with the exception of the Flushing Avenue frontage.

Park Avenue

315-333 Park Avenue. See 47-57 Ryerson Street.

Ryerson Street

11-13. Lot leading to loading docks for 15-45 Ryerson Street and leading to rear courtyard that serves all buildings of the Mergenthaler Linotype complex located on this block.

15-45 Ryerson Street. Herman Fougner, architect/engineer for Mergenthaler Linotype Company, 1920 (Photos 26-28). Eight-story, reinforced-concrete factory; fourteen bays separated by piers with stylized projecting capitals with horizontal lines and a central vertical at seventh story level; base of piers at second story, marked by incised lines; large windows with concrete lintels and sills and brick spandrels below windows on third through seventh stories; scuppers in spandrels; windows on first through fifth stories occupy entire bay with steel sash and wire glass, each opening with three groups of windows, each with twenty-five panes; pivot windows; sixth through eighth stories divided by concrete piers into three separate 8x8 windows; deep cornice above eighth story; southernmost bay has entrance and three small windows on each story above and is capped by bulkhead; raised basement evident as site slopes to the north; north facade concrete with piers on fifth story, windows on sixth through eighth stories, and loading bay on first story; east facade faces onto a yard and is articulated with small windows.

47-57 Ryerson Street, northeast corner of Park Avenue (aka 315-333 Park Avenue) and northwest corner Park Avenue and Grand Avenue (aka 52-c. 70 Grand Avenue). Lockwood Greene & Co., architect/engineer for the Defense Plant Corporation with Mergenthaler Linotype Company as lessee, 1942 (Photos 30-33). Nine-story, brick, Moderne style, reinforced-concrete factory stretching along entire blockfront of Park Avenue between Ryerson Street and Grand Avenue. Park Avenue: entire front gently bowed; ribbon windows with original glass-block infill on first through eighth stories; ribbon windows on Park Avenue divided into three sections by concrete-block piers, each section with four groups of glass blocks separated by narrow vertical mullions; concrete sills on first and second stories; incised horizontal bands between stories; curved corners with glass block giving effect that facade is projecting from side elevations; ninth story with shorter horizontal windows divided by concrete-block piers. Grand Avenue: facade similar to Park Avenue frontage, with four ribbon windows in three sections, each with three groups of windows; four vehicular entrances on first story. Ryerson

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Street: two narrow bays with stairs and three sections of ribbon windows; entrance with curved concrete canopy. Small portion of north elevation visible from court in center of block; rectangular openings with glass blocks; some openings with concrete supports in window openings. Interior with mushroom columns. Alterations: some windows filled in.

Grand Avenue

10-16 Grand Avenue. Herman Fougner for Mergenthaler Linotype Company, 1916 (Photo 34). Seven-story, reinforced-concrete factory; five bays wide with relatively wide projecting end bays articulated with small rectangular windows; end bays rise slightly above central roofline; three bays in center with large openings, originally divided into three parts and filled with metal pivot windows with wire glass, each part with twenty-five panes or seventy-five panes in each bay (extant on second and seventh stories); simple rear elevation visible from court in center of block. Alterations: windows on second, fourth, fifth, and sixth stories and in end bays on all stories.

18-30 Grand Avenue. Herman Fougner for Mergenthaler Linotype Company, 1919 (Photo 34). Seven-story, reinforced-concrete factory; ten bays; concrete frame; medallions on piers at sixth story level; brick window spandrels; concrete lintels with scuppers; heavy cornice with ovolo moldings above sixth story; similar, but less heavy cornice above seventh story; wide vehicular entrances on ground floor; facade divides vertically into three sections (possibly built in three parts) – nos. 18-20, 22, and 24-30; 18-20 with two medium-wide openings on each story; 22 with pair of small rectangular windows on each story, some retaining original metal windows with 36 wire-glass panes; 24-30 with five wide bays. South elevation visible down alley; concrete with exposed structural piers and capitals; windows on fifth story. Rear elevation visible from court in center of block. Alterations: conversion into condominium apartments entailed replacement of almost all windows.

52-c. 70 Grand Avenue. See 47-57 Ryerson Street.



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**Statement of Significance:**

The period of significance for the Wallabout Historic District begins in c. 1890 when the earliest industrial building was erected in the district. It extends through 1942 when construction of new industrial buildings in the district ceased.

The Wallabout Industrial Historic District in Brooklyn, Kings County, New York, with its streets lined predominately with late-nineteenth and early- to mid-twentieth-century industrial buildings, is eligible for listing on the National Register of Historic Places for local significance under criteria A for its importance as a manifestation of the broad patterns of our history as represented by industrialization and under criterion C as a district with the distinctive characteristics of type and period. The district represents an important cluster of late nineteenth- and early- to mid-twentieth-century industrial buildings and few related industrial buildings that reflect the paramount importance of industry in Brooklyn as both the independent city, and, after 1898, as the New York City borough of Brooklyn developed into one of America's major industrial centers. The buildings are also representative examples of industrial architecture from this period, including brick buildings with load-bearing walls and a significant cluster of reinforced-concrete factories. Several of these industrial buildings and complexes were constructed by companies that were leaders in their fields, including the Rockwood Chocolate Company, a major American chocolate manufacturer and the Mergenthaler Linotype Company, which manufactured the linotype machines used by most newspapers and other publishing houses for much of the twentieth century. Several of the industrial buildings were designed by nationally significant architecture and engineering firms, including Albert Kahn and Lockwood Greene, while others are the work of locally significant architects such as Parfitt Brothers, George Chappell, John G. Glover, and Theobald Engelhardt. The general development of Wallabout as an important industrial area and the construction of specific buildings within the historic district reflect several important forces that resulted in the creation of an area with a notable physical character. These forces include the growth of Brooklyn as a major industrial center; the development of the Brooklyn Navy Yard, adjoining the district to the north; the opening of the Wallabout Market, Brooklyn's major produce market, in 1896, also immediately north of the district; and the expansion of infrastructure near the area, including ferry lines, elevated rail lines, and bridges, in the nineteenth and early twentieth centuries, resulting in Wallabout becoming a convenient location for industry. The Wallabout Industrial Historic District includes the Rockwood Chocolate Factory Historic District, listed on the National Register in 1983. The listing of Rockwood covers a period of significance and history solely related to the complex of buildings, however in the evaluation of Wallabout Industrial, Rockwood meets the criteria as an excellent example of industrial architecture that compliments its neighboring buildings.

The history of European settlement in the area of the Wallabout Industrial Historic District can be traced back to 1624 when a group of Walloons, French-speaking Protestants from what is now Belgium, settled along the shore of a modest bay on the East River and named it *Waal-bogt* (which translates as curved (bogt) backwater (waal). A little over a decade later, settlers in the Dutch colony of the New Netherlands sought to establish legal title to the area by officially "purchasing" land from the Canarsee Indians. For example, in 1637 Joris Jansen de Rapalje, a French Huguenot immigrant, purchased a tract near Wallabout Bay, although he did not settle on the land until the 1650s.<sup>1</sup> By the late seventeenth century, much of the area was owned by the

<sup>1</sup> David Ment, *The Shaping of a City: A Brief History of Brooklyn* (Brooklyn: Brooklyn Rediscovery/Brooklyn Education & Cultural

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Ryerson family. The area remained rural through the eighteenth century. It was probably used for farms and pasturage, with easy access to the waterfront. A few houses were clustered along the waterfront of Wallabout Bay or along Wallabout Road which ran through the district, in the middle of what are now the blocks between Flushing and Park Avenues. During the Revolutionary War, the British anchored prison ships in Wallabout Bay, burying the thousands of prisoners who died in shallow graves along the waterfront; these prisoners are commemorated at the Prison Ship Martyr's Monument, designed by McKim, Mead & White and erected in nearby Fort Greene Park in 1906-09 (National Register listed, Fort Greene Historic District). Following the war, much of Wallabout was purchased by John Jackson, who, along with several relatives, opened a shipyard. Jackson sold land around Wallabout Bay to the United States government in 1801, resulting in the establishment of the Brooklyn Navy Yard, located immediately north of the historic district.

The initial settlement of Brooklyn (or Breuckelen) was located along the waterfront to the west of the historic district, near present-day Fulton Street in the area of the Fulton Ferry and DUMBO Historic Districts (both NR listed; nothing remains above ground from this settlement). This community was composed almost entirely of modestly scaled wooden houses. Wallabout was too far east to be impacted by the development of the village of Brooklyn. However, in the early decades of the nineteenth century, the population of Brooklyn began its rapid rise. This was largely due to the establishment of safe and reliable ferry service that permitted people to live in Brooklyn and commute to jobs in New York City across the East River. Secondly, business, commerce, and industry expanded within Brooklyn, employing an increasing number of local workers. In 1810, Brooklyn's population was only 4,402. By 1820 it had risen to 7,175. In 1830 the population was 12,406, jumping to 36,233 in 1840, 96,838 in 1850, and 266,661 in 1860 (the later number includes the 1855 annexation of the city of Williamsburg).<sup>2</sup> Brooklyn's population expanded so rapidly that the community was chartered as a city in 1834. The rapid population increase coincides with the initial residential development in Wallabout which took place in the 1830s, 1840s, and 1850s.

After 1830, much of Brooklyn's population growth included affluent families, with breadwinners commuting to work in New York City. These households settled in the new, mostly speculator-built, row houses that were erected first in Brooklyn Heights and later in South Brooklyn (now Cobble Hill, Carroll Gardens, and Boerum Hill), Clinton Hill (now Clinton Hill and Fort Greene), Park Slope, and other areas. However, development also expanded out of the old waterfront settlement of Brooklyn, moving eastward into Wallabout. Since the flatlands along the river were not as prestigious for residential development as the uplands several blocks inland, much of the construction in Wallabout continued to be wood houses rather than the more expensive brick or stone dwellings found a few blocks to the south in what are now the Fort Greene and Clinton Hill Historic Districts and they were often inhabited by a less affluent population.

Additional impetus for the development of Wallabout came from the expansion of the United States

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Alliance, 1979), 12-13; New York City Landmarks Preservation Commission *Lefferts-Laidlaw House Designation Report*, report prepared by Gale Harris (NY: Landmarks Preservation Commission, 2001), 2; and Howard Pitsch, *Images of America: Fort Greene* (Charleston, SC: Arcadia Press, 2010), 12.

Ira Rosenwaike, *Population History of New York City*. Syracuse: Syracuse University Press, 1972.

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government's Brooklyn Navy Yard along Wallabout Bay. The history of the Navy Yard can be traced back to the government's 1801 purchase, for \$40,000, of about forty acres of John Jackson's property on the bay. The purchase included Jackson's private shipyard which was incorporated into the government's new yard for the repair and supply of navy ships. The Navy Yard expanded slowly since there was little demand for war ships in the first half of the nineteenth century. However, the navy did purchase additional land and began major building projects, including the construction of the commandant's house in 1805-06, a naval hospital in 1830-38 (with later wings), and the first dry dock in 1840-51 (all NR listed). The Navy Yard employed an increasingly large number of men. Many commuted to work from New York City, but others settled in surrounding neighborhoods, including Vinegar Hill to the west and Wallabout.

The presence of the Navy Yard, coupled with the expansion of Brooklyn's waterfront neighborhoods, resulted in extensive residential development along the streets of Wallabout in the decades between 1830 and 1860. This is clearly evident on the earliest atlas of Brooklyn, the Perris Map of 1855, which illustrates all of the buildings on the streets of Wallabout as far east as Vanderbilt Avenue. This map shows a heavily built up community, largely comprising wooden homes of modest scale, but also including a significant number of brick or stone-fronted homes. Most of these buildings were single-family dwellings, but it is also probable that a number of these houses were inhabited by two or more households, as was typical in working-class neighborhoods. Most of the early houses were relatively modest in scale, often 2½-stories with a front porch. Many of these buildings survive to the south of the Wallabout Industrial District in the Wallabout Historic District. Industrial development on the streets between Flushing and Park Avenues, from Clinton Avenue eastward almost entirely displaced these early residences.

The most important change that occurred in Wallabout in the second half of the nineteenth century was this transformation of the blocks between Flushing and Park Avenues into an industrial area. The industrialization of Wallabout parallels the major industrialization of the independent city of Brooklyn in the nineteenth century and the New York City borough of Brooklyn in the early twentieth century. According to the United States Census, by 1860, there were 1,032 industrial firms in Brooklyn, employing 12,758 people. By 1890 there were 10,623 industrial firms in the city, fully one-sixth of the industrial firms in New York State, with 93,275 workers (when pieceworkers were added to the count, the number rose to 109,814). A 1909 article in the magazine *Brooklyn Life* admonished "Anyone who thinks Brooklyn is not a manufacturing center should read these figures and ponder." The figures quoted for 1909 are:

number of industrial establishments, 5,218  
industrial employees, 145,222  
proprietors and firm members, 5,495  
salaried employees (i.e., factory office workers), 15,844  
capital, \$362,337,000  
salaries and wage, \$89,474,000  
cost of materials, \$235,132,000  
value of products, \$417,223,000<sup>3</sup>

<sup>3</sup> "Brooklyn's Manufacturing Industries," *Brooklyn Life* 51 (29 May 1915): 140.

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By the early twentieth century, Brooklyn was the fourth largest manufacturing center in the entire country and Wallabout became a significant enclave for large industrial concerns. As the figures for overall manufacturing show, there was a major expansion of industry in Brooklyn in the 1880s and in the first decades of the twentieth century. Although between 1900 and 1909 the number of individual factories in Brooklyn declined, overall industrial output and the number of employees continued to increase, indicating the decline of small-scale businesses and the rise of large companies that could afford to erect substantial factory buildings such as those in the Wallabout Industrial Historic District and in nearby industrial districts such as what is now known as Dumbo (National Register listed historic district). This is the period when most of the extant factories in Wallabout were erected. Indeed, factory complexes in the Wallabout Historic District could be quite vast, including the large Rockwood & Co. cocoa and chocolate complex and the enormous Mergenthaler Linotype Company complex on most of the two blocks at the eastern end of the district, with buildings facing onto Hall Street, Ryerson Street, and Grand Avenue.

Henry Isham Hazelton provides statistics for Brooklyn manufacturing in 1919, when, he notes, there were 6,738 industrial concerns in the borough, employing 166,724 wage earners who earned a total of \$266,515,179 and produced goods worth \$1,184,973,144. By product value, the most important industries in Brooklyn were boots and shoes, knit goods, bread and bakery products, paints and varnishes, tobacco and cigars, men's clothing, foundry and machine products, women's clothing, confectionary and ice cream, furniture, food products, printing and publishing, copper, tin and sheet metal, automobile repairing, and millinery and lace goods.<sup>4</sup> Among these leading industrial businesses, bakery products, machine products, and food products have a major presence in the Wallabout Historic District.

Although Wallabout attracted a variety of industrial businesses, the area's location adjacent to the Wallabout Market resulted in a concentration of firms involved with food production, including chocolate, biscuit, and cold storage businesses. The Wallabout Market, Brooklyn's primary food market and one of the largest such markets in the world, was established in 1884 on the blocks just north of Flushing Avenue, from Washington Avenue to Ryerson Street, immediately east of the Brooklyn Navy Yard. The land was leased to the city of Brooklyn by the Navy in exchange for the city's providing water to the navy yard; the site was later purchased by the city. In 1894, prominent Brooklyn architect William Tubby designed a large, picturesque complex of Dutch-inspired market buildings, selling fresh produce, meat, fish, cheese, and other foodstuffs, which opened in 1896 (the market was demolished in 1941 when the navy needed the land for World War II expansion of the Navy Yard).<sup>5</sup> As was typical of the neighborhoods close to large markets, sites near the Wallabout Market developed with food related businesses which often bought and sold products to businesses in the market. Among the food-related businesses that erected factories in the Wallabout Industrial Historic District were the Consumers' Biscuit Manufacturing Company, Empire Biscuit Company, Van Glahn Brothers (wholesale

<sup>4</sup> Henry Isham Hazelton, *The Boroughs of Brooklyn and Queens Counties of Nassau and Suffolk Long Island, New York 1609-1924*, vol 3 (New York: Lewis Historical Publishing Co., 1925), 1587.

<sup>5</sup> George Dressler, "Wallabout Market – Its Origin and History," unidentified journal, 26 January 1929 (Brooklyn Public Library, Local History Division); Moses King, *King's Views of Brooklyn* (Boston: Moses King, 1904), 38; Montrose Morris (pseud.), "Walkabout: The Wallabout Market," [http://www.brownstoner.com/brownstoner/archives/2010/08/walkabout\\_the\\_w\\_1.php](http://www.brownstoner.com/brownstoner/archives/2010/08/walkabout_the_w_1.php) (accessed January 2011).

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grocery), E. Le Grand Beers (wholesale grocery), William B. A. Jürgens (grocery warehouse), Rockwood & Co. (cocoa and chocolate), Eastern Hygienic Ice Company, and Charles Hutwelker (cold storage warehouse).

Besides the presence of the Wallabout Market, other factors contributed to the industrialization of the blocks between Flushing and Park Avenues in Wallabout. A key concern of factory owners deciding on a location for their businesses was the relative convenience of transporting raw materials to the site and shipping finished goods from the factory. Wallabout was well located, close to the Brooklyn waterfront where goods could be shipped to rail heads in New Jersey or, by ship, nationally and internationally, and near the Brooklyn, Manhattan, and Williamsburg Bridges, which permitted easy access to the Manhattan market. In addition, the area was within walking distance of working-class residential neighborhoods where factory workers might live, and was also convenient to affluent neighborhoods, such as Clinton Hill, favored by wealthier industrial owners and upper-level management. An example of the latter, is the pair of homes erected in 1892 at 229-231 Washington Avenue on the corner of Willoughby Avenue (in the National Register-listed Clinton Hill Historic District) for John and Henry Van Glahn. These houses are only two blocks south of the Van Glahn's wholesale grocery warehouse on the corner of Washington Avenue and Park Avenue. They were begun two years after work started on the warehouse and all were designed by the same architect -- J. G. Glover. The factories of the Wallabout Industrial Historic District were also only one block from the Myrtle Avenue elevated railroad line, which opened in the 1880s, providing an easy and efficient commute for workers living farther from the factories.<sup>6</sup>

The earliest industrial development in the Wallabout area occurred in 1890 with the construction of two wholesale grocery warehouses -- those of the Van Glahn Brothers at 78-82 Washington Avenue on the northwest corner of Park Avenue, and of William B. A. Jürgens at 2-12 Ryerson Street on the southwest corner of Flushing Avenue. Industrial development proceeded slowly for the remainder of the nineteenth century, with a few additional buildings erected by the Van Glahn Bros. business and for a few other industries. In the early decades of the twentieth century major factory and warehouse construction occurred; all of the property in the district was redeveloped with factories, warehouses, cold storage facilities, and related garages. Several companies were especially active in the district, including Rockwood & Co., which manufactured chocolate and cocoa products, the grocery and produce companies of Charles Hutwelker and E. LeGrand Beers, and especially the Mergenthaler Linotype Company, which built the most extensive complex in the district (each company is discussed below). The last industrial building erected in the district was constructed in 1942 when the Defense Plant Corporation, a United States government company erected the large brick and glass-block factory on Park Avenue between Ryerson Street and Grand Avenue for emergency war manufacturing by the Mergenthaler company.

The construction of industrial buildings in Wallabout coincided with a period of rapid change in the structural form of American industrial buildings. Early buildings in the district, such as the Jürgens warehouse are of mill construction, with brick exterior bearing walls and wood beams (it is not known if the interior support columns

<sup>6</sup> Elevated service began in 1885, running on Park Avenue as far east as Grand Avenue. In 1888 and 1889, extensions were built on Myrtle Avenue and in 1890 the Park Avenue line was abandoned; see Joseph Cunningham and Leonard De Hart, *A History of the New York City Subway System, Part II: Rapid Transit in Brooklyn* (privately printed, 1977), 10-11.

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were wood or iron). In the early twentieth century, reinforced concrete began to dominate as the structural form for large factory and warehouse buildings. Brooklyn was a pioneer in the development of reinforced concrete, evident, in particular in the Dumbo Historic District. Concrete has a long history extending back to the ancient Romans, but it was only in the early twentieth century that reinforced concrete as a building material became popular, especially for industrial buildings.<sup>7</sup> The earliest experiments with reinforcing concrete with iron bars occurred in Europe in the 1840s and 1850s. In the United States, S. T. Fowler received a patent for a reinforced-concrete wall in 1860 and in the early 1870s William E. Ward erected a reinforced-concrete house in Rye Brook, Westchester County, New York (National Register listed). The material remained a novelty, however, until the late nineteenth century. In 1892, French engineer François Hennebique developed a method of pouring slabs, beams, and columns of reinforced concrete. This patented system was marketed in the United States – an exceptional example of a concrete building erected with the Hennebique system is the Thomson Meter Company Building at 102-110 Bridge Street, a few blocks west of the Wallabout Industrial Historic District.

In the late nineteenth and early twentieth centuries major advances in reinforced-concrete technology occurred in the United States, led by Ernest L. Ransome. These advances led to the increasing popularity of the material in the United States. Ransome invented a twisted, square iron rod that created a strong bond between the metal and the concrete. Ransome's system of employing twisted iron rods was popularized by the Turner Construction Company which was especially active in the New York area. However, the Turner company, using the Ransome system, was not the only concrete system that was developed during the experimental years in the early twentieth century. Another prominent system was developed by Julius Kahn and popularized by his brother, the prominent Detroit-based architect Albert Kahn. According to engineering historian Donald Friedman:

The reinforcing method developed by Julius Kahn and sold by the Trussed Concrete Steel Company as the Kahn System had as its basis a special bar consisting of a core that served as longitudinal reinforcing and side flanges that were cut partially free of the core and bent up to provide sheer reinforcing.<sup>8</sup>

Among the Trussed Concrete Steel Company's early successes were the Engineering Building at the University of Michigan (1904) and Building 10 at the Packard Motor Car Company's Detroit factory (1905), the Pierce Motor Car factory in Buffalo (1906), and the Hotel Blenheim in Atlantic City (1906). In 1909, the system was used by Albert Kahn for the Ford Motor Car Company's Highland Park plant, where the Model T was manufactured. However, in 1907, two years before the famous Ford plant was designed, Albert Kahn was commissioned to design a factory on the northwest corner of Ryerson Street and Park Avenue for the Mergenthaler Linotype Company, the company that manufactured the machinery on which most newspaper print was set; Kahn designed a Park Avenue extension to the original plant in 1913. Kahn's earlier factories

<sup>7</sup> For a history of reinforced concrete, see Christina Lee Wallace, *The Evolution of Reinforced Concrete Technology (1848-1918)*, unpublished Master's thesis, Columbia University School of Architecture (1987).

<sup>8</sup> Donald Friedman, *Historical Building Construction: Design, Materials, and Technology* (New York: W. W. Norton & Co., 1995), 152

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had brick spandrels below the windows, but at the Mergenthaler factory the walls are entirely of concrete, with no brickwork. As W. Hawkins Ferry notes in his history of Kahn's work, "this building was entirely constructed of concrete with no brick wall panels. The wall surface, except at the corners, was reduced to a minimum, and steel sash with opening ventilators were introduced from floor to ceiling."<sup>9</sup>

Kahn's 1907 factory was the first of many buildings in the Wallabout Industrial Historic District that use reinforced concrete either for their entire structure or for floors or for framing. The district's buildings illustrate the various ways that concrete could be used on industrial buildings. Several buildings in the district, for example, have concrete floors, but brick walls. The 1915 Consumer's Biscuit and Manufacturing Company factory at 43-53 Clinton Avenue has concrete floors, brick walls, and steel columns.

Reinforced concrete, used either in part, for floors, or for the entire structure, offered factory owners several advantages over other materials, advantages that the various companies that produced the raw materials for reinforced concrete, especially the Portland cement companies, exploited in their marketing. As the Atlas Portland Cement Company noted in one of its publications "Reinforced concrete, through the reduction in price of first-class Portland cement and the greater perfection of the principles of design, has lately become a formidable competition to both steel and slow-burning construction, competition of steel. . .because of its lower cost, shorter time of construction, and freedom from vibration; a competition of slow-burning construction because of its greater fire protection, lower insurance rates, durability, freedom from repairs and renewals, and even in many cases, its lower actual cost."<sup>10</sup> Indeed, fireproofing was the paramount reason to choose concrete over other materials. In addition, reinforced-concrete construction permitted large walls of glass, thus increasing the light inside a factory building, and it increased floor loads, permitting the efficient use of heavy machinery. Also, the buildings could easily be washed and they were vermin-proof.<sup>11</sup>

Besides industrial buildings, there are a few residential buildings on Washington Avenue, in the district, all of which housed multiple families. Nos. 54-56 Washington Avenue are tenements erected in the latter [part of the nineteenth century that were converted for industrial use in 1933. Nos. 38-44 were erected in 1907 with ground-floor stores and apartments above. Although census records for these buildings are sketchy, the residents appear to have been working class, with many Italian, Irish, and Eastern European Jewish residents. Many appear to have worked in the area. The 1920 census for 54-56 Washington Avenue records people working at the Navy Yard, in nearby factories, and, probably, in the Wallabout Market.

Industry thrived in Wallabout, with thousands employed in industrial pursuits, until after World War II. The aging facilities, industrial mergers, competition from manufacturers elsewhere in the United States and abroad, and changing technologies resulted in the demise of the large companies active in the district. Some moved out

<sup>9</sup> W. Hawkins Ferry, *The Legacy of Albert Kahn* (Detroit: Wayne State University Press, 1970; reprinted 1987), 12; the factory is illustrated in p. 43.

<sup>10</sup> Atlas Portland Cement Company, *Reinforced Concrete in Factory Construction* (New York, 1907, 8th edition, 1915), p. 11.

<sup>11</sup> Ibid, pp. 16-17. Similar arguments for the use of reinforced concrete are made in Portland Cement Association, *Mercantile and Industrial Buildings of Concrete* (n.d.).

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of the area and others went out of business, especially in the 1950s and 1960s. Although in 2011, several buildings had been legally converted into residential units and one group of buildings had become a religious school, many of the buildings, notably those of the Mergenthaler complex, were still used for small-scale manufacturing or for warehousing. Many buildings retained their integrity to a high degree.

The industrial concerns responsible for the development of the buildings within the Wallabout Industrial Historic District are discussed below:

**Block 1873**

**Consumers' Biscuit and Manufacturing Company,** 43-53 Clinton Avenue. This brick and concrete factory was designed by William J. Dilthey in 1915 for a cracker and biscuit manufacturer. William J. Dilthey was a Brooklyn-based architect about whom little is known. He was born in Pennsylvania and studied architecture in Brooklyn. He had offices in Brooklyn and then in Manhattan, and worked in both boroughs.<sup>12</sup> The Consumers' Biscuit and Manufacturing Company was one of the largest independent biscuit firms in the United States and was a leading force in the 1910 merger of seventy-five baked goods companies into the Federal Biscuit Company, a business that sought to rival the large National Biscuit Company (Nabisco). This merger failed in 1914, and Consumers' resumed independent manufacturing, constructing this factory a year later.<sup>13</sup> The building was published in *Architecture and Building* magazine in May 1919 because, the author believed, it "is so unique and original in design, as to warrant special study and attention."<sup>14</sup> The article about the factory notes that Dilthey consciously designed it to be an ornament in the neighborhood:

He realized that although the neighborhood in which the building was to be erected was strictly a factory district, that, nevertheless, there were many private homes in the vicinity, and that members of the families living in these homes would have to pass the factory building every day. He, therefore, did not proceed according to the usual method which fails to give any consideration to the aesthetic tastes of those who live near factories, but, on the contrary, labored to evolve a design which would serve as something of an ornament to the neighborhood.

Dilthey created a lively facade by contrasting grey brick with red brick and limestone trim. The building has reinforced-concrete floors supported by steel columns that created relatively open, fireproof floors that accommodated four large cake ovens.

**Empire Pipe Bending and Supply Company.** Nothing is known about this firm which commissioned a

<sup>12</sup> Randolph Harmersly, *Who's Who in New York City and State* (New York: Who's Who, 1918), 298; "William J. Dilthey" [obituary], *New York Times* 21 September 1940, 25; and Henry F. And Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)* (Los Angeles: New Age, 1956), 174.

<sup>13</sup> "\$30,000,000 Merger of Bakeries Formed," *New York Times* 31 July 1910, 1; "Federal Biscuit Co. Fails for \$155,000," *New York Times* 7 January 1912, 19.

<sup>14</sup> "Consumers' Biscuit & Manufacturing Company's Building," *Architecture and Building* 51 (May 1919): 43; the building is illustrated in plate 89.



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factory in 1906 from architect Frank Haviland Quinby. Quinby was a fairly prolific Brooklyn architect who established his practice in 1892. Although most of his work, including residential, industrial, and public buildings, was in Brooklyn, he also worked in Manhattan, Tuxedo Park, New York, Bar Harbor, Maine, Long Branch, New Jersey, and elsewhere. In addition, Quinby was involved with the New York State Association of Architects and the Brooklyn Chapter of the A.I.A.<sup>15</sup>

**Block 1874**

**Van Glahn Brothers.** The buildings erected by Van Glahn Brothers for its wholesale grocery businesses were later acquired by **Rockwood & Company**, cocoa and chocolate manufacturers, and are located within the boundaries of the Rockwood Chocolate Factory Historic District, listed on the National Register in 1983.<sup>16</sup> Van Glahn Brothers was one of several large grocery supply businesses that thrived in Brooklyn in the late nineteenth century and early decades of the twentieth century. Brooklyn was well situated for the grocery wholesale businesses, which needed large buildings, employed large numbers of workers to manufacture, package, and ship products, and relied on convenient shipping for both raw materials and finished products. Besides Van Glahn, large wholesale grocery businesses in Brooklyn included E. Le Grand Beers in Wallabout, the Charles William Stores and the Grand Union Company, in Dumbo, and Austin Nichols in Williamsburg. John and Henry Van Glahn commissioned their striking grocery warehouse, on the northwest corner of Washington Avenue and Park Avenue, in 1890, with an extension dating from 1892. Both the original building and the extension were designed by the prolific Brooklyn architect John G. Glover. In 1892, Glover also designed 60-64 and 66-68 Washington Avenue and 39-41 Waverly Avenue for Van Glahn Bros. Like many Brooklyn manufacturers, the Van Glahns lived in a prestigious residential neighborhood near their factory. In 1892, just after their new warehouse was completed, John and Henry Van Glahn commissioned Glover to design a pair of Romanesque Revival style houses at 229 and 231 Washington Avenue, only two blocks south of their business headquarters, now located within the Clinton Hill Historic District (National Register listed).<sup>17</sup>

**Rockwood & Company.** The entire block bounded by Park Avenue, Flushing Avenue, Waverly Avenue and Washington Avenue, with the exception of the Flushing Avenue frontage and Nos. 38-52 Washington Avenue, is within the boundaries of the Rockwood Chocolate Factory Historic District, listed on the National Register in 1983.<sup>18</sup> The complex includes a series of buildings erected by Rockwood, one of the largest chocolate manufacturing and cocoa processing firms in America, between 1910 and the 1920s, as well as several earlier buildings erected by the Van Glahn Bros. wholesale grocery business (see above) and later purchased by Rockwood. Rockwood & Company was founded in Manhattan in 1886 by W. E. Rockwood and W. T. Jones. As the firm grew it needed more space than was available in Manhattan and in 1904 leased the Van Glahn grocery warehouse and other Van Glahn buildings on Washington Avenue, extending northward from Park

<sup>15</sup> Withy, *Biographical Dictionary*, 494; "Frank H. Quinby, Architect, Dead," *New York Times* 11 August 1932.

<sup>16</sup> United States Department of the Interior, "Rockwood & Company Cocoa and Chocolate Factory," National Register nomination prepared by Michael May (1983).

<sup>17</sup> The house is illustrated in J. Graham Glover, Architect and Henry Clay Carrel, Associate, *Architectural Sketches: A Collection of Studies, Executed Work and Unexecuted Designs for Various Structures* (1895; collection of Wolfsonian Museum Library, Miami Beach, Florida).

<sup>18</sup> United States Department of the Interior, "Rockwood & Company."

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Avenue. In 1910, Rockwood commissioned a new factory on the northeast corner of Waverly Avenue and Park Avenue from the prominent Brooklyn architectural firm of Parfitt Brothers. Curiously, Ernest Flagg, one of America's preeminent architects of the early twentieth century, was co-designer, responsible for the first-floor windows and the showroom. It is possible that Flagg, who had experience using reinforced concrete, which the Parfitt Brothers are not known to have previously used in their buildings, may also have been involved with formulating the building's structure. The building has reinforced-concrete floors and was erected by the Turner Construction Company. Reporting on the ground breaking for the building, the *Brooklyn Daily Eagle* noted that it was "the largest factory in New York City and State, also one of the largest in the country devoted exclusively to the manufacture of chocolate."<sup>19</sup> Rockwood erected other buildings on the block, including two, at 11-19 and 35-37 Waverly Avenue (1919 and 1917) that were designed by the prominent engineering firm of Lockwood Greene & Co. (See Mergenthaler Linotype, Blocks 1878 and 1879).

The firm was successful at this location and added several smaller buildings over the next decade so that it could complete the entire task of turning raw cocoa beans into finished chocolate and cocoa products, including cocoa, cocoa butter, industrial chocolate, baking chocolate, and such candy bars as "pecan feast" and "Rockwood bits." In 1913, Rockwood employed 165 people – 106 men, thirty-eight women, and six children on the factory floor, and fifteen office workers.<sup>20</sup> By the 1950s, Rockwood was second only to Hershey as the major manufacturer of chocolate in America, with branch factories located across the country. The firm faltered in the 1950s and closed in 1957. The company was sold to Sweets Corporation of America (manufacturer of Tootsie Rolls), which reopened the factory, employing 700 people. The factory finally closed for good in 1967.

**Block 1875**

**E. Le Grand Beers.** E. Le Grand Beers owned one of several local wholesale grocery businesses. Beers commissioned buildings on this block, facing both Washington Avenue and Hall Street from Brooklyn architect George Chappell and his firm of Chappell & Bosworth. Although not very well known today, George Chappell was one of the most talented architects active in Brooklyn in the late nineteenth century and first years of the twentieth century. Chappell primarily designed residential buildings, notably Queen Anne and Neo-Renaissance style row houses in the Crown Heights, Bedford-Stuyvesant, Park Slope, and Clinton Hill neighborhoods.<sup>21</sup> Beers's buildings at 30-38 Hall Street and 73 Washington Avenue were used as warehouses and for cold storage. Also on the block are a powerhouse built for the **Kings County Refrigeration Company** (24-28 Hall Street; 1899) and an ice factory built for the **Eastern Hygienic Ice Company** (Washington Avenue; 1909). Since the former was designed by Chappell and the latter by Chappell & Bosworth it is probable that both companies were affiliated with Beers's business. E. Le Grand Beers was a wealthy Brooklyn industrialist and social leader who lived on Pierrepont Street in Brooklyn Heights. He was active in

<sup>19</sup> *Brooklyn Daily Eagle*, 12 June 1910, sec. 2, 7

<sup>20</sup> New York State Department of Labor, *Second Annual Industrial Directory of New York State 1913* (Albany: State Department of Labor, 1915), 355.

<sup>21</sup> Andrew S. Dolkart, "George Chappell: A Queen Anne Architect in Brooklyn," *Preservation League of New York State Newsletter* 9 (September-October 1983): 4-5.

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the Brooklyn Art Association, a donor to the Brooklyn Museum, and served on the boards of the Home Life Insurance Company and the Brooklyn Edison Company.

**Charles Hutwelker Beef Export Company (Hutwelker & Briggs)** commissioned adjoining cold storage buildings on Hall Street, in 1909 (No. 14-16) and 1919 (No. 18-22), both designed by C. E. Huntley & Co. Hutwelker was a meat packer who came to Brooklyn as a child. He was involved in several businesses on his own and with his brothers, including a large pork packing enterprise, Hutwelker Brothers, established in 1884 at Fifth Avenue and 19<sup>th</sup> Street in Brooklyn. The Charles Hutwelker Beef Export Company was established in the early twentieth century, building a warehouse on Hall street in 1909 and a cold storage plant in 1919.<sup>22</sup> A 1910 article in the journal *National Provisioner*, discussing the opening of the earliest building, notes that it was built by Hutwelker & Briggs (Charles Hutwelker and Leonard S. Briggs). The article states that:

The handsome new packing plant of the Hutwelker & Briggs Company on Hall Street, was formally opened last Saturday night at a dinner and entertainment given by the company. . . . The building is a strictly modern and fireproof five-story and basement structure, 52 by 100 feet designed and equipped for a general provision business. The various departments include the handling of beef, mutton and pork products, and the export beef department is a special feature as is the up-to-date lard refinery. The plant was designed and the equipment superintended by C. E. Huntley & Co., the well-known local packinghouse engineers.<sup>23</sup>

**Block 1876**

**William B. A. Jürgens.** William B. A. Jürgens owned another of the wholesale grocery businesses in Wallabout. His brick factory building at 2-12 Ryerson Street was designed in 1890 by Theobald Engelhardt, the most prominent architect active in the German community in Brooklyn. Engelhardt was born in Brooklyn in 1851 to German parents. He received a certificate in Architectural Drawing from Cooper Union. Engelhardt worked in the office of his father, a carpenter and builder, establishing his own practice in 1877. From his office in Bushwick, Engelhardt designed breweries, Evangelical Lutheran churches, houses, factories, institutions, and commercial buildings for members of the German community. A contemporary account of Engelhardt's career states that:

During a period of over forty-five years of his professional activities, Mr. Engelhardt has designed and constructed many of the largest manufacturing and commercial buildings in the city of Brooklyn, as well as a number of hospitals and dispensary buildings, residences and modern homes."<sup>24</sup>

<sup>22</sup> "Hutwelker Bros.," *Brooklyn Daily Eagle* 25 September 1909; "To Hold Services Tonight for Charles Hutwelker," *Brooklyn Daily Eagle* 29 March 1924.

<sup>23</sup> Hutwelker & Briggs New Plant," *National Provisioner* 43 (October 15, 1910): 42.

<sup>24</sup> Carl Wilhelm Schlegel, *Schlegel's American Families of German Ancestry in the United States*, vol. 1 (Baltimore: Genealogical

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In 1904, the Jürgens building was illustrated in *King's Views of Brooklyn*, with a caption stating that this was the "largest wholesale grocery establishment in the Borough. Leader in the enormous trade, supplying retailers in Brooklyn, its suburbs, and the scores of towns throughout Long Island."<sup>25</sup>

**Blocks 1876 and 1877**

**Mergenthaler Linotype Company.** The blocks of Hall Street, Ryerson Street, and Grand Avenue are dominated by the massive seven- to nine-story factory buildings, most of reinforced-concrete construction, erected between 1905 and 1942 for the Mergenthaler Linotype Company one of the most important firms in the history of industry in Brooklyn. The company manufactured the machines that, prior to the invention of computerized printing, were used to print most newspapers and magazines and many books. The linotype machine, invented by Ottmar Mergenthaler in 1886, began the mechanization of printing, replacing the typesetting of individual letters with a machine that created bars containing multiple letters. At a linotype machine, a typist, sitting at a keyboard akin to that of a typewriter, formed matrices, small brass units with indented characters. These were assembled in justified lines and were then cast into solid bars of type known as slugs. The slugs were then combined to create a page of print.

Ottmar Mergenthaler was born in Germany in 1854 and, after an apprenticeship to a watchmaker, emigrated to the United States in 1872 where he entered the watchmaking business of a cousin in Washington, D.C. He began experimenting with printing machines in 1876, but it was not until 1886 that the first linotype machine was in use – at the *New York Tribune*. In that year Mergenthaler's machine also printed the world's first book created without handset type – *The Tribune Book of Open Air Sports*.<sup>26</sup> It was *Tribune* publisher Whitelaw Reid who gave Mergenthaler's machine the name "linotype," literally a line-of-type. With the success of this machine, Mergenthaler established the Mergenthaler Linotype Company in New York City. In 1890, the company moved its manufacturing to Brooklyn. Mergenthaler died in 1899, but the company continued to grow, erecting a series of large industrial buildings in the Wallabout area. In 1954, the centennial of Mergenthaler's birth, the Brooklyn company estimated that it had manufactured 70,000 machines since 1890. In 1913, Mergenthaler was the fifth largest industrial employer in Brooklyn, with 1,656 workers – 1,367 men and 196 women in the shop and 93 people in the office.<sup>27</sup> Office employment increased in 1920 when the corporate headquarters moved from Manhattan to the sixth and seventh floors of a new building erected at 15-45 Ryerson Street.<sup>28</sup> In 1942, the *Brooklyn Daily Eagle* reported that the factory employed 2,872 workers.<sup>29</sup>

The Mergenthaler Linotype Company's first building in Brooklyn was located on the west side of Ryerson Street, in the middle of the blockfront between Park and Flushing Avenues (the building was replaced in 1927). The earliest extant buildings of the complex are located on the east side of Hall Street, including a five-story

Publishing Co., 2003); 392. Information on Engelhardt from New York City Landmarks Preservation Commission, "Ulmer Brewery Designation Report," report prepared by Tara Harrison (New York: Landmarks Preservation Commission, 2010).

<sup>25</sup> Moses King, *King's Views of Brooklyn* (Boston: Moses King, 1904), 33.

<sup>26</sup> Willi Mengel, *Ottmar Mergenthaler and the Printing Revolution* (Brooklyn: Mergenthaler Linotype Co., 1954), 60

<sup>27</sup> New York State Department of Labor, *Industrial Directory*, 313.

<sup>28</sup> "Mergenthaler Co. Moves Offices," *Brooklyn Daily Eagle* 8 May 1920.

<sup>29</sup> "Linotype Concern Gets War Award," *Brooklyn Daily Eagle* 16 September 1942.

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machine shop designed in 1905 by Clifton Hall. This is a brick building constructed of traditional mill construction. In 1907, the Mergenthaler company built a series of reinforced-concrete factories. Today, this is one of the largest and most intact groups of reinforced-concrete industrial buildings in New York City. The first reinforced-concrete buildings erected by the Mergenthaler Linotype Company were designed by Albert Kahn, perhaps the most significant architect of industrial buildings in America during the early years of the twentieth century.<sup>30</sup> In 1916, the Mergenthaler Linotype Company expanded onto the block to the east. Between 1916 and 1927 a series of new buildings were erected on Ryerson Street, Hall Street, and Grand Avenue. These were all apparently designed by New York City engineer Herman Foughera. All are austere concrete structures with large steel windows with pivot sash. Foughera typically employed brickwork in the window spandrels of his buildings. The final building erected in the complex was built in 1942, during World War II, by the Defense Plant Corporation, a United States government corporation, established as a subsidiary of the Reconstruction Finance Corporation. President Franklin Roosevelt appeared before Congress in May 1940 to argue for the necessity of increasing national defense as the possibility of war with Germany and Japan loomed. The Defense Plant Corporation as established as a result of this as an agency to centralize loans for the construction of factories that would produce goods of use in the manufacture of war materiel.<sup>31</sup> Although built by the government, buildings erected by the corporation were leased to private firms such as Mergenthaler; the firm manufactured precision mechanical and electronic devices. This building was constructed of reinforced concrete with a convex brick facade facing Park Avenue. The windows are primarily glass block. Since the building was actually owned by the United States government, it was used as offices for the Veteran's Administration after World War II. The building was designed by Lockwood Greene Engineers, Inc., a firm founded in Rhode Island in the 1870s by Amos D. Lockwood and later expanded by Stephen Greene. Lockwood Greene specialized in the design and construction of textile factories, first in New England and later in the south. The company took the name Lockwood Greene Engineers, Inc. in 1928. Besides designing the Mergenthaler factory in 1942, Lockwood Greene Engineers was also responsible for several important buildings at the Brooklyn Navy Yard, designed and built the former Daily News factory on Atlantic Avenue, designed a pair of buildings for the Rockwood Chocolate Company on Waverly Avenue (see Block 1874), and was involved with the construction of buildings at Rockefeller Center.<sup>32</sup>

<sup>30</sup> The buildings are discussed in Malka Simon, *The Space of Production:*

*Brooklyn and the Creation of an Urban Industrial Landscape*, Ph.D. Dissertation (New York University, 2009), 148-153.

<sup>31</sup> Gerald T. White, *Billions for Defense: Government Financing by the Defense Plant Corporation During World War II* (University, Alabama: University of Alabama Press, 1980).

<sup>32</sup> Samuel B. Lincoln, *Lockwood Greene: The History of an Engineering Business 1832-1958* (Brattleboro: Stephen Greene Press, 1960).

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**Verbal Boundary Description**

The Wallabout Industrial Historic District is bounded to the west by an irregular line running along the east side of Clinton Avenue and the western lot lines of buildings on the west side of Waverly Avenue; on the east by an the west side of Grand Avenue; on the south by an irregular line running along the north side of Park Avenue and along the southern lot line of buildings on Washington Avenue and Hall Street; and on the north by an irregular line running along the south side of Flushing Avenue and along the northern lot lines of buildings on Clinton Avenue, Waverly Avenue, Washington Avenue, Hall Street, Ryerson Street, and Grand Avenue. See map for more specific boundaries. The boundary is indicated by the heavy line on the enclosed map with scale.

**Boundary Justification**

The boundaries of the Wallabout Industrial Historic District include all of the late nineteenth century and twentieth century buildings that represent the industrial development of this section of Brooklyn. To the north is the Brooklyn Navy Yard, to the south, separated by the elevated Brooklyn-Queens Expressway, are residential blocks, including the Wallabout Historic District, and to the east and west are marginal industrial buildings and, farther west, residential buildings.



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Additional Information

Sponsor- Myrtle Avenue Revitalization Project, LDC

Photos

Name of Property:	Wallabout Industrial Historic District
City or Vicinity:	Brooklyn
County:	Kings
State:	NY
Name of Photographer:	Andrew S. Dolkart
Date of Photographs	June 2011
Location of Original Digital Files:	116 Pinehurst Avenue, NY, NY 10033
Number of Photographs:	33

Photo #1

45-53 Clinton Avenue, camera facing northeast

Photo #2

45-53 Clinton Avenue entrance detail, camera facing northeast

Photo #3

55 Clinton Avenue, Waverly Avenue and Park Avenue facades, camera facing northwest

Photo #4

255-263 Park Avenue, Waverly Avenue facade, camera facing northeast

Photo #5

267-275 Park Avenue, camera facing northwest

Photo #6

13-15 Waverly Avenue, camera facing northeast

Photo #7

13-15 Waverly Avenue horse head detail, camera facing northeast

Photo #8

21-37 Waverly Avenue, camera facing northeast

Photo #9

39-41 and 43-45 Waverly Avenue, camera facing southeast

Photo #10

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**Wallabout Industrial Historic District**

**Name of Property**

**Kings County, New York**

**County and State**

**Section 11 Page 2**

50 and 52 Washington Avenue, camera facing northwest

Photo #11

50 and 52 Washington Avenue terra-cotta detail, camera facing west

Photo #12

50 and 52 Washington Avenue entrance detail, camera facing northwest

Photo #13

50 and 52 Washington Avenue entrance detail, camera facing southeast

Photo #14

50-68 Washington Avenue, camera facing northwest

Photo #15

53-55 Washington Avenue, camera facing southeast

Photo #16

57-59 Washington Avenue, camera facing east

Photo #17

73 Washington Avenue, camera facing east

Photo #18

77-79 Washington Avenue, camera facing southeast

Photo #19

14-38 Hall Street, camera facing northwest

Photo #20

299-305 Park Avenue, camera facing northeast

Photo #21

299-305 Avenue window detail, camera facing north

Photo #22

307-313 Park Avenue, camera facing northwest

Photo #23

307-313 Park Avenue rear elevation, camera facing east

Photo #24

23-43 Hall Street, camera facing southeast

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**Wallabout Industrial Historic District**

**Name of Property**

**Kings County, New York**

**County and State**

**Section 11 Page 3**

**Photo #25**

2-12 Ryerson Street, camera facing northwest

**Photo #26**

14-42 and 15-45 Ryerson Street, camera facing north

**Photo #27**

15-45 Ryerson Street window detail, camera facing east

**Photo #28**

15-45 Ryerson Street capital and cornices, camera facing east

**Photo #29**

Yard between Hall Street, Ryerson Street, and Park Avenue, camera facing southeast

**Photo #30**

47-57 Ryerson Street, Park Avenue and Grand Avenue facades, camera facing west

**Photo #31**

47-57 Ryerson Street window detail on Park Avenue, camera facing north

**Photo #32**

47-57 Ryerson Street entrance detail, camera facing east

**Photo #33**

47-57 Ryerson Street interior columns, camera facing west

**Photo #34**

10-30 Grand Avenue, camera facing southwest

















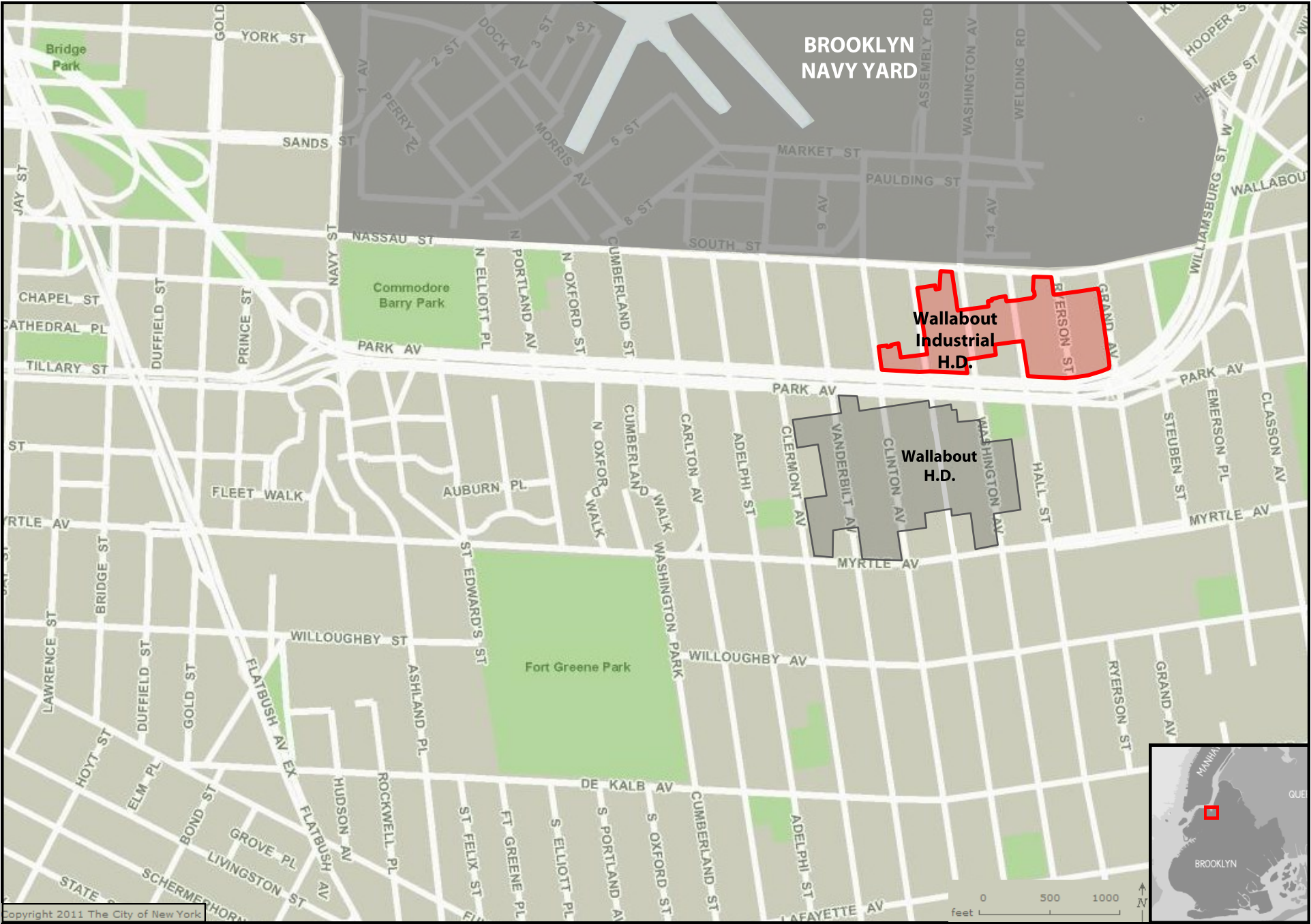






# WALLABOUT INDUSTRIAL HISTORIC DISTRICT

Neighborhood / Context Map



# WALLABOUT INDUSTRIAL HISTORIC DISTRICT

Building Footprints with Addresses



## MAP KEY:



District Boundary



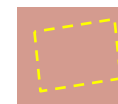
Contributing Buildings



Non-Contributing  
Buildings



Lots

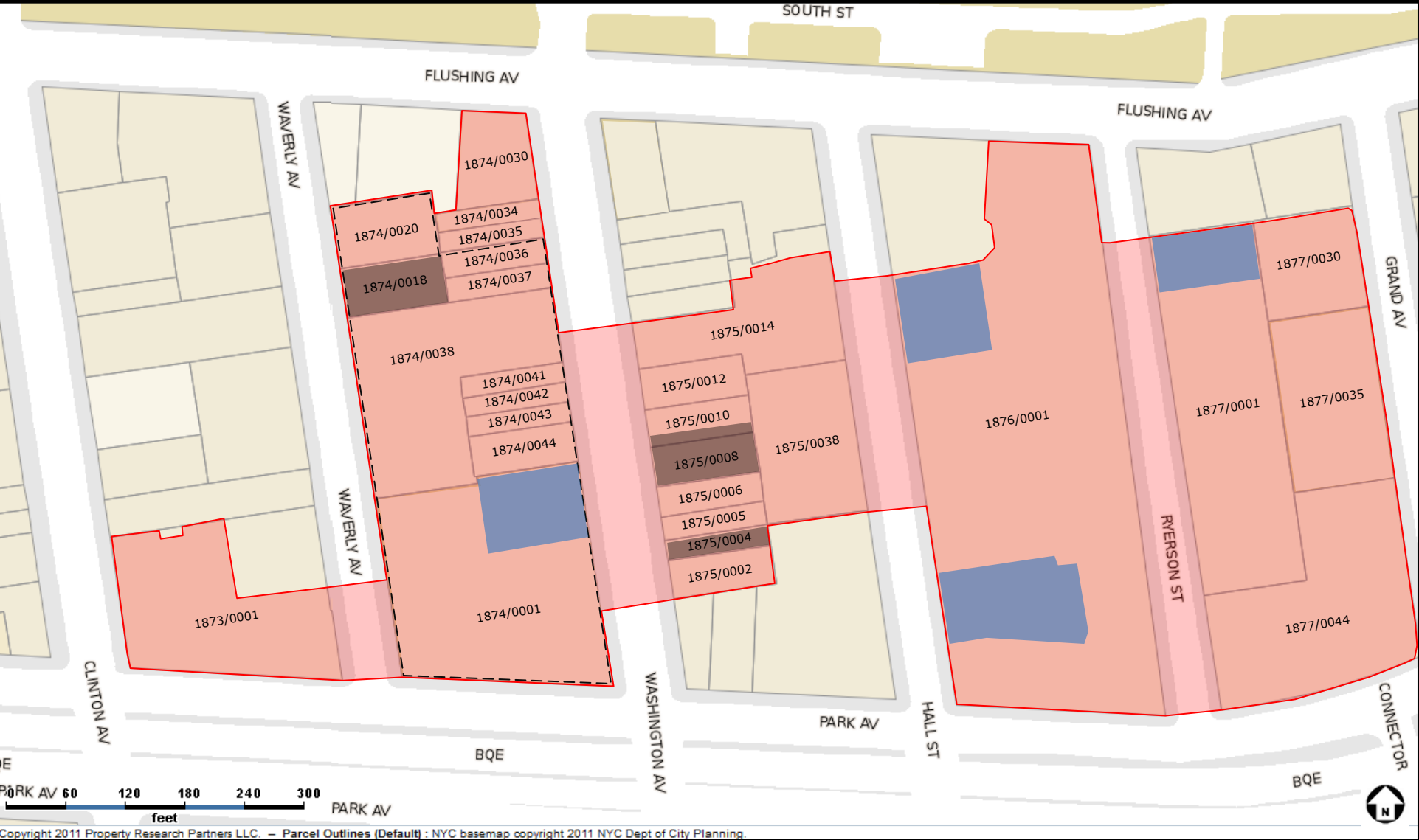


Existing Rockwood Chocolate  
Factory Historic District  
Boundary (1983)

Map created: 12/02/2011 by the Myrtle Ave Revitalization Project, LDC

# WALLABOUT INDUSTRIAL HISTORIC DISTRICT

Tax Lot lines with Block/Lot Numbers



Copyright 2011 Property Research Partners LLC. - Parcel Outlines (Default) : NYC basemap copyright 2011 NYC Dept of City Planning.

Map created: 12/02/2011 by the Myrtle Ave Revitalization Project, LDC



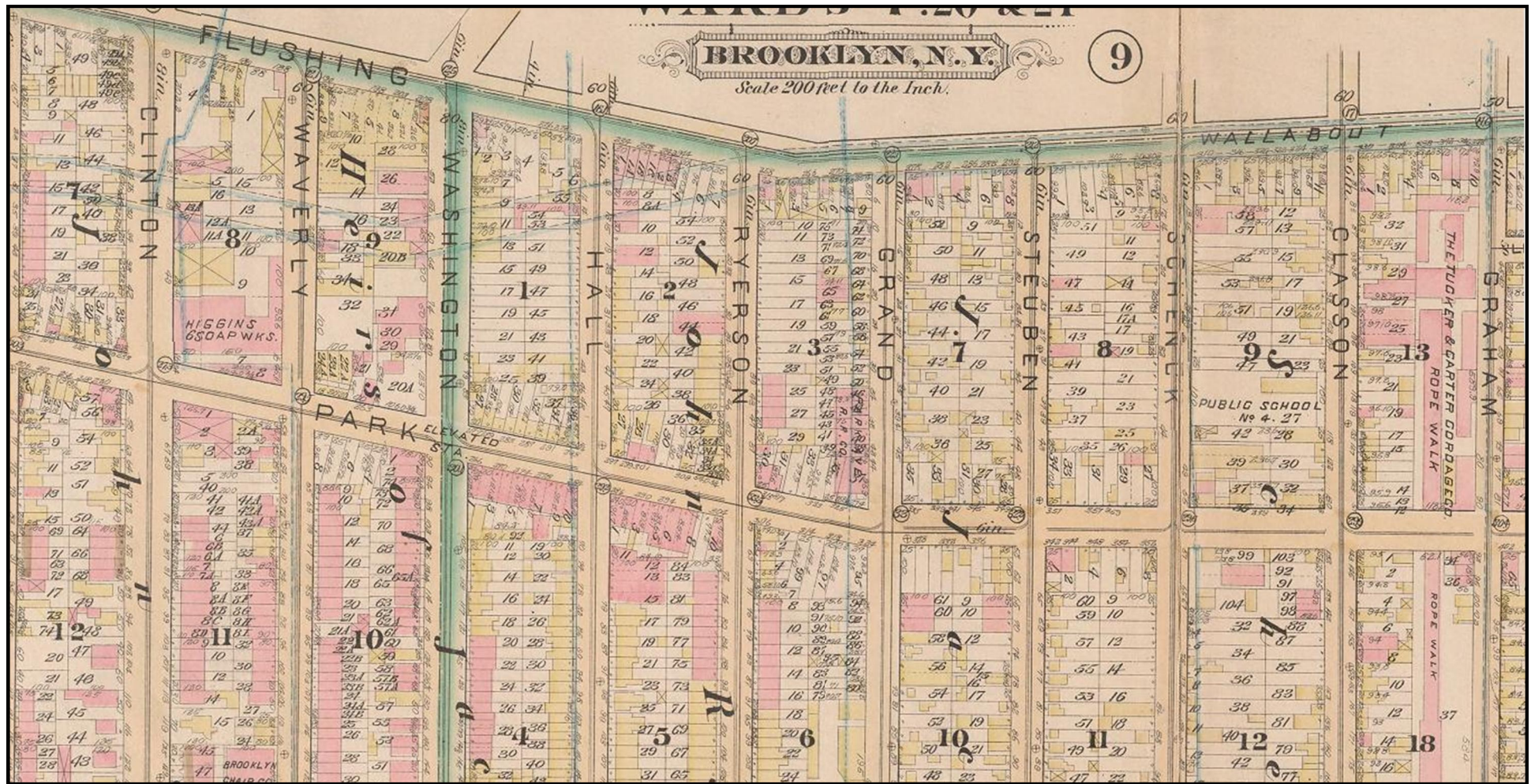
## MAP KEY:

- District Boundary
- Non-Contributing Buildings
- Lots
- Existing Rockwood Chocolate Factory Historic District Boundary (1983)



# WALLABOUT INDUSTRIAL HISTORIC DISTRICT

Historic Map, 1886



Source: New York Public Library. Image ID: 1512467

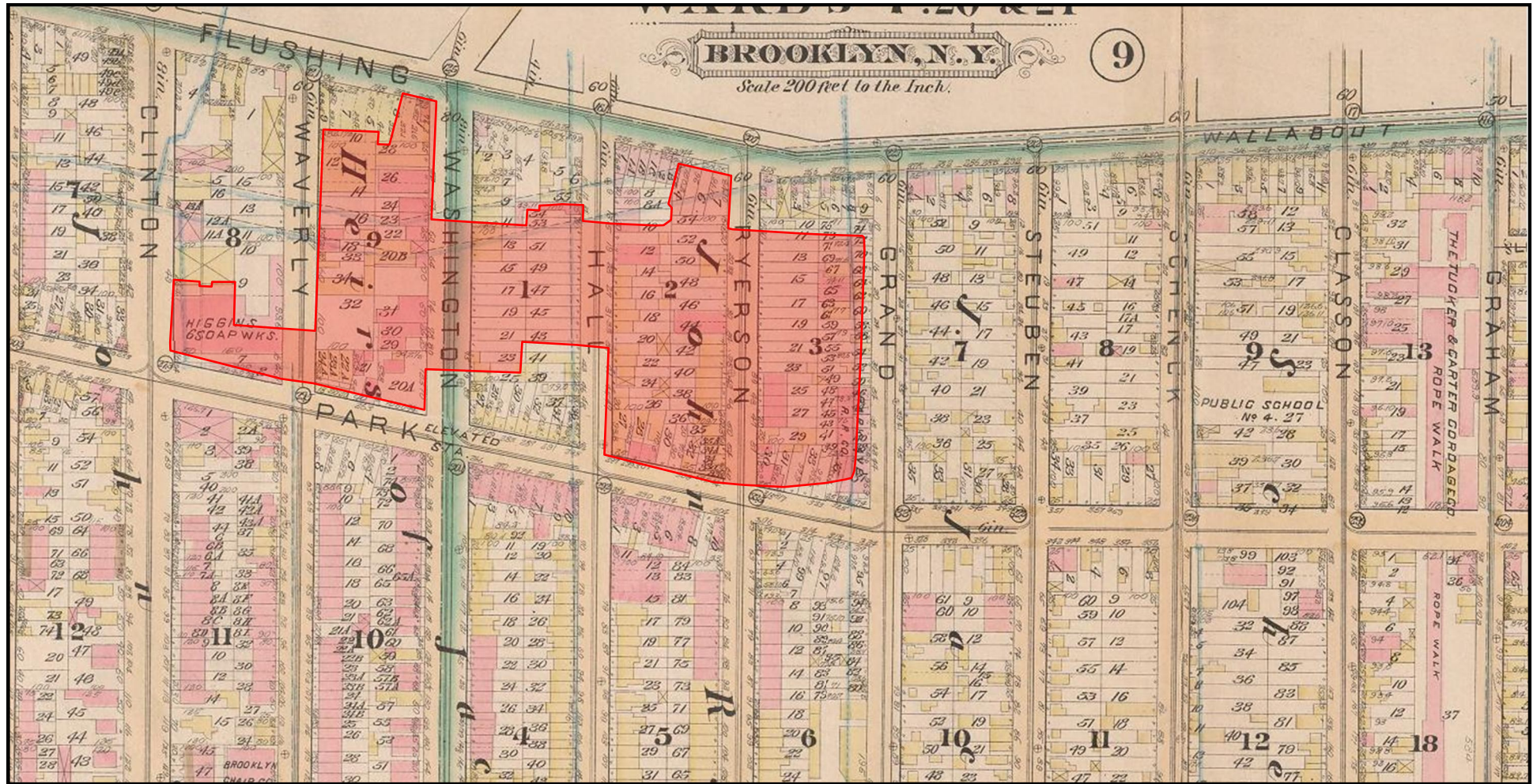
[Plate 8: Bounded by Flushing Wallabout Avenue, Nostrand Avenue, Lafayette Avenue and Clermont Avenue.] [Plate 8: Part of Wards 7, 20 & 21. Brooklyn, N.Y.] (1886).

Robinson's atlas of the city of Brooklyn, New York : embracing all territory within its corporate limits; from official records ... / by and under the supervision of E. Robinson and R.H. Pidgeon, civil engineers.



# WALLABOUT INDUSTRIAL HISTORIC DISTRICT

Historic Map, 1886



Source: New York Public Library. Image ID: 1512467

[Plate 8: Bounded by Flushing Wallabout Avenue, Nostrand Avenue, Lafayette Avenue and Clermont Avenue.] [Plate 8: Part of Wards 7, 20 & 21. Brooklyn, N.Y.] (1886).

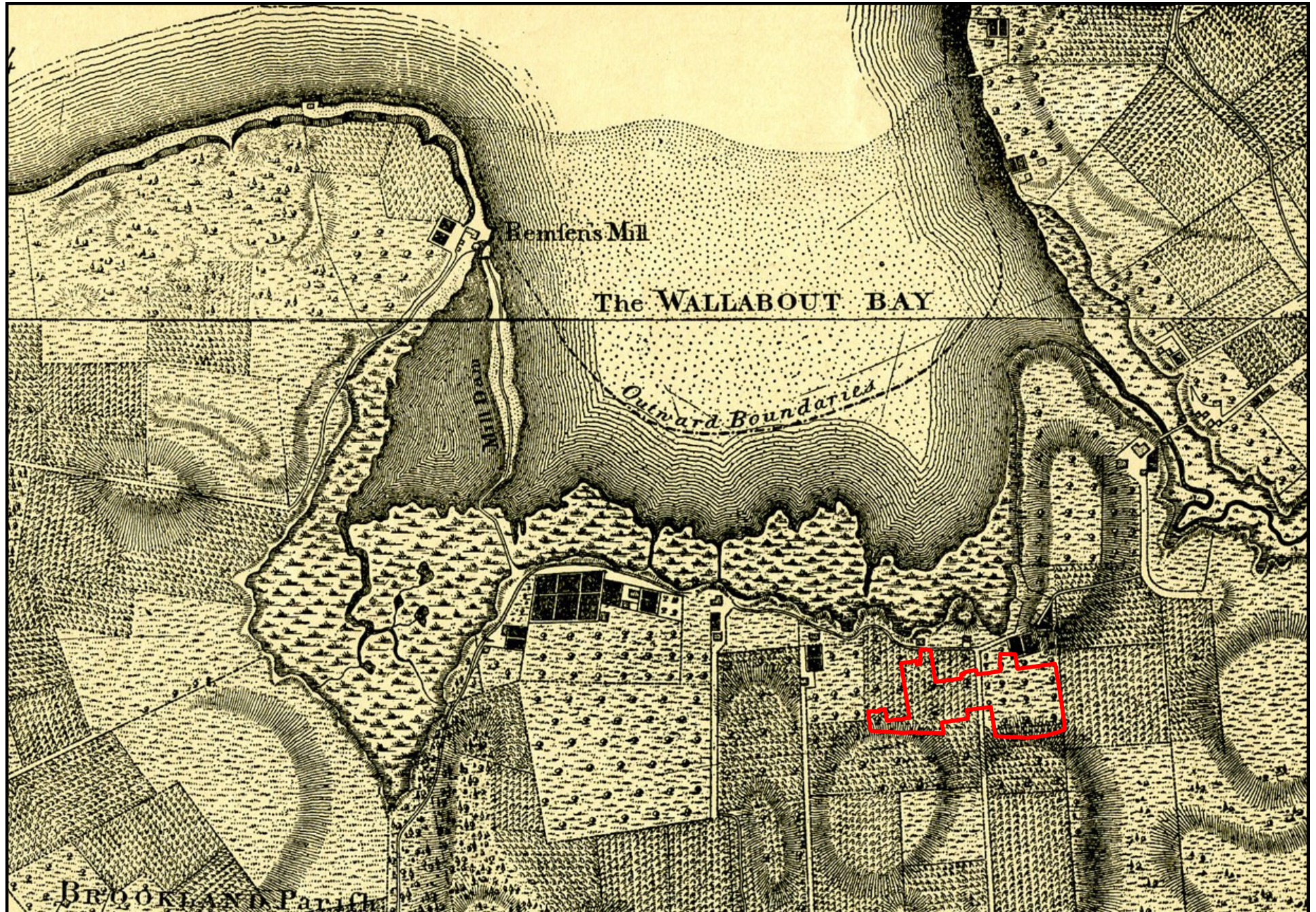
Placement of district shown in red outline.

Robinson's atlas of the city of Brooklyn, New York : embracing all territory within its corporate limits; from official records ... / by and under the supervision of E. Robinson and R.H. Pidgeon, civil engineers.



# WALLABOUT INDUSTRIAL HISTORIC DISTRICT

Historic Map, 1767



Source: Wallabout Bay and the farming community in 1766. (19--?). Brooklyn Historical Society Map Collection.

Apprx. placement of district shown in red outline.