



**City of Poughkeepsie
Historic District and Landmarks Preservation Commission
Meeting Agenda**

Common Council Chambers

Thursday, August 10, 2023

6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Approve July 13, 2023 Minutes

III. APPLICATION OF CERTIFICATE OF APPROPRIATENESS

1. 3 Dwight Street

Owner: Nathaniel Dell

Applicant: Anthony Maresco

Project Classification: Replacement/Repair – Steps and stringers

2. 9 Garfield Place

Applicant: All Angels LLC

Project Classification: Exterior Alteration – Installation of two AC units

3. 100 Academy Street

Owner: Joseph Aanchez

Applicant: Alex Alaimo

Project Classification: Replacement/Repair – Steps, Stairs, Roof and Facia

4.

106 Academy Street

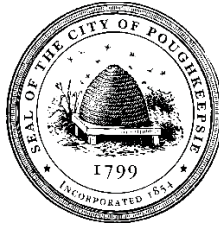
Applicant/Owner: Theadore Johnson

Project Classification: Replacement/Repair – Garage roof

IV. COMMISSION BUSINESS

1. Election of Vice Chair
Adjourned to September 14, 2023
2. Standard Gage Plant State Nomination

V. ADJOURNMENT



City of Poughkeepsie
Historic District and Landmarks Preservation Commission Meeting Agenda
Common Council Chambers
Thursday, July 13, 2023 6:00 PM

CALL TO ORDER

Attendance	Excused	Staff
Tim McQueen	Anthony LaRocca	Richard Distel, City Planner
Da’Ron Wilson	Elisa Li	Tyler Maegerle, Junior Planner
John Bartelstone		
Tom Parise		
Brian Hooper		

APPROVE MINUTES

Approve May 11, 2023 Minutes
Changes were pointed out and put into record

Motion: Tom Parisi

Second: John Bartelstone
Carried: 5:0:0

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

3 DWIGHT STREET

Owner: Nathaniel Dell
Applicant: Anthony Maresco
Project Classification: Replacement/Repair – Steps and stringers
APPLICANT ASKED TO ADJOURN TO AUGUST MEETING

18 DAVIES PLACE

Applicant: Brother Peter Braman, The Holey Comforter Church Rectory
Project Classification: Repairs/replacement – Roofing

Motion to Approve

Motion: Tom Parisi
Second: Brian Hooper
Carried: 5:0:0

22 GARFIELD PLACE

Applicant/Owner: Antonio Cillis and Danielle DiCarlo Project

Classification: New Construction, Replacement

Motion to Approve

Motion: John Bartelstone

Second: Tom Parisi

Carried: 5:0:0

COMMISSION BUSINESS

Election of Vice Chair

Adjourned until August meeting or when all commissioners present

ADJOURNMENT

Adjourn meeting to June 8, 2023

Motion to Adjourn

Motion: Tom Parisi

Second: Brian Hooper

Carried: 5:0:0

For more details regarding the meeting, please visit the [Meeting Webcast](#) or the [Agendas and Minutes](#) page on the [City of Poughkeepsie](#) website.



**THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006**

Staff Use Only
Application #
ID #

**THE HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION**

(Type or print neatly. Illegible applications will not be accepted.)

APPLICANT INFORMATION

Project Address: 3 Dwight St.
Applicant Name: Mr Anthony (Tony) Maresco
Applicant's Address: 154 N. Clinton Street
City: Poughkeepsie, NY 12601-2019
State/Zip: NY 1260-2019
Email: antmars@earthlink.net
Phone Number(s): (845) 242-9608

Property Owner (if not the applicant): Nathaniel Dell
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

- ☐ New construction (construction of a new building, addition, garage, shed, swimming pool, etc)
- ☐ Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc)
- ☐ Landscaping (removing or adding significant plantings or landscape features such as driveways, sidewalks, fencing, retaining walls, patios, etc., that will alter the appearance of the property)
- ☒ Repair or replacement
- ☒ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☐ Demolition
- ☐ Other: _____

RECEIVED

MAY 26 2023



**THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006**

WORK DESCRIPTION (Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the information you give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately.) Attach additional sheets as required.):

1) Remove rotted steps and two (2) of the four (4) stringers
2) Replace the stringers (T&G) (1 1/4" thick) (3/4" Board)
3) Replace tongue & groove 3/4" treads and risers with materials that match the original look. - See photos -
Used 3/4 T&G PVC (as available)

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Please submit the following attachments in triplicate):

Recent Color Photos: Include photos of each side of the building (and site when landscaping changes are proposed) with close-ups of the specific area(s) to be changed.

Color chips, charts or color samples: If your plans include paint or stain, describe the color(s) and include a sample along with information on color placement. A good way to show the color scheme is to color one or more of the elevations.

Material Samples/Manufacturer's Brochures: Material samples (when possible), manufacturer's brochures, product literature or catalog pages.

Plot Plan: A plot plan must be included for new construction, additions, demolition, fencing and major landscaping projects. The plan must be drawn to scale, indicating property lines, existing structures and/or landscaping, their relationship to adjacent structures and any proposed changes.

Elevation drawings: Include all relevant views at the scale necessary to show building detail. The elevations should be accurately labeled with cardinal directions. The existing building should be included with as much detail as necessary to show how the old and the new relate to each other.

OWNER/APPLICANT SIGNATURE:

I hereby certify that I understand this application will not be accepted until all requested information has been supplied. I also understand that this application may require a site visit and/or public hearing by the City of Poughkeepsie Historic District and Landmarks Preservation Commission

Signature of Owner
Date: _____

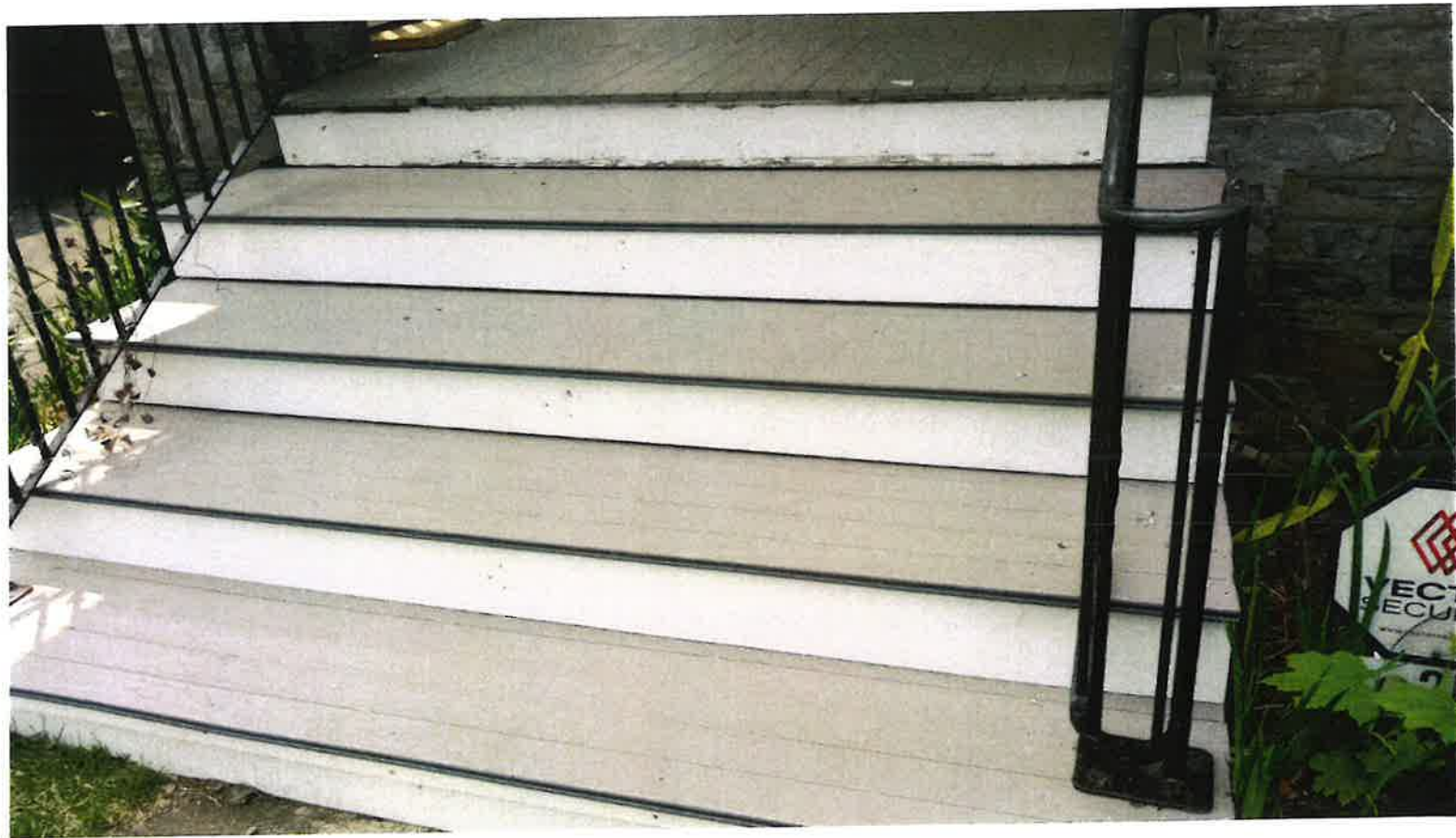
OR

Anthony J. Mancuso
Signature of Agent/Applicant
Date: 5/26/23

RECEIVED

MAY 26 2023









Unfortunately i will not be able attend tonight. I thought this





was a normal repair, and building code requires two modes of egress.
Attached all are the steps visible in the 1982 filing. How many of those are period?
Sent from my iPhone



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**THE HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION**

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APPLICANT INFORMATION

Project Address: 9 Garfield Pl
Applicant Name: Anan ElZosheir
Applicant's Address: 1597 Rt 9
City: Wappingers Falls
State/Zip: NY 12598
Email: Z-anan22@hotmail.com
Phone Number(s): 914-262-9839

Property Owner (if not the applicant): _____
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

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- ☐ Other: _____



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installing New Ductless units for
Heat and A.C. we gonna have 4 condensers
outside two for each Apartment.
The house condenser is gonna be on the Right
side of the house and the Apartment condenser
is going to be on the left side of the house.

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Signature of Owner

Date: 7-24-23

OR Signature of Agent/Applicant
Date: _____



PK
Geo



3 Dimensions

3.1 Outdoor Unit

Split type outdoor unit mounting dimensions

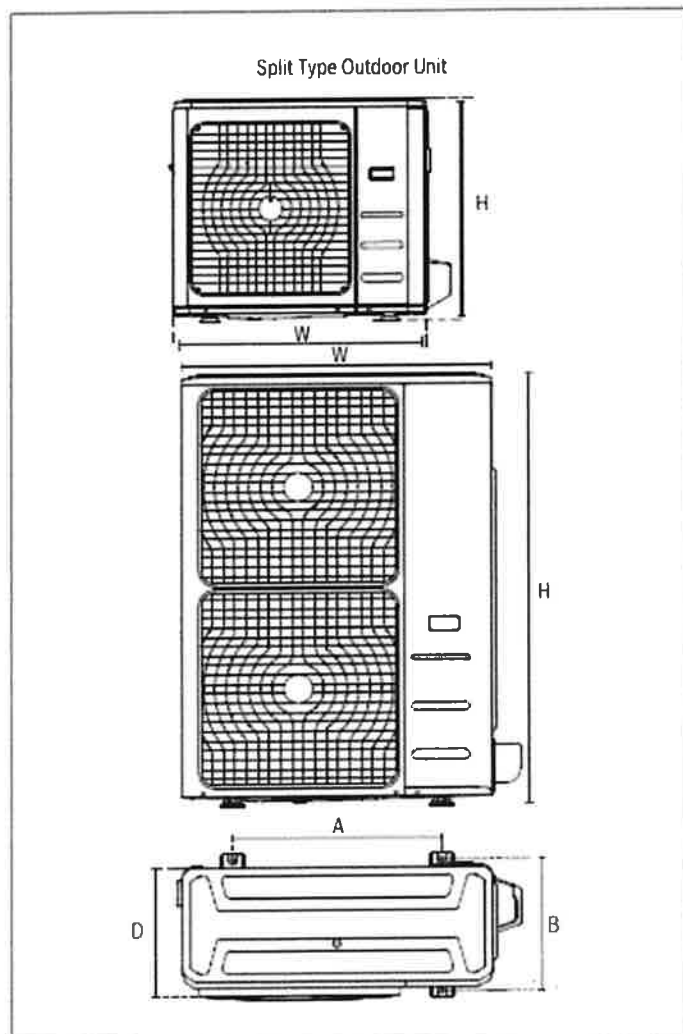


Figure 1

Outdoor Model	Outdoor Unit Dimensions mm (in.) W x H x D	Mounting Dimensions mm (in.)	
		Distance A	Distance B
BMS500-AAM018-1CSXRA	845x702x363 (33.27x27.6x14.3)	540 (21.26)	350 (13.8)
BMS500-AAM027-1CSXRA, BMS500-AAM027-1CSXHB, BMS500-AAM036-1CSXRA, BMS500-AAM036-1CSXHB	946x810x410 (37.24x31.9x16.14)	673 (26.5)	403 (15.87)
BMS500-AAM036-1CSXHB, BMS500-AAM048-1CSXRA	952x1333x415 (37.5x52.5x16.34)	634 (24.96)	404 (15.9)

Table 3



THE CITY OF POUGHKEEPSIE NEW YORK

BUILDING DEPARTMENT

62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12602
Phone: (845) 451-4263 Fax: (845) 451-4006

Staff Use Only
Application #
ID #

THE HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION APPLICATION

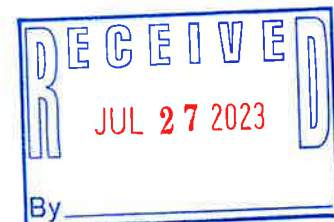
(Type or print neatly. Illegible applications will not be accepted.)

APPLICANT INFORMATION

Project Address: 100 ACADEMY STREET, POUGHKEEPSIE NY 12601
Applicant Name: ALEX ALAIMO
Applicant's Address: 23 HANKIN LOOP
City: POUGHKEEPSIE
State: NEW YORK
Zip: 12603
Phone Number(s): 845-380-0923
Property Owner (if not the applicant): JOSEPH SANCHEZ
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

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- ☐ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☐ Demolition
- ☐ Other: _____



WORK DESCRIPTION (Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the information you give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately. Attach additional sheets as necessary.

REPAIR OF EXISTING FRONT PORCH STRUCTURE INCLUDING NEW FOOTINGS AND BRICK
MASONRY PIERS AS REQUIRED, NEW PORCH ROOF, NEW HISTORIC RAILINGS, NEW
COLUMN COVERS, IN-KIND REPLACEMENT OF ROTTED WOOD, REPAINTING AND
RESTORATION OF HISTORIC FASCIA BOARDS, BRICK REPOINTING.

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Please submit "hard" copies of the following attachments in triplicate):

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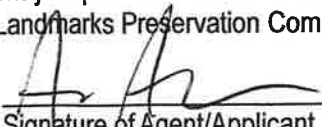
IMPORTANT: PLEASE NOTE THAT A DIGITAL/ELECTRONIC COPY OF ENTIRE SUBMISSION IS ALSO REQUIRED.

OWNER/APPLICANT SIGNATURE:

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Signature of Owner
Date: _____

OR



Signature of Agent/Applicant
Date: 7/27/23



EXISTING EAST ELEVATION

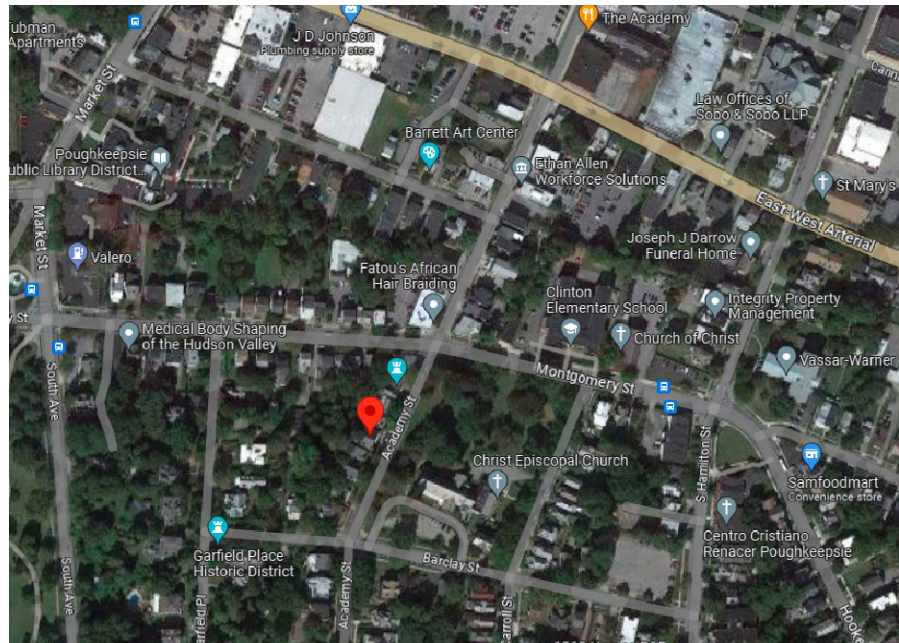
100 ACADEMY STREET
POUGHKEEPSIE, NY

EXTERIOR REPAIRS
IN ACADEMY STREET
HISTORIC DISTRICT
AUGUST 10, 2023

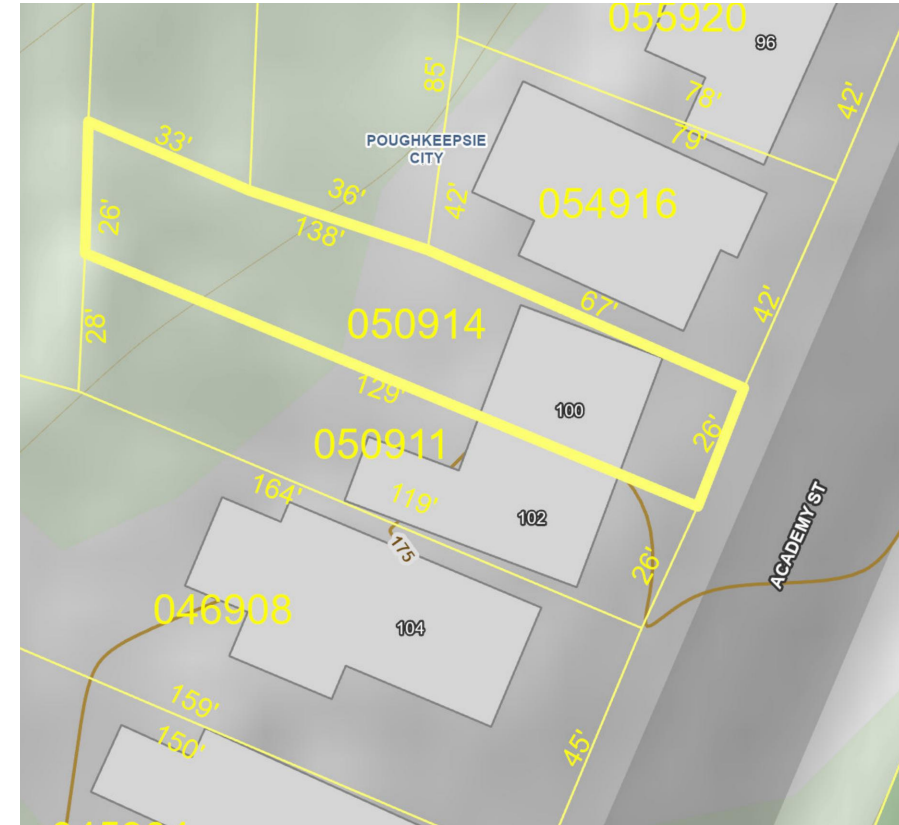
'NON-ORIGINAL' PORCH

1870 ORIGINAL DATE OF
CONSTRUCTION
"SECOND EMPIRE
MANSARD" STYLE

CONDITIONS SHOW
DEFLECTION IN EXISTING PORCH
ROOF AND POSSIBLE
SETTLEMENT OF THE PORCH
FOOTINGS, ROTTING WOOD,
CURRENT PORCH HAS POOR
DRAINAGE AND ROOF PITCH



LOCATION MAP



PARCEL MAP

Alex Alaimo AIA
23 HANKIN LOOP
POUGHKEEPSIE NY 12601
845.380.0923
alex.alaimo.01@gmail.com

EXISTING PHOTO AND INFO

8/10/23

100 ACADEMY STREET
POUGHKEEPSIE NY, 12603

PREPARED FOR
JOSEPH SANCHEZ

LM-01

MISSING
MOLDINGS



ROTTED WOOD AT
WINDOW TRIM

DAMAGED FASCIA
BOARD AT GUTTER
DOWNSPOUT

ROTTED TRIM
BOARD



Alex Alaimo AIA
23 HANKIN LOOP
POUGHKEEPSIE NY 12601
845.380.0923
alex.alaimo.01@gmail.com

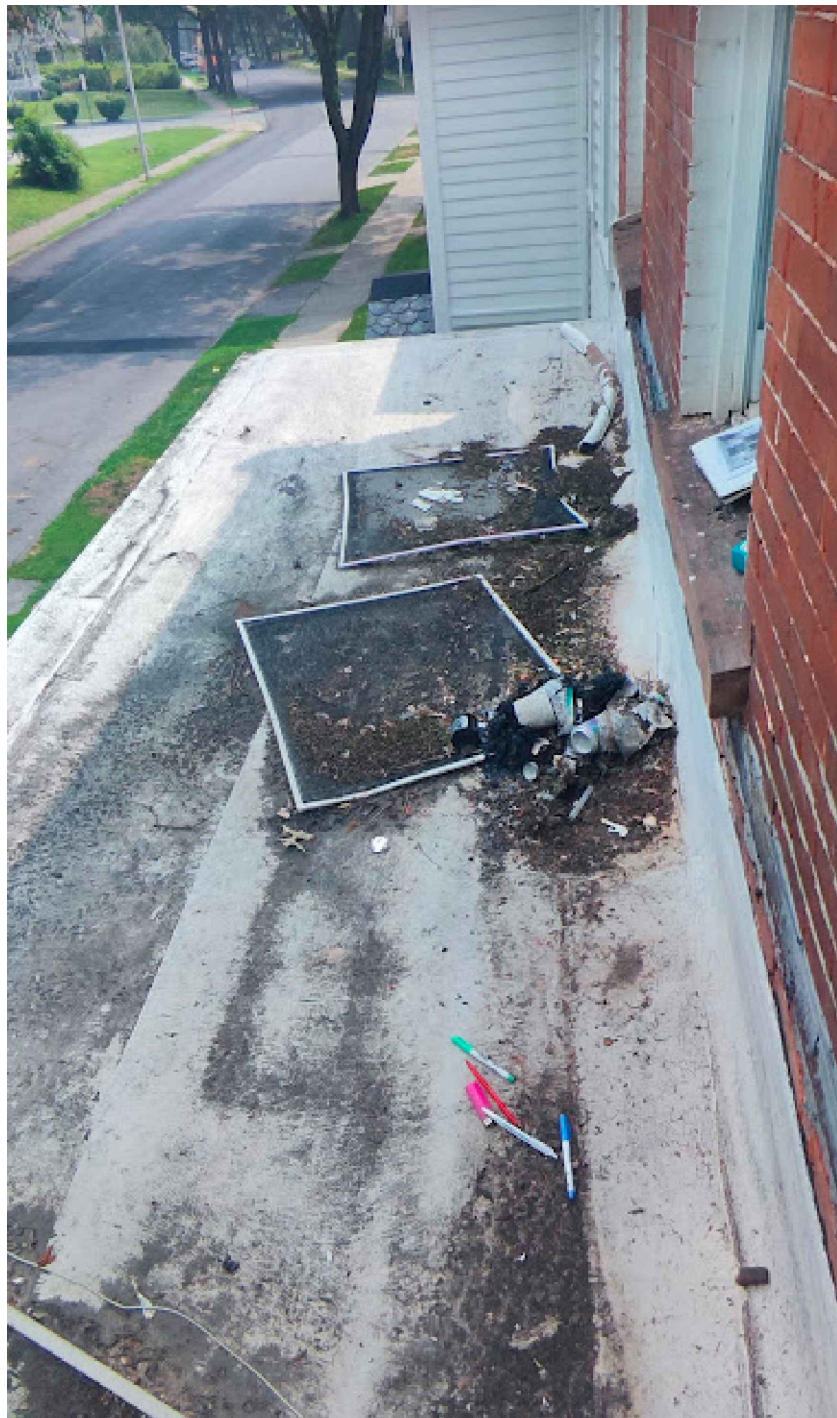
EXISTING PHOTOS MANSARD FASCIA

8/10/23

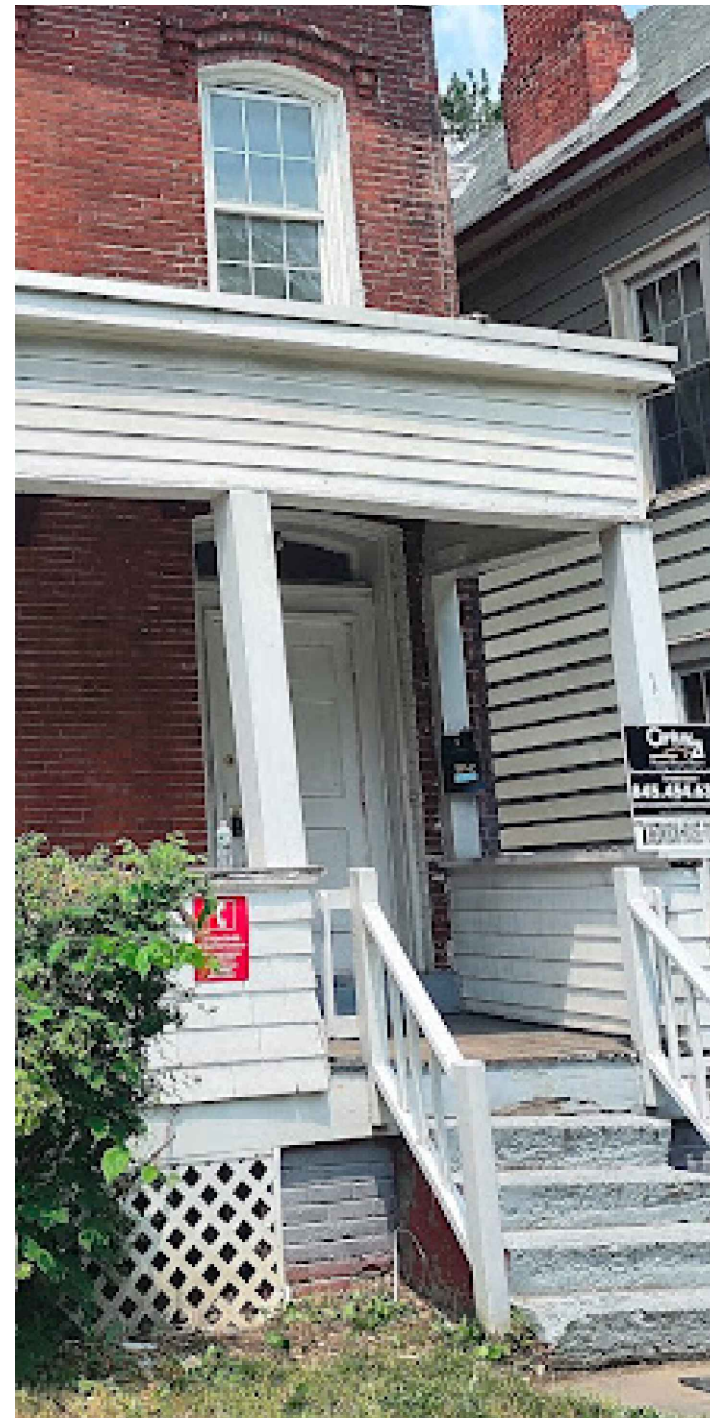
100 ACADEMY STREET
POUGHKEEPSIE NY, 12603

PREPARED FOR
JOSEPH SANCHEZ

LM-02



EXISTING PORCH ROOF
POOR PITCH



EXISTING DEFLECTION/SETTLEMENT
OF FRAMING ON NORTH END



EXISTING NORTH ELEVATION
ROTTED BOARDS/ SETTLEMENT

EXISTING PHOTOS PORCH

8/10/23

100 ACADEMY STREET
POUGHKEEPSIE NY, 12603

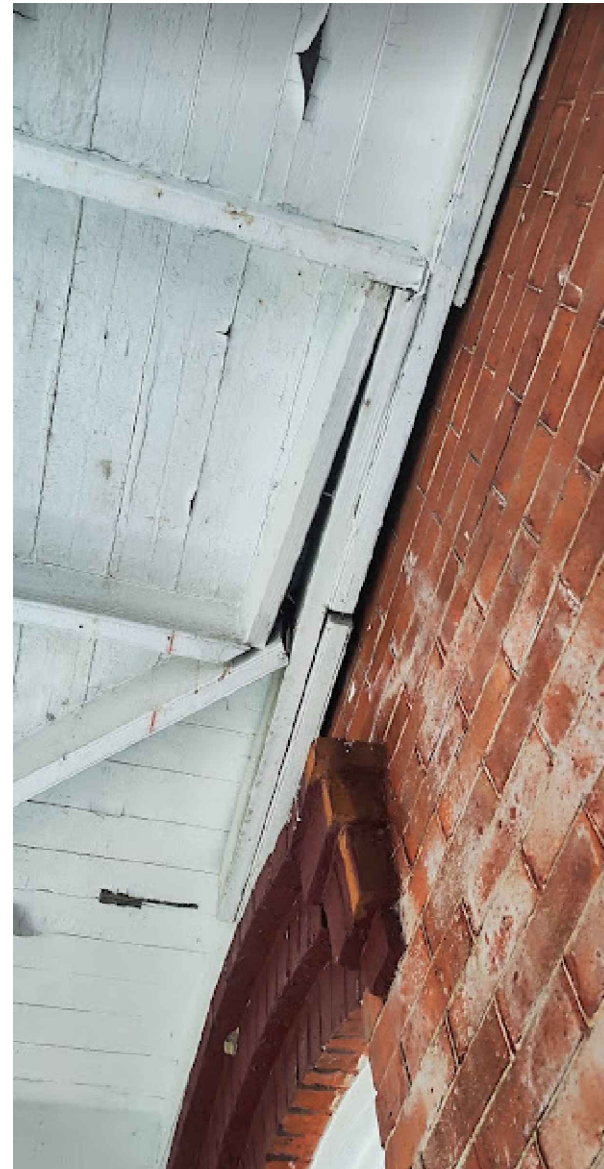
Alex Alaimo AIA
23 HANKIN LOOP
POUGHKEEPSIE NY 12601
845.380.0923
alex.alaimo.01@gmail.com

PREPARED FOR
JOSEPH SANCHEZ

LM-03



EXISTING COLUMN
BUCKLING



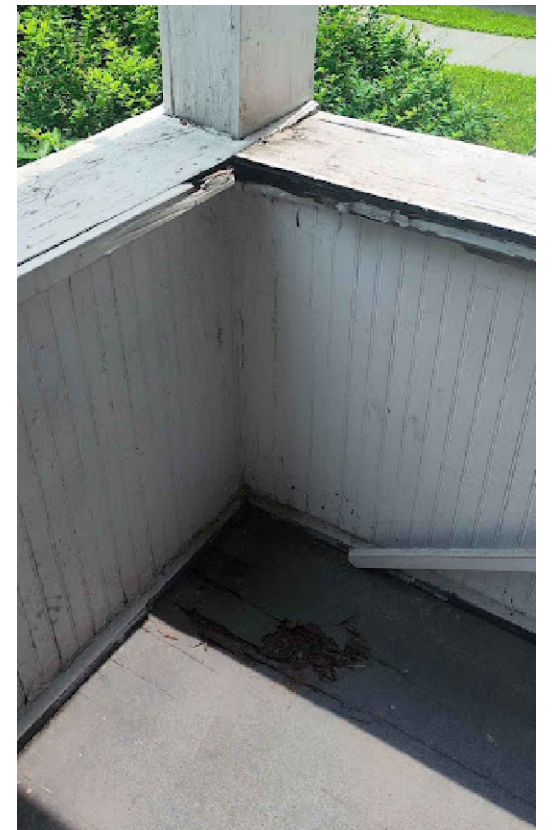
EXISTING PORCH
RAFTERS



EXISTING NON-HISTORIC
HALF WALL WITH ROTTEN
MOLDING



CRUMBLING
BRICK PIERS



ROTTED DECKING
BOARDS

EXISTING PHOTOS PORCH

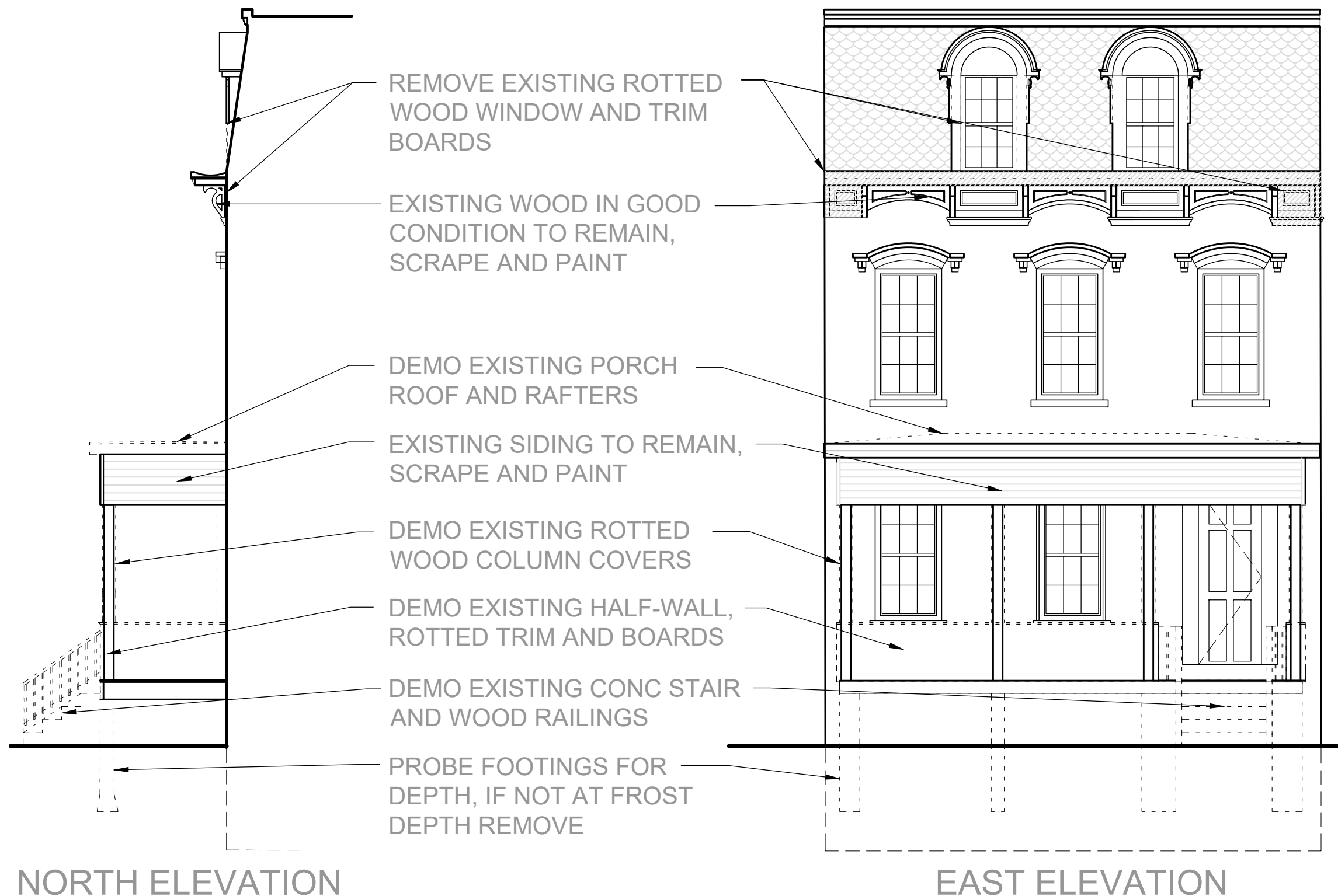
Alex Alaimo AIA
23 HANKIN LOOP
POUGHKEEPSIE NY 12601
845.380.0923
alex.alaimo.01@gmail.com

8/10/23

100 ACADEMY STREET
POUGHKEEPSIE NY, 12603

PREPARED FOR
JOSEPH SANCHEZ

LM-04



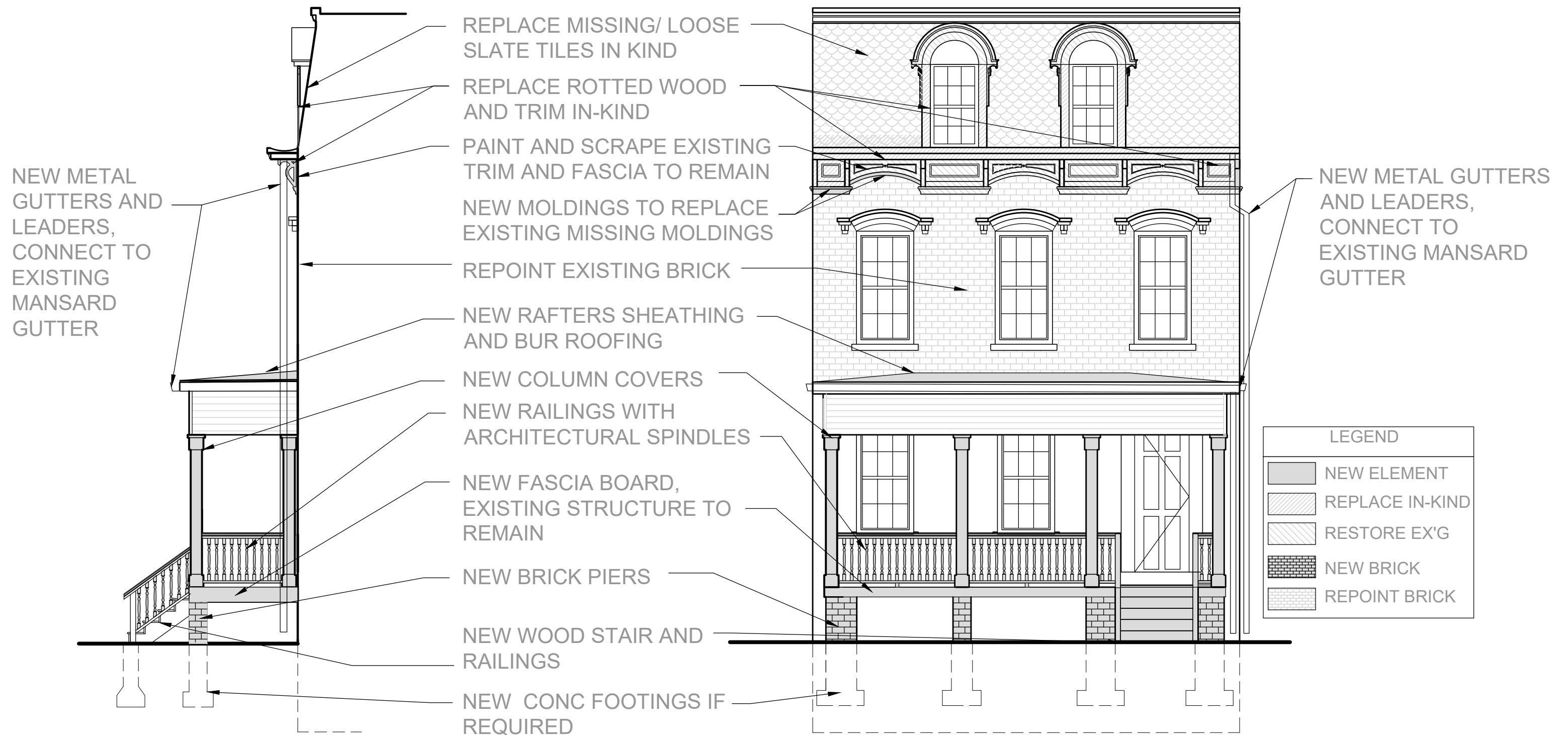
DEMOLITION SCOPE

Alex Alaimo AIA
 23 HANKIN LOOP
 POUGHKEEPSIE NY 12601
 845.380.0923
 alex.alaimo.01@gmail.com

8/10/23
 scale: 3/16" = 1'-0"
 100 ACADEMY STREET
 POUGHKEEPSIE NY, 12603

PREPARED FOR
 JOSEPH SANCHEZ

LM-05



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 23 HANKIN LOOP
 POUGHKEEPSIE NY 12601
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 alex.alaimo.01@gmail.com

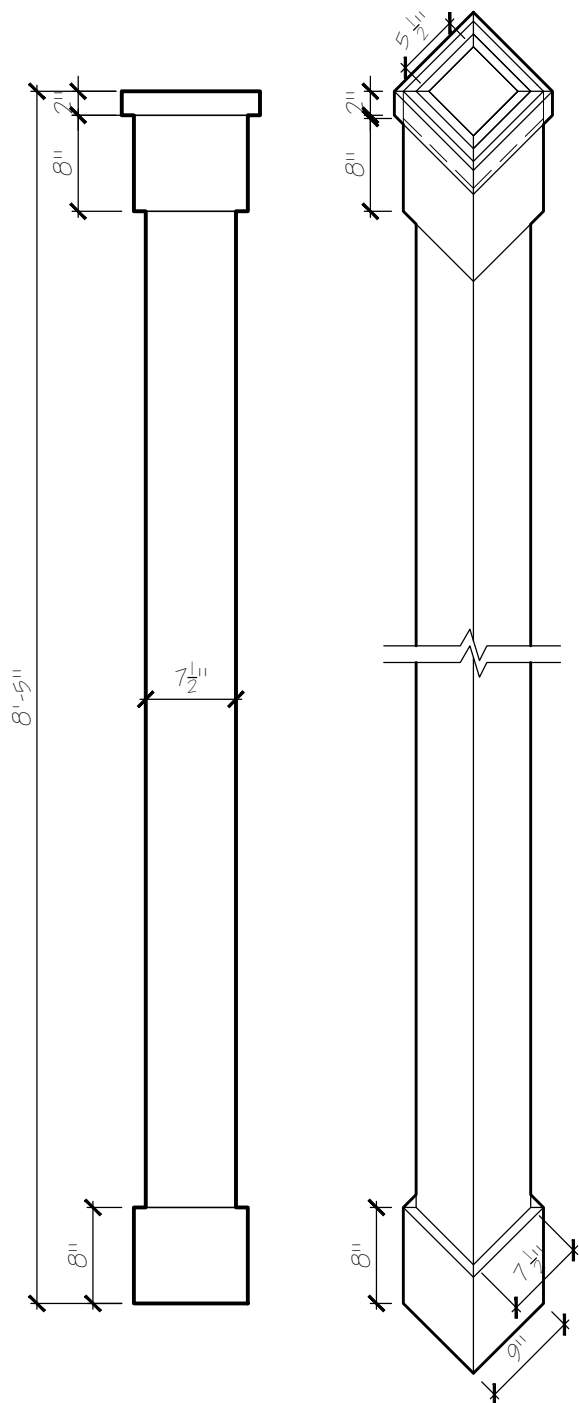
PROPOSED SCOPE

8/10/23
 scale: 3/16" = 1'-0"

100 ACADEMY STREET
 POUGHKEEPSIE NY, 12603

PREPARED FOR
 JOSEPH SANCHEZ

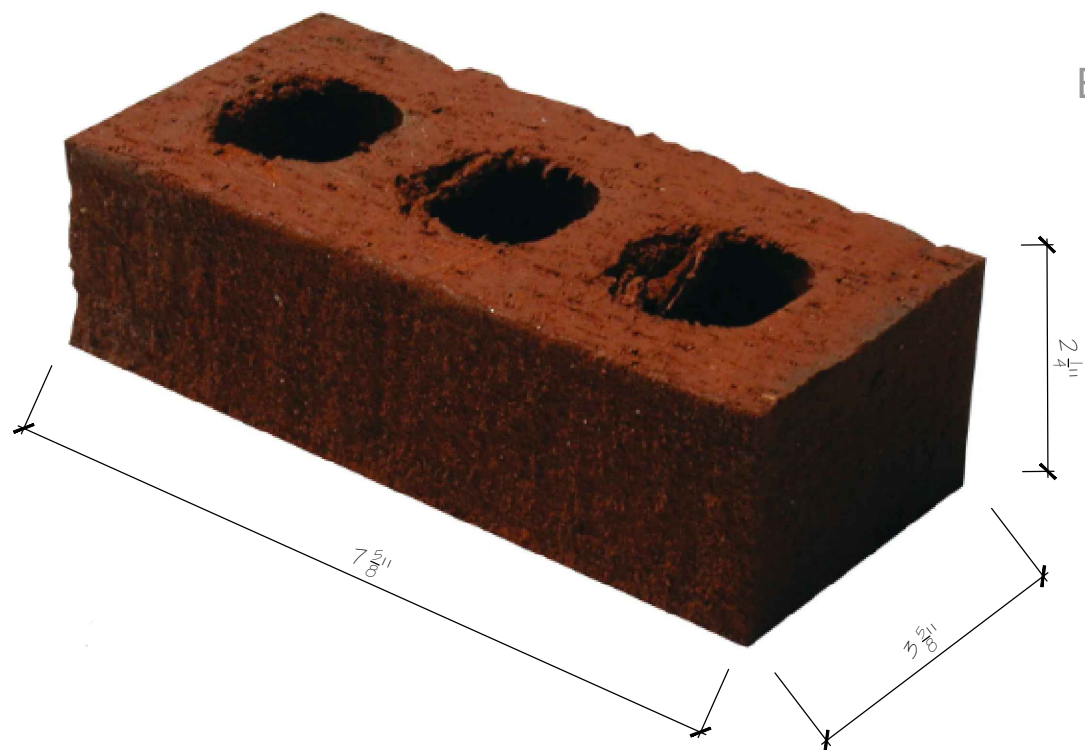
LM-06



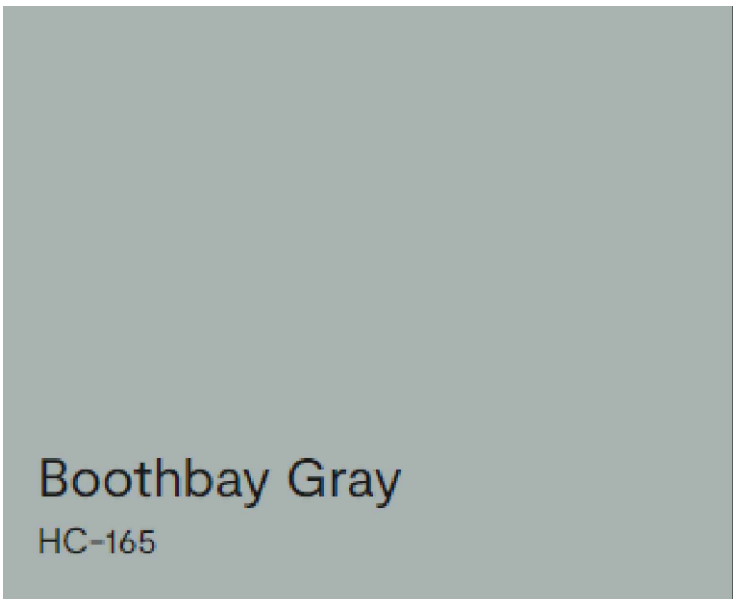
8"X8" WOOD RECTANGULAR
COLUMN WRAP
PAINTED EXTERIOR GRADE
MDF BOARD



PROPOSED PORCH SPINDAL
BY WEATHERSHIELD
2"X2"X36" PT LUMBER
PAINTED



PROPOSED BRICK
STANDARD MODULAR BRICK
W/ $\frac{5}{8}$ " GROUT JOINTS IN STANDARD
RUNNING BOND PATTERN



EXISTING PAINT MATCH OF STONE
WINDOW SILLS BENJAMIN MOORE
HC-165 BOOTHBAY GRAY



PROPOSED PAINT
FOR WOODWORK BENJAMIN MOORI
BRILLIANT WHITE
TO MATCH EXISTING WHITE

MATERIALS AND BUILDING ELEMENTS

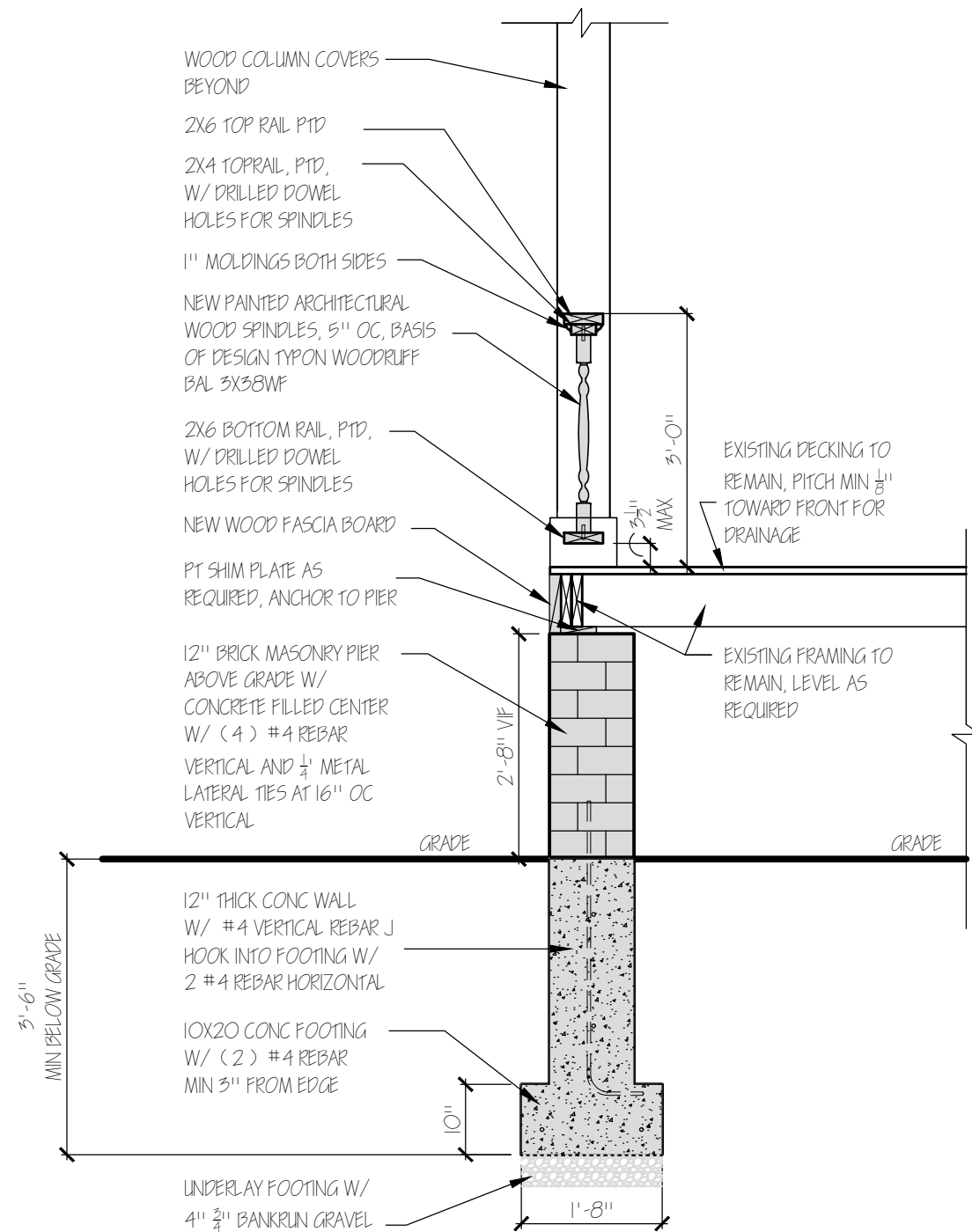
8/10/23

100 ACADEMY STREET
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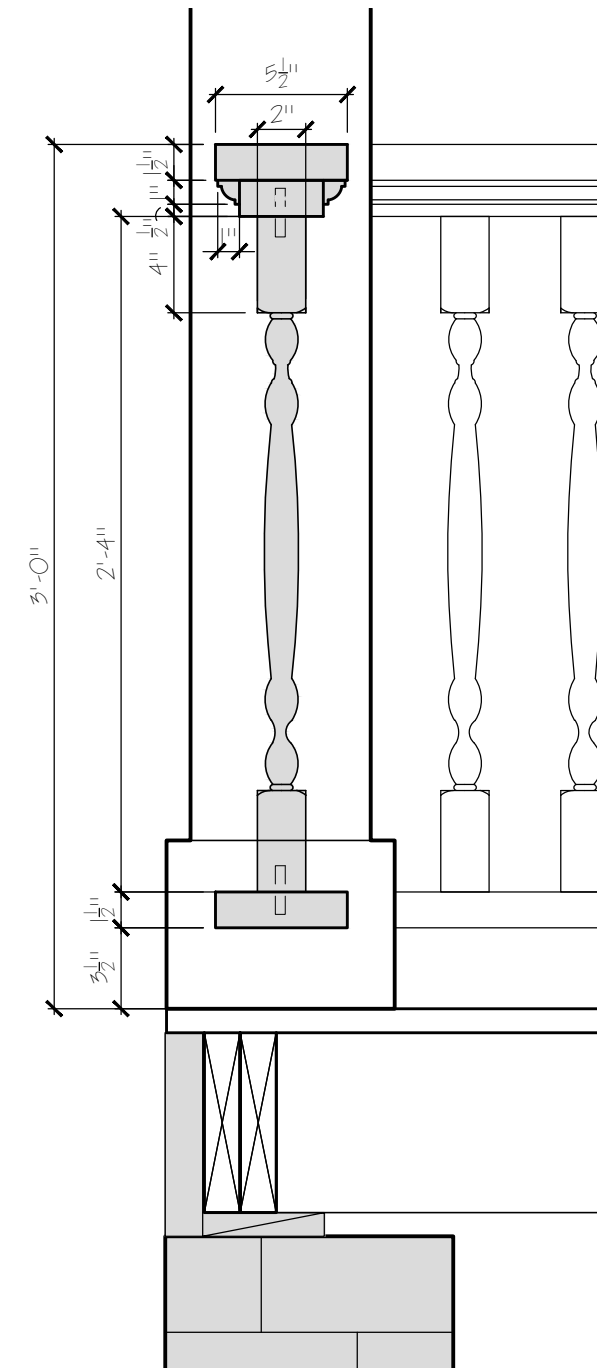
PREPARED FOR
JOSEPH SANCHEZ

LM-07

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POUGHKEEPSIE NY 12601
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alex.alaimo.01@gmail.com



PROPOSED PORCH
SECTION $\frac{1}{2}" = 1'-0"$



PROPOSED RAILING DETAIL
SECTION $1 \frac{1}{2}" = 1'-0"$

Alex Alaimo AIA
23 HANKIN LOOP
POUGHKEEPSIE NY 12601
845.380.0923
alex.alaimo.01@gmail.com

PROPOSED PORCH AND
RAILING SECTION DETAIL
8/10/23

100 ACADEMY STREET
POUGHKEEPSIE NY, 12603

PREPARED FOR
JOSEPH SANCHEZ

LM-08



THE CITY OF POUGHKEEPSIE NEW YORK

BUILDING DEPARTMENT

62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12602

Phone: (845) 451-4263 Fax: (845) 451-4006

Staff Use Only
Application #
ID #

THE HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION APPLICATION

(Type or print neatly. Illegible applications will not be accepted.)

APPLICANT INFORMATION

Project Address: 106 Academy Street Poughkeepsie NY
Applicant Name: Soci Construction Inc 12601
Applicant's Address: 790 Bloomfield Ave
City: Clifton
State: NY
Zip: 07012
Phone Number(s): 860-572-7324 or 973-356-1640
Property Owner (if not the applicant): Theodore Johnson
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

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Replace garage roof. Replacing
all wood decking with 5/8" plywood
and using roofing material to
match the main house.

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OWNER/APPLICANT SIGNATURE:

I hereby certify that I understand this application will not be accepted until all requested information has been supplied. I also understand that this application may require a site visit and/or public hearing by the City of Poughkeepsie Historic District and Landmarks Preservation Commission

Signature of Owner
Date: _____

OR

Signature of Agent/Applicant

Date: July 10 2023





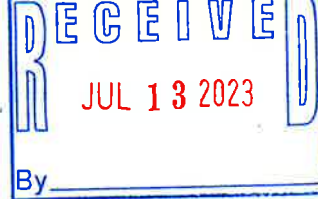












United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

DRAFT

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Standard Gage Company Plant

other names/site number _____

name of related multiple property listing _____

2. Location

street & number 58 Parker Avenue

☐ not for publication

city or town Poughkeepsie

☐ vicinity

state New York code 036 county Dutchess code 027 zip code 12601

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 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 at the following level(s) of significance:

 national statewide X local

Signature of certifying official/Title

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

Signature of the Keeper

Date of Action

Standard Gage Company Plant

Name of Property

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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	Noncontributing	
5	0	buildings
		sites
		structures
		objects
5	0	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/manufacturing facility

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and Early 20th Century American

Movements

Other: Industrial

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Brick, Concrete

roof: Rubber Membrane

other:

Standard Gage Company Plant

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Standard Gage Company Plant is a large, multi-section, former industrial manufacturing complex located on an expansive site along Parker Avenue, on the banks of the Fall Kill in Poughkeepsie, New York. The Plant represents five production concerns, the most significant of which was Standard Gage, which occupied the site throughout the majority of the twentieth century. Occupying a roughly two acre parcel between Parker and Brookside avenues, the property consists of the Standard Gage Company Plant building, which consists of multiple interconnected masonry industrial building sections, known as Sections A, B, C, D, E, and E-1, as well as four outbuildings, known as Buildings F, G, H, and I. The remainder of the site consists of parking lots at the northwestern and northeastern portions of the property. A chain-link metal fence surrounds the perimeter of the property. The property is bound on the north by Parker Avenue, on the south by Brookside Avenue, and on the west by several residential parcels. To the east the proposed boundaries follow the historic boundaries of the Standard Gage Company Plant, as shown on Figure 1. The plant is situated on the north side of Poughkeepsie, in a mixed commercial, industrial, residential, and recreational use neighborhood. The Fall Kill is located immediately south of Brookside Avenue.

Narrative Description

Site: The Standard Gage Company Plant is located approximately 1.2 miles north of downtown Poughkeepsie in a mixed residential and commercial neighborhood. The building is set within a 2.11-acre parcel that features the primary Standard Gage Company Plant building at center, with open parking, driveway, former landscaped space to the west, and parking, secondary outbuildings, and landscaping to the east. Directly south of the site is the Fall Kill, a creek that feeds into the Hudson River.

Standard Gage Company Plant (Sections A, B, C, D, E, and E-1) – 1 contributing building

The Standard Gage Company Plant building is the primary component of the site. The building was completed in various campaigns throughout the first half of the twentieth century. The building, therefore, consists of distinct, yet interconnected building sections whose exterior and interior designs correlate with both the period they were constructed and the functional usage of the space.

Exterior

The Standard Gage Company Plant is a former industrial manufacturing plant consisting of interconnected building sections, extensions, and additions, ranging from one- to two-stories in height. The earliest building sections of the plant are the two-story, red-brick Section B and the boiler room (Section E-1) both of which were constructed in 1905. In 1920, the Parker Avenue plant was expanded with the addition of the two-story brick knitting mill fronting Parker Avenue (Section A) and a one-story brick textile plant (Section D) to the east of Section B, along Brookside Avenue. Section D was expanded by being encapsulated in concrete masonry units (CMU) and extended upward to form a second story in the 1940s. In order to keep up with increased demand during World War II, the plant was further expanded in 1942 with the construction of the one-story, CMU block Section E, which connected Section B and Section E-1. Then, ca. 1952 Section C, a two-story shipping and receiving building was constructed at the southwest portion of the site, connected with Section B.

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The final additions to the Standard Gage Company Plant were various small additions placed on Sections C and D in the mid-to-late-twentieth century period. All sections of the Standard Gage Company plant are interconnected as shown on a detail from the 1990 Sanborn map in Figure 20, while Buildings F, G, H, and I are adjacent and, in the case of Buildings G and F, abut each other. There is no interior connection between the four outbuildings, and they have operated as separate structures since their construction.

The exterior of the Standard Gage Company Plant showcases materials, forms, and details that are typical of early-to-mid-twentieth century industrial architecture. Sections A, B, and E1 are constructed of red brick with concrete trim, Buildings D and E are of concrete block and Building C is constructed of concrete block with brick cladding. The exterior walls have a combination of regularly spaced rectangular window openings with concrete lintels and sills, and segmental-arched window openings with arched header-course brick lintels and granite sills. All of the original steel industrial windows were removed by a previous owner. Window openings typically hold some form of later infill, whether brick, concrete block, or later window assemblies, which predominantly consist of two-light sliding sash windows.

Section A (1920)

Section A is the primary, street facing building section, fronting Parker Avenue. As such, it is the most architecturally distinguished portion of the Standard Gage Company Plant building. Section A is two-stories above ground level and one story below, rests upon a concrete foundation, and is primarily clad in red brick set in common bond (Photos 1, 2). The building section features an orthogonal, primarily rectangular footprint. It is topped with a flat EPDM roof, surrounded by a high parapet. Regularly spaced rectangular window openings with concrete sills and lintels mark each bay on each floor. Most of the original window openings are infilled with brick or concrete block; many also hold later window assemblies. All of the original multi-light metal sash windows have been replaced with later metal two-light sliding sash windows.

The north elevation of Section A is topped with a stepped parapet, accented with concrete banding (Photo 1). Terra-cotta coping, which exists in a deteriorated condition, was later added, though historic images indicate that the parapet originally featured concrete coping. The side elevations of Section A (east and west) share similar materials and forms as the main (north) elevation. The east elevation features two protruding segments. The northernmost protrusion extends further than the southern and contains a stairwell, original to the building, as well as the vault room addition that was completed ca. 1930. The west elevation is largely similar to the north elevation with a flush brick façade complete with concrete sills and lintels at the former window openings (Photo 2).

The main entrance to the plant building is located on the north elevation of Section A, in the second westernmost bay. The entrance consists of a double-leaf, nine-light wood-paneled door with a large, rectangular multi-light transom above. The door currently exists in very poor condition, with only one leaf extant and broken and missing glazing. The entrance is boarded with plywood at the exterior. A secondary pedestrian entrance, which has been removed and boarded with plywood, is located in the easternmost bay on the north elevation of Section A. This entrance is accessed via two stone steps and is currently infilled with plywood. A secondary entrance on the west elevation, in the southwestern-most bay, has been infilled with brick. Although many of the original window openings contain a combination of replacement windows and brick infill, Section A still retains a high degree of integrity.

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Section B (1905)

Section B is two-stories and is constructed primarily of red brick with a combination of brick and granite trim (Photos 9, 11). The building section occupies a rectangular footprint and is topped with a slightly pitched EPDM roof. Section B is regularly fenestrated with double-height, segmental-arched window openings with arched header-course brick lintels and a combination of rough-cut granite and cast-stone sills. A cast-stone sill course runs the length of the building section beneath the first-story windows, while upper-story windows sit on rough cut granite sills. Most of the original window openings are infilled with brick; many also hold later window assemblies. All of the original multi-light metal sash windows have been replaced with later metal two-light sliding sash windows. The entrance to Section B is located in the northernmost bay on the west elevation. The entrance features a double-leaf door, accessed via a metal stair with a simple metal bar handrail. The door exists in a severely deteriorated condition with large segments of wood missing (Photo 9).

Section C (ca. 1952, ca. 1995)

Section C is utilitarian in design and constructed of concrete block clad in red brick, with concrete window sills and a modern aluminum cornice. The two-story building section occupies a generally rectangular footprint and is topped with a flat EPDM roof, which has since failed. The building section's structure has been extensively impacted by the ensuing water damage from the roof failure. Ca. 1995, a one-story loading area sheathed in clapboard and vinyl siding was added to the building section and projects from the north elevation of the building (Photo 16). This addition features three loading bays, each set with modern two-light metal roll-up garage doors.

Section C is regularly fenestrated with rectangular window openings that feature concrete sills (Photo 17). Window openings are primarily infilled with brick or concrete block; many also hold later window assemblies. All of the original multi-light metal sash windows have been replaced with later metal two-light sliding sash windows. There are two auxiliary pedestrian entrances on the west elevation, one on the first floor and another at the second floor. The entrance on the first floor is located under a wood canopy and is set with a replacement wood and glass door. The entrance at the second floor is located under a later wood canopy and set with a replacement wood paneled door, accessed by a later exterior metal stair with a simple metal bar handrail. There is a rear pedestrian entry on a half-level along Brookside Avenue.

Section D (1920, ca. 1957)

Section D occupies a rectangular footprint and rises two stories to a pitched, asbestos-topped EPDM roof. The building section was originally constructed of brick in 1920 but was later encapsulated with painted concrete block and expanded upward to form a second story in ca. 1957. Areas covered in aluminum siding also exist at the building section (Photo 19). Section D is fenestrated with large rectangular openings on the ground floor extending to the ground, possibly once containing garage or double-leaf loading doors, infilled with concrete block to the north and south. At the east elevation, Section D features a single large loading bay set with a double-leaf wood paneled loading door. The upper floor contains larger rectangular window openings that have been infilled and inset with non-historic two light windows as elsewhere on the property. Section D was added to ca. 1957, with a two-story clapboard addition that infilled the former dirt alley separating Sections D and E. This portion is fenestrated with rectangular window openings with no sills or lintels. There is a single leaf pedestrian entrance located on the east elevation. The ground level is concrete slab-on-grade, covering a former dry well in which chemicals were disposed of.

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There is a two-story structure located between building Sections D and E that is referred to as Addition D1. This portion of the site likely dates to a later period of construction at the Standard Gage Company, possibly the late 1970s when the site was undergoing several renovations and changes. The addition was constructed of CMU block and clad in wood and later aluminum siding.

Section E (1942)

Section E occupies a large rectangular footprint and rises one story to a flat EPDM roof interrupted by seven rooftop monitors oriented east-to-west (Photo 24). The building section occupies the site of several former storage sheds, and retains structural elements of several eras, though no distinct era or style is visible. The building section is constructed primarily of concrete block and was reclad in aluminum siding in the late twentieth century. Section E is fenestrated with rectangular window openings with no sills or lintels. The south elevation of Section E features two large loading bays (Photo 25). The structure within building section E consists of load bearing concrete block walls, steel columns, and a timber roof with EPDM cladding. Section E has two exterior entrances: one at the northwest corner and one at the southeast corner through the loading bays.

Section E-1 (1905)

Section E-1 was constructed in 1905 as the original boiler house for the plant. Following the construction of Section E in 1942, the boiler house was connected with the larger complex. The building section occupies a generally rectangular footprint and rises one story to a flat EPDM roof. The west wall of the building section is a fire separation wall with Section E, while the east is a fire separation wall with the Building H. There is only interior access between Sections E and E-1; there are no connections at the interior between Section E-1 and Building H. A large circular brick chimney embellished with the letters "S G Co" in painted white brick is located at the southwest corner of the building section. The building section is accessed on the exterior via a double-leaf door located on the south elevation. There are no window openings located on Section E-1.

Interior

The interior of the Standard Gage Plant retains its industrial appearance and consists primarily of open floor plans, with some later smaller office spaces partitioned throughout. All sections of the plant are interconnected. The interior finishes in Section B are similar to those in the later additions. Typical of industrial buildings of the time, brick and concrete block perimeter and party walls are generally exposed. Ceilings are generally open, exposing the wood joists, beams, decking and various mechanical and industrial structures above. Regularly spaced square wood columns and support beams extend the width of the buildings, supporting the floor above in the two-story spaces. Floors are exposed concrete or wood, though the extant wood flooring exists in either poor or fair condition. In many locations the wood flooring has been removed or has deteriorated as a result of prolonged exposure to the elements. Most of the walls, ceilings, and columns are painted. Other interior features include wood beams and columns, metal fire doors, and vault rooms with two original vault doors. Although all of the original window openings are currently infilled, many retain their interior arched header-course brick lintels and interior concrete sills.

Vertical circulation is provided by several interior stairwells and a single freight elevator. Staircase A is located in the stair tower at the northeast corner of Section A and runs between all floor levels. Staircase B was a later addition and is located in the northwest corner of Section B and runs between the first and second floors. Staircase C is located at the southeast corner of Section C and runs between all floor levels. An additional straight run staircase (Staircase D), located along the western perimeter wall of Building E, runs between the basement and first floors. The single freight elevator is located in the southeast corner of Section A.

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Outbuildings (Buildings F, G, H, and I)

The four Standard Gage Company Plant outbuildings are all situated at the east end of the site. None of them are interconnected with each other, nor are they interconnected with the larger, main plant. All four existing outbuildings were used historically with plant operations but are utilitarian in nature. Some are in poor condition.

Building F (ca. 1975) – 1 contributing building

Based on available maps and building permits available, Building F was constructed ca. 1975 as a storage building, infilling the space between Building E-1 and Building G. A 1975 aerial of the Standard Gage Complex as provided by a booklet in honor of their 50th anniversary shows Building F (see Figure 16).

Building F occupies a rectangular footprint and rises one story to a sloped asphalt shingle roof. The outbuilding is constructed of concrete block to the east and south and clapboard to the west. Building F is somewhat deteriorated, with the loss of windows and broken overhead doors. The west elevation of Building F features two rectangular loading bays topped with an overhanging wood canopy. The loading bays are set with roll-up garage doors (Photo 32). It was constructed in the location of the previous railroad spur as illustrated on the 1952 Sanborn map (Figure 19).

Building G (ca. 1950) – 1 contributing building

Building G was constructed ca. 1950 as a garage/storage building. The building does not show up until the 1950 Sanborn map (see Figure 18) and is shown with the abbreviation "A B," likely referring to its use as a garage and also basement storage.

The outbuilding occupies a rectangular footprint at the northeast corner of the site and rises two-stories to a pitched asphalt roof. Building G is constructed of a wood-frame sheathed in clapboard. The west elevation of Building F features one pedestrian entrance and four rectangular loading bays. The pedestrian entrance is infilled with plywood, while the loading bays are set with a combination of four-lite wood paneled roll-up garage doors and plywood infill. The north elevation features a double-leaf wood paneled loading door at the second floor. The building is somewhat deteriorated with structural issues, missing sections of roof and siding and broken overhead doors. (Photo 31).

Building H (ca. 1950) – 1 contributing building

Building H is a one-story building that abuts the east end of Building E. It is located at the rear of the site and not publicly visible. The outbuilding was constructed ca. 1950 as a carpenter's shop (Figure 18) and is clad in corrugated metal with a shed roof. The 1984 Sanborn map is the first to refer to Building H as being "iron clad," (Figure 19), likely indicating that the existing metal cladding was added when the building was converted from a carpenter's shop to a storage shed. Building H is also somewhat deteriorated.

Building I (c. 1943) – 1 contributing building

Building I was constructed ca. 1943 as a storage shed and is located at the interior of the site. It is concealed from public view by the adjacent, unrelated auto repair shop as illustrated on the Sanborn map. The one-story outbuilding is currently clad in standing seam corrugated metal siding that dates to a late twentieth century

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renovation (as indicated on the 1984 Sanborn map that references it as "Iron") and features an overhead door at its south end, with a single-leaf pedestrian door directly adjacent to the north (Photo 33).

Integrity

The Standard Gage Company Plant retains sufficient integrity to convey its historic use as a manufacturing facility.

Location: The Standard Gage Company Plant is in its original location and as such, retains integrity of location.

Setting: When constructed, the immediate surrounding area was characterized by a mix of industrial and residential development. Directly to the north and east of the site was a railroad line and associated coal yard, and the lots to the west and south were partially development with one and two-story residences. After the complex was constructed, additional single and two-story residential buildings were constructed to the west and south. The historic rail line has been converted into a rail trail, and a portion of the associated coal yards have been converted into surface parking. However, while these changes have occurred the overall characteristics defining the surrounding area are still as evident today as they were when the development was constructed. As such, the Standard Gage Company Plant retains integrity of setting.

Design: The original design elements of the Standard Gage Company Plant are still highly evident today. Originally constructed in the 1910s and subsequently expanded over the next sixty years, the Plant reflects the adaptation of a large industrial enterprise to a changing technological and social landscape. The red brick and concrete construction, long, low-scale factory buildings, generous fenestration and lack of extensive ornamentation are characteristic of industrial architecture from the early twentieth century. Each building section retains its historic massing and the majority of its respective exterior architectural features, including brick and reinforced concrete framework, concrete window trim, brick chimney embellished with the letters "S G Co," and simple stepped stone cornice on the primary Parker Avenue façade.

While windows and select doors are replacements, the fenestration on each building is intact and some retain historic sills and lintels or brick surrounds and arches. At the interior, the historic open floorplan largely survives and features include painted brick perimeter and party walls, wood beams and columns, metal fire doors, two historic vault doors, and exposed decking. Despite changes to the exterior and interior, the Standard Gage Company Plant retains its original design, materials, and footprint.

Workmanship and Materials: the materials used for the construction of the Standard Gage Company Plant were influenced by twentieth century industrial architecture and the emphasis on fire prevention, fire retardation, and providing light and air to the building interior. The use of brick and concrete at the exterior remains prominent in the exterior appearance today. Windows and select exterior doors have been replaced but the openings remain in their original location and size. At the interior, the plant retains historic materials including exposed brick walls, wood ceilings and columns, wood and concrete floors, and select other features.

Feeling and Association: The Standard Gage Company Plant has a strong documented association with the history of manufacturing in Poughkeepsie. It high degree of integrity of setting, design and material together convey a strong sense of feeling of a nineteenth century industrial plant .

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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 is 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 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 the boxes that apply.)

Property is:

- ☐ 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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

INDUSTRY

ARCHITECTURE

Period of Significance

1905-1975

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Edward C Smith (Architect)

Louis La Baum Booth (Architect)

L.H. Swenson Company (Builder)

Period of Significance (justification)

The period of significance has been drawn to encompass the complex's long and significant association with industry on the site. It begins with the earliest construction in 1905 and extends to Standard Gage Company's fiftieth anniversary in 1975. Standard Gage was the complex's most significant and longest tenant, occupying the site for almost eighty years.

Criteria Considerations (explanation, if necessary)

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Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance and applicable criteria.)

The Standard Gage Company Plant is significant at the local level under National Register Criterion A in the area of Industry for the broad-reaching impact the property had on the industrial growth and development of Poughkeepsie as the headquarters of several early twentieth century industrial enterprises, most notably the Standard Gage Company, which operated out of the complex for almost eighty years, from 1923 until 2002. The Plant was in continuous use for local industrial operations for almost a century, during which time it provided an economic base for generations of residents. The Parker Avenue property traces its history back to 1905, when the Chapinville Wheel Company erected several brick and frame buildings for the manufacture of wheels, gears, and bodies of carriages and wagons. In 1907, the Anchor Bolt & Nut Company succeeded the Chapinville Wheel Co., and continued operating out of the plant until 1914, when the property was purchased by the Nagle Re-Blade Co. Two years later, in 1916, the plant was purchased by W. A. Lawrence for his shirt making and underwear factory. In 1923, Erik Aldeborgh purchased the property as the new headquarters of the Standard Gage Company, Inc, manufacturers of precision blocks and gauges. The Standard Gage Co. grew to become a leader in its field, operating out of the Parker Avenue plant for the next almost eighty years.

The property is also significant at the local level under National Register Criterion C in the area of Architecture as a representative example of early twentieth century brick and concrete industrial architecture that functioned as a manufacturing facility for almost a century. While lacking individual distinction, as a collection they represent a significant and distinguishable entity as a group of intact buildings whose architecture clearly expresses their purpose. Two of the building sections (A & the original portion of D) were designed by Edward C. Smith, a leading Poughkeepsie architect of the time. The plant retains its historic massing and the majority of its exterior architectural features. The period of significance is 1905 to 1975, beginning with the date of construction and ending with the Gage company's fiftieth anniversary, during which time the building was in continuous use as a manufacturing facility. An important local landmark, the Standard Gage Company Plant provides valuable historical context for the property's contribution to local industrial and architectural trends in Poughkeepsie beginning in the first decade of the twentieth century.

Narrative Statement of Significance

CRITERION A: INDUSTRY¹

The first Dutch and English settlers came to Poughkeepsie in the late 1600s and were attracted to mill sites along the Fall Kill Creek and land available for farming. The small river settlement, with landings for trade and inland agriculture, a ship building yard, and ferry service at Upper Landing on the north side of the Fall Kill, gradually grew into a city and an important deep-water port halfway between New York City and Albany.² The Hudson River was the essential transportation corridor at the time, especially after the Erie Canal was completed in 1825, linking the Great Lakes and western states to the port of New York. The three major river landings at the Fall Kill Creek, the center of Kaal Rock Park, and the end of Pine Street were supplemented in the early 1800s by the first Mid-Hudson steamboat terminal at the base of Main Street and a wharf to the north for a small whaling fleet.

¹ Please note, the dates listed in the headings below correspond with the dates in which each industrial enterprise was associated with the Parker Avenue property.

² *City of Poughkeepsie Waterfront Redevelopment Strategy*, Poughkeepsie, NY: 2014, 7.

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Developed first as a major center for whale rendering and lumber and grain milling, Poughkeepsie emerged as the mid-Hudson Valley's largest and most influential city on the east bank during the second half of the nineteenth century. Industry flourished through shipping, hatteries, paper mills, and several breweries along the Hudson River, including some owned by Matthew Vassar, founder of Vassar College. The City of Poughkeepsie continued to grow steadily during this time, augmented by the opening of the Hudson River Railroad in 1850 and the development of steam-powered industrial and manufacturing enterprises. When the only railroad bridge over the Hudson south of Albany was completed in 1889, Poughkeepsie became the junction of two great passenger and freight rail lines.

The combination of highways, railroads, and river access transformed the area into an even mightier industrial powerhouse. The Fall Kill Creek was Poughkeepsie's principal industrial corridor, and the Fairview section developed as an extension of the city's working-class north end. As factories powered by steam replaced older operations at the Fall Kill dams and waterfalls, manufacturing flourished along the waterfront and rail tracks, including large-scale plants north of the Railroad Bridge, south of Kaal Rock, and on filled land at the Lower Landing near Pine Street. At the time, many of the state's largest and most notable businesses built substantial warehouse buildings around the rail yards located upstate. Shipping and other manufacturing industries continued to be an important part of the city's economy well into the twentieth century.

Poughkeepsie is also unique among other Hudson Valley towns because of the extraordinary effect had by the arrival of the International Business Machines Corporation (IBM) in 1941, first to produce arms for the U.S. military during the Second World War, and afterwards to base its business machine manufacturing.³ By the end of World War II, IBM's munitions manufacturing facility in Poughkeepsie employed 1,400 workers.⁴ After the war, IBM moved its production of electric typewriters to Poughkeepsie from Rochester, as well as other established electromechanical computing and business machines that had been manufactured elsewhere. Post-war demand for business machines drove the firm to expand its work force rapidly, and the company began planning for both the housing and recreational needs of the young families it anticipated attracting. By 1952, nearly 6,000 people were on the IBM payroll in Poughkeepsie. The company's groundbreaking and highly profitable mainframe computer was developed in 1964. This achievement put IBM at the forefront of computer development, where it would remain for the next twenty years. At its peak in 1984, IBM employed over 22,000 people in Dutchess County.⁵ No other town outside Westchester County and Long Island experienced the same post-war suburban development that occurred in Poughkeepsie.

Prior to the Chapinville Wheel Company taking ownership in 1903, the land at 58 Parker Avenue was owned by the Penn Central Railroad. The earliest record depicting development on the subject property, the 1893 topographic map, depicts a small building in the northeastern corner of the lot, which appears consistent with the two-story dwelling depicted in the 1913 Sanborn Map. The railroad operators present on and around the site during this time included the Penn Central Railroad, the New York, New Haven and Hartford Railroad, and the Owasco River Railway.

³ *Town of Poughkeepsie Dutchess County, New York Reconnaissance-Level Historic Resource Survey Update*, Woodstock, NY: Larson Fisher Associates, September 2011, I-2.

⁴ *Town of Poughkeepsie Reconnaissance-Level Historic Resource Survey Update*, IV-65.

⁵ *Town of Poughkeepsie Reconnaissance-Level Historic Resource Survey Update*, IV-66-IV-67.

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Chapinville Wheel Company (1905-1907/8)

The Chapinville Wheel Company (Figures 7 and 8) was incorporated on January 5, 1891, in Chapinville, New York, for the manufacture of wheels, gears, and bodies of carriages and wagons. At the time of its incorporation, the company's capital stock was \$45,000 and the trustees were: Jacob Martin, Edward D. Martin, David N. Salisbury, Edward C. Scudelbach, and Addison D. Kelley. In 1892, one year after the company's founding, Albert James Glass purchased from Kelly, Mans & Co. of Chicago the half interest which they held in the Chapinville Wheel Company. The *Biographical Directory of the State of New York, 1900*, described Albert J. Glass as a "manufacturer of Agricultural Implements."⁶ Before becoming director of Chapinville Wheel, Mr. Glass was the general manager and director of Adriance, Platt & Co. of New York for twenty years. Glass was also the father-in-law of Edward D. Martin, the efficient manager of the Chapinville Wheel works (Figure 7). The remaining half of the company's capital stock continued to be held by Jacob Martin, the founder of the business.

By this time, the business employed ninety men and was rapidly expanding.⁷ The company's original manufacturing plant in Chapinville boasted "every needed appliance for making wheels well and quickly," and had a full output of 150 sets of wheels each week.⁸ Unfortunately, in March of 1894 the factory was completely destroyed by a fire. An article published in Rochester's *Democrat & Chronicle* on March 18th of that year described how:

The large wheel and spoke factory of the Chapinville Wheel Company was destroyed by fire about 6 o'clock this afternoon. The fire originated in the boiler room and the flames spread so rapidly that the main building, together with adjoining dry houses, were burned to the ground within an hour. Some of the contents were saved, but the greater part of them were destroyed. The loss will not fall short of \$10,000, on which there is an insurance of about \$5,000.⁹

Following the fire, Albert Glass relocated the Chapinville Wheel Co. from Chapinville to Poughkeepsie. An 1894 publication of *Farm Implement News* stated that "the Chapinville Wheel Company, of Chapinville New York, well-known to the trade as extensive manufacturers of vehicle wheels, have decided to move to Poughkeepsie, N.Y., and engage in the manufacture of sulky hay rakes. They will also make sulky potato sprayers. The business is under management of John L. Glass. With good management and abundant capital assured, the company may be booked for certain success."¹⁰ The firm's first home in Poughkeepsie was in the old Red Mills Buildings on Mill Street.

In 1903, Mr. Glass purchased several vacant lots on Parker Avenue at \$8 per foot for the purpose of erecting a new factory for the Chapinville Wheel Co.¹¹ The site was chosen for its proximity to the Central New England Railroad freight and passenger stations on Parker Avenue, which allowed for easy transportation of raw materials as well as the company's manufactured goods. A 1903 article published in the *Iron Trade Review* stated that the company:

⁶ *Biographical Directory of the State of New York, 1900*, New York, NY: Biographical Directory Company (incorporated), 1900, 161.

⁷ "Trade News," *Farm Implement News* 13 (1892): 28.

⁸ "New York," *The Automotive Manufacturer* 35 (1894): 693.

⁹ "Chapinville Wheel Company," MyCompanies Wiki, https://mycompanies.fandom.com/wiki/Chapinville_Wheel_Company (accessed September 21, 2020).

¹⁰ "New Enterprise At Poughkeepsie," *Farm Implement News* 15 (July 5, 1894): 19.

¹¹ "Assessing Manufacturers," *Poughkeepsie Eagle News*, July 22, 1905, [https://www.newspapers.com/image/114078682/?terms=Wheel Company Parker Avenue](https://www.newspapers.com/image/114078682/?terms=Wheel+Company+Parker+Avenue) (accessed June 18, 2020).

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has not fully completed plans for the buildings which will be erected next summer. In a general way the buildings will be all one story and as near fire proof as is possible...The company expects to put in a sprinkling system in all buildings...The power plant will be new.¹²

Construction of the Parker Avenue plant began in May of 1905.¹³ Two months later, the *Poughkeepsie Eagle News* reported that "the Chapinville Wheel Company buildings on Parker Avenue are beginning to make a showing. The two smaller frame buildings look to be nearly finished."¹⁴ Once complete, the fully equipped Parker Avenue plant allowed Chapinville Wheel to continue manufacturing a wide range of agricultural implements, including sulky hay rakes, riding and walking weeder, disk harrows, spading harrows, harrow carts, land rollers, and barrel carts. Mr. Glass also began manufacturing nuts and bolts around this time. In 1907, just before the company's charter was set to expire, Albert Glass reorganized the Chapinville Wheel Co. as the Anchor Bolt & Nut Company.

Anchor Bolt & Nut Company (1907-1914)

The Anchor Bolt & Nut Company (Figure 9) was incorporated in 1907 with a capital of \$45,000. Albert J. Glass served as the president, and his sons, John L. and Joseph J., served as the secretary and treasurer. At the time of its formation, the Anchor Bolt & Nut stated that it would manufacture a "line of extra good quality carriage and machine bolts, the business in which has been greatly expanded, and is in a position to insure prompt deliveries on the smaller sizes of bolts."¹⁵ The Anchor Bolt & Nut Co. continued operating out of the former Chapinville Wheel Company plant on Parker Avenue. The site's proximity to the Fallkill Creek and the Central New England Railroad freight and passenger stations on Parker Avenue made it an ideal location for such a manufacturing enterprise.

In 1910, Albert Glass expanded the Parker Avenue Plant with the construction of Section B. Located at the center of the complex, Section B was a two-story brick building of mill construction, which housed the company's iron-working operations on the first floor and wood-working operations on the second floor. The building was heated via steam, and fuel was provided by coal and waste. The 1913 Sanborn Map shows a one-story building labeled "BL. SM." (blacksmith) in the east/central portion of the property, immediately to the east of Section B. Adjoining the blacksmith shop to the east is a one-story coal shed. Below these buildings is a one-story building labeled paint shop. Two separate one-story buildings labeled "casting" and "shed" are depicted in the southeastern corner of the property, and an additional one-story stable is shown at the southeastern boundary. A building labeled lumber shed is located on the west portion of the property, and a railroad spur is shown entering the property from the east. The map also reveals that the Anchor Bolt & Nut Plant was guarded by a night watchman and featured an Eco Magneto clock on site. The complex was equipped with electrical lighting furnished by an independent electrical plant on the property. The map also details how blowers and metal conduit pipes were attached to the plant's wood-working machines, while barrels of water and pails of sand were distributed around the facility as a form of fire-prevention.

¹² "New Construction," *The Iron Trade Review* 36 (February 26, 1903): 48.

¹³ Edmund Platt, *Eagles History of Poughkeepsie From the Earliest Settlements 1683 to 1905*, Poughkeepsie, NY: Platt & Platt, 1905, 235.

¹⁴ "Eaglets on the Wing," *Poughkeepsie Eagle News*, June 17, 1905,

<https://www.newspapers.com/image/114072165/?terms=Wheel%2BCompany%2BParker%2BAvenue> (accessed June 18, 2020).

¹⁵ "Hardware," *Iron Age* 80 (July 4, 1907): 41.

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An issue of the *Iron Trade Review* published on November 5, 1908, stated the Anchor Bolt & Nut Co. "has at this time a factory nearly fully equipped, with the exception of bolt threaders..."¹⁶ An article published in the *Poughkeepsie Eagle-News* on August 7, 1914, described the "Fine Factory Site" of the Anchor Bolt & Nut Co.:

The factory contains about 20,000 square feet of space and the main building is of modern, slow burning, mill construction. There is a considerable yard room about the place, including a frontage of 317 feet on Parker Avenue and on Brookside Avenue. The depth of the plot is about 290 feet.¹⁷

The Anchor Bolt & Nut Co. enjoyed considerable success in its first few years of operation, but eventually ran into financial trouble in 1914 when the company it relied on to purchase most of its products, Adriance, Platt & Co., was sold to the Moline Plow Company. Moline subsequently informed Anchor Bolt & Nut that they would continue manufacturing their own agricultural machinery, rather than outsource the work to Poughkeepsie.¹⁸ At the same time, the bottom dropped out of the export trade in the summer of 1914, impelling Glass and his sons to put the Parker Avenue plant on the market.

In August of 1914, the Anchor Bolt & Nut Company sold its plant on Parker Avenue to the Nagle Re-Blade Knife Company. Albert Glass purchased an interest in the Nagle Company but retired from active business following the sale. While some consideration was given to constructing a new factory, Glass emphasized to the directors that "the advantage of taking possession of a durable mill building ready for their machinery" made it possible "to start the manufacturing at once."¹⁹ The Anchor Bolt & Nut Co. vacated the Parker Avenue plant on September 1, 1914. The company filed a notice of dissolution five years later, in July of 1919.

Nagle Re-Blade Knife Company (1914-1916)

The Nagle Re-Blade Knife Company was incorporated on May 17, 1912, after having taken over the defunct Piogren Sales Company of Newark, New Jersey, manufacturers of straight razors and an early version of the Re-Blade knife. The trustees at the time of founding were as follows: George H. Nagle, president, William A. Yertzley, secretary and chief engineer, and their partner, Carl H. White. White's early version of the Re-Blade knife, handled in both horn and bakelite, is known to have been manufactured at the Piogren plant in Newark. Yertzley is also credited for a later hook-tang design that was manufactured in Poughkeepsie.²⁰

Nagle Re-Blade knives (Figure 10) were of an innovative design and the company was granted three U.S. patents for knife design elements and a fourth patent for a unique manufacturing process. The simple yet elegant concept featured a handle with replaceable blades or tools that customers could customize depending on their needs. The company sold dozens of different types of blades and tools that could be selected and inserted into the handle of the customer's choice. Handles accepted either two or four blades, depending on style and owner preference.²¹ An excerpt from the company's original Catalogue and Service Book reveals the genesis of the idea for this unique knife:

¹⁶ "General Industrial," *The Iron Trade Review* 43, no. 1 (1908): 784.

¹⁷ "Nut Co. Sells to New Industry," *Poughkeepsie Eagle-News*, August 7, 1914, 5.

¹⁸ "Nut Co. Sells to New Industry," 5.

¹⁹ "Nut Co. Sells to New Industry," 5.

²⁰ "George Nagle's ReBlade Knives," Nagle Warren Mansion, <http://naglewarrenmansion.com/george-nagles-reblade-knives/> (accessed July 10, 2020).

²¹ "George Nagle's ReBlade Knives," Nagle Warren Mansion, <http://naglewarrenmansion.com/george-nagles-reblade-knives/> (accessed July 10, 2020).

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When the first blade in the first pocket knife ever built was broken, the demand for the Nagle Re-Blade Knife was created and has existed ever since... there's satisfaction in owning a Nagle Re-Blade Knife because you can re-blade it yourself. No special tools required, just your two hands and the edge of a key. You don't have to carry around a crippled knife or buy a new one when you break a blade. Nagle Re-Blade Knives are constructed so that you can easily replace broken blades and keep your knife always new.²²

One of the company's logos depicts an array of tools and blades that were available for purchase. Salesmen were equipped with leather-backed kits and velvet-lined rolls, with individual pockets for up to forty-two separate blades or tools. Given the wide variety of options offered to customers, possibilities for personalizing one's Nagle were almost endless.²³ The knife handles were available in both pen knife and jack knife sizes and were made of Bakelite, synthetic horn, bone, pearl, and celluloid. According to the company's retail price list, blades and tools cost a quarter each and handles cost between \$0.25, for a German silver handled two blade knife, to \$1.50 for a pearl handled, tip bolstered two bladed knife. In 1915, you could own a top of the line, pearl-handled, full-bolstered, four-bladed Nagle Re-Blade knife for three dollars, or for a mere dollar, you could pick up a tortoise (celluloid) handled, tip bolstered, two-bladed knife.²⁴ Also detailed in the company's original Catalogue and Service Book was the construction of the knives:

Nagle Re-Blade Knife Blades are forged from the highest quality Sheffield cutlery steel and the finest instruments and methods known to science are employed to make the blades right. German silver is being used instead of brass in the linings of all Nagle Re-Blade Knives. All blade rivets in Nagle Re-Blade Knives are encased in case hardened steel sleeves or bearings to insure durability. Only the best spring steel is used in springs and the knife is reinforced where reinforcement is necessary to make it strong, durable and superior.²⁵

It is likely that the company's close attention to detail, costly manufacturing processes and use of high-quality materials ultimately led to its demise. In 1916, after only two years of operating, the company was forced to file for bankruptcy. The number of handles and inserts that were manufactured during these two years remains unknown.

W. A. Lawrence Company (1916-1923)

Following the demise of the Nagle Re-Blade Knife Co., the Parker Avenue plant was purchased in 1916 by William A. Lawrence for his shirt making and underwear manufacturing enterprise. A July 1913 publication of *Iron Age* stated that: "The W.A. Lawrence Company, Inc., Poughkeepsie, N.Y., has recently been incorporated with a capital stock of \$20,000 and will equip a plant for the manufacture of knitted and woven fabrics."²⁶ The officers at the time were: William A. Lawrence, president and buyer; Albert Turner, secretary and treasurer; Charles W. Lawrence, superintendent. Lawrence was also president of the Ideal Linen Mesh Company, Inc. of Poughkeepsie. The company's only stockholders were Frank J. Schwartz of Poughkeepsie, Albert Turner of

²² Michael Losicco, "The Nagle ReBlade Story."

²³ Losicco, "The Nagle ReBlade Story."

²⁴ Losicco, "The Nagle ReBlade Story."

²⁵ "George Nagle's ReBlade Knives," Nagle Warren Mansion, <http://naglewarrenmansion.com/george-nagles-reblade-knives/> (accessed July 10, 2020).

²⁶ "New York," *Iron Age* 92 (July 3, 1913): 57.

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New York City, and Benjamin & Joannes of New Jersey, who purchased "the entire output of the Lawrence factory where coresets cover cloth is made by special process."²⁷

The W.A. Lawrence Company (Figure 11) specialized in the manufacture of cotton, silk, lisle and mesh corset fabrics. Upon purchasing the Parker Avenue property, Lawrence equipped the plant with seven knitting machines for dyeing, bleaching and finishing, and two boilers, all of which were run on electric power.²⁸ The W.A. Lawrence Co. continued to prosper during World War I, and by the end of the war required additional space. In 1920, Lawrence expanded the Parker Avenue plant with the addition of the two-story brick knitting mill fronting Parker Avenue (Section A) and a more utilitarian two-story textile plant (Section D) to the east of Section B, along Brookside Avenue. Both building sections were designed by the notable Poughkeepsie architect, Edward C. Smith. A June 1920 publication of *Textile World* described how: "The new addition to the plant of the William A. Lawrence Co., 58-70 Parker Avenue, will be used as a knitting mill, extending the present operating departments; the structure will be placed in service at an early date. It will be two stories, 60 x 110 feet, adjoining an existing one-story building [Section B]. The basement will be used for cloth washing, the first floor for knitting, and the second floor as a shipping department."²⁹

The W.A. Lawrence Company continued manufacturing knitted and woven fabrics at the Parker Avenue Plant for three more years, until 1923, when the company vacated the property for unknown reasons. William A. Lawrence passed away on December 8, 1941, at his home in Mifflintown, Pennsylvania, and was buried at the Poughkeepsie Rural Cemetery.

Standard Gage Company, Inc. (1925-2002)

The Standard Gage Company of Poughkeepsie traces its history back to the turn of the twentieth century, when Carl Edvard Johansson (1864–1943), a Swedish inventor and scientist, pioneered the concept of universal measuring standards in industry with his invention of gauge blocks. These gauge blocks became known as "Jo Blocks" for "Johansson gauge blocks," and were recognized for their extremely accurate precision measurement. C. E. Johansson had become interested in the tools used for measuring parts for the rifles while employed as an armor inspector by the state arsenal in 1888. Johansson became convinced that an elaborate series of blocks could be devised for universal use. Johansson was granted his first Swedish patent, called "Gauge Block Sets for Precision Measurement," in 1901. By 1906, his gauges provided an accuracy approaching one thousandth of a millimeter, and in 1908 the accuracy was one ten thousandth of a millimeter.³⁰ Mr. Johansson, the "Master of Measurement" was decorated by the King of Sweden for his achievements. Following his initial success, Johansson formed the Swedish company, CE Johansson AB, in 1911.

It was not long before Johansson's concept was adapted in the United States. The first American CEJ gauge block set was sold to Henry Martin Leland at Cadillac Automobile Company around 1908. In 1918, Johansson formed the American subsidiary, CE Johansson Lic. The first manufacturing plant in the United States for his gauge block sets was established in Poughkeepsie, New York in 1919 in the former Welte Piano Factory on

²⁷ "Robert J. B., Wright Charged with Theft," *Poughkeepsie Eagle News*, July 8, 1920,

<https://www.newspapers.com/image/114951967/?terms=W.%2BA.%2BLawrence%2BPoughkeepsie> (accessed September 21, 2020).

²⁸ "Poughkeepsie," *America's Textile Reporter* 36, no. 7 (1922): 768.

²⁹ "Knit," *Textile World* 57, no. 3 (June 19, 1920): 65.

³⁰ "A Monument to Manufacturing in Poughkeepsie Part I," Facebook, February 10, 2019,

<https://www.facebook.com/HDLPC3/posts/409903059554680> (accessed June 18, 2020).

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South Road. An article published in the periodical *Motor World For Dealers, Jobbers And Garagemen* on October 29, 1919 advertised that:

C. E. Johansson, a Swedish mechanic and steel fabricator who produces gage blocks and other measuring instruments with accuracy brought down to one-hundred thousandth of an inch, has arranged to open an American factory under the name of C. E. Johansson, Inc., at Poughkeepsie, N.Y. He is now in this country directing the formation of the new company. Johansson's instruments are measured by 2 standard gages in which precision has been reduced to the millionth part of an inch, 200 times smaller than the width of a human hair.³¹

The American plant was run by another Swedish immigrant, Erik Aldeborgh, and was used primarily to manufacture gages for Henry Ford's automobiles.³² According to *Poughkeepsie Journal* archives, the C.E. Johanssen Company grew from twenty-six employees to fifty in its first year of operation.³³ Ford Motor Company sold "Jo-blocks" to a multitude of customers over the years, reaching its peak during World War II. Johansson is credited with making it possible for manufacturing companies around the world to work from a universal measuring standard, thus facilitating the transition to the industrial era.³⁴

Unfortunately, by 1923, Johansson's American subsidiary, was on the verge of bankruptcy. After explaining his predicament to Henry Ford, Ford offered Johansson facilities for his business in Ford's new Engineering Laboratory in Dearborn, Michigan, where Johansson continued working for the next twelve years, until retiring to Sweden in 1936. After Ford announced that he would be selling Johansson's plant in Poughkeepsie, the Poughkeepsie Chamber of Commerce appealed directly to Ford, offering to negotiate in favor of the automobile magnate keeping his company in the city. Henry Ford responded with reassurance that he would leave the company in good standing for Poughkeepsie.

When the automobile magnate's departure was announced, Erik Aldeborgh, then general manager of the Poughkeepsie plant, acquired the C.E. Johanssen Co. and relocated the plant in 1925 to Parker Avenue, on the site of the former Anchor Bolt & Nut Company plant. Aldeborgh re-organized the firm under the name, Standard Gage Company, Inc., in October 1925 and ensured contiguous success by buying all of Ford's machinery and patents associated with the Poughkeepsie plant.³⁵ In 1930, the plant building expanded with the construction of a two-story, with basement, brick vault room attached to the northeastern corner of Section A. According to the 1950 Sanborn Map, the vault room was of fireproof construction, with brick walls and concrete floors and roof. Under Aldeborgh's tenure, the Standard Gage Co. survived the Depression and continued cultivating new gages. In spite of other industries wavering during the Depression years, Standard Gage reaped the benefits of new technological innovation during the 1930s, including airline travel, which opened up a new market for Standard Gages. A skilled metal worker and inventor, Aldeborgh also designed and patented several of his own inventions, including an adjustable limit-pin gauge (1927), gauge (1929),

³¹ "To Make Measuring Instruments Here," *Motor World for Jobbers, Dealers and Garagemen* 61, no. 1 (October 1, 1919): 38.

³² "A Monument to Manufacturing in Poughkeepsie Part I."

³³ A.J. Martelli, "Historic Standard Gage Buildings in City to Be Renovated by Scenic Hudson," *Poughkeepsie Journal*, June 30, 2020, <https://www.poughkeepsiejournal.com/story/news/local/2020/06/30/scenic-hudson-plans-use-standard-gage-site-offices-green-space/3281466001/> (accessed July 10, 2020).

³⁴ Carl E Johansson, *Benson Ford Research Center*, Detroit: Detroit Area Library Network, November 2011, http://www.dalnet.lib.mi.us/henryford/docs/CarlEdvardJohanssonRecords_Accession214.pdf (accessed September 23, 2020).

³⁵ "Erik Aldeborgh, 89, Dies; Founded Standard Gage," *Poughkeepsie Journal*, February 6, 1976, <https://www.newspapers.com/image/115269666/?terms=Erik%2BAaldeborgh%2BStandard%2BGage> (accessed September 28, 2020).

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telescoping gauge (1932), dial indicator gauge (1933), combine surface gauge and comparator (1939), snap gauge (1951), and dial bore gage (1952), among others.

A Standard Gage Co. advertisement from 1937 (Figure 12), which includes a photograph of the Plant on Parker Avenue, stated that:

The Standard Gage Company feels that it has made a definite contribution to Poughkeepsie's prosperity and, in turn, extends congratulations to all business establishments and firms that are participating in announcing to the world the history, commercial progress, cultural achievements, and the development of industry and wealth of this outstanding community.³⁶

Another company advertisement from 1944 (Figure 13) boasted how Standard Gages "in daily use throughout the United States are the insurance of accuracy employed by leading manufacturers of a wide range of products."³⁷ The company received many government contracts during World War II, which transformed it on behalf of the war effort. Normally employing 200 people, the company expanded to 600 during this period of peak production. In order to keep up with increasing war time demands, the plant was further expanded in 1941 with the construction of the one-story, concrete block Section E. The building section was designed by architect Louis Booth and built by the L. H. Swenson Company at a cost of between \$10,000 and \$12,000.³⁸ In 1943, Aldeborgh again hired the L. H. Swenson Company to construct a storage shed (Building I) at a cost of between \$7,000 and \$8,000.³⁹ An article published in the *Poughkeepsie Eagle-News* under the headline "Standard Gage Gets Contract" stated that in July of 1945, the company "received a contract for gages in the sum of \$1,880,000.62 from the War Department."⁴⁰

In 1943 President Franklin D. Roosevelt visited the Standard Gage Company Plant on Parker Avenue, a moment of great pride for Aldeborgh and all of his employees. Poughkeepsie celebrated the work and commitment of Standard Gage when the company received the federal government's esteemed Army/Navy "E" Award for "Excellence in Production" during World War II (Figure 14). The award program from 1944 (Figure 15) praises the men and women of the Standard Gage Co. for setting "an inspiring example for fellow Americans on the production front." The program goes on to celebrate "another banner day for the employees and management of this company...another decoration for their skilled work and faithful service in keeping the tools and materials of war flowing in ever-increasing volume to the Armed Forces of the United Nations... The management of the Standard Gage Company, Inc. congratulates every one of them for the high honors they have brought to our plant...to our city, to our state and our nation."⁴¹

An outbuilding, Building I was constructed ca. 1943 as a storage shed. It was renovated in the late twentieth century, as indicated on the 1984 Sanborn map that references it as "Iron"). In November of 1945, Alfred H. Emery was appointed chief engineer of Standard Gage after being employed with the company since its

³⁶ "A Monument to Manufacturing in Poughkeepsie Part I."

³⁷ "A Monument to Manufacturing in Poughkeepsie Part I."

³⁸ "Standard Gage Co. Enlarges Quarters," *Poughkeepsie Eagle News*, June 18, 1941,

<https://www.newspapers.com/image/114462629/?terms=Standard%2BGage%2BEnlarges%2BQuarters> (accessed September 29, 2020).

³⁹ "Standard Gage to Build Shed," *Poughkeepsie Journal*, December 17, 1943,

<https://www.newspapers.com/image/114757679/?terms=Standard%2BGage%2BShed> (accessed September 29, 2020).

⁴⁰ "Standard Gage Gets Contract," *Poughkeepsie Eagle News*, July 15, 1940, <https://www.newspapers.com/clip/27836057/std-gage-1m-con-pok-eagle-jul-15/> (accessed July 10, 2020).

⁴¹ "A Monument to Manufacturing in Poughkeepsie Part I."

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relocation to the Parker Avenue plant in 1925. At the same time, Noel De Cordova was made the sales manager of the company, and William R. Donaldson was elected a member of the board of directors.⁴²

Two outbuildings were constructed ca. 1950 on the site. Building G was built as a garage/storage building and is first seen on the 1950 Sanborn map with the abbreviation "A B," likely referring to its use as a garage. The outbuilding is separated from the main building by a large open parking lot and only had ancillary use. The second outbuilding built at this time, Building H, is a one-story building that abuts the east end of Building E-1 but the two are not interconnected. Building H was constructed as a carpenter's shop but was later converted into a storage shed. The 1984 Sanborn map shows the building as being "iron clad," likely indicating that the metal cladding was added when the building became a storage shed. In 1952, the Parker Avenue Plant was further expanded with the construction of the two-story Section C, attached to the southwestern portion of Section B. The first floor of Section C was used as a shipping department and carpenters' shop, while the second story functioned as factory space.

During the 1960s, Erik Aldeborgh relinquished his director's role to his sons, John as president and David as executive vice-president and treasurer. An article published in the *Poughkeepsie Journal* on May 3, 1964, stated:

Having completed 45 years of association in gauge manufacturing in this country, Mr. Aldeborgh said he is grateful that Standard Gage, which employs about 200 persons, has kept abreast of developments in the industry and maintained a position of leadership through the years... Standard Gage has been fortunate too in having become established in the Poughkeepsie area community.⁴³

Although he relinquished much of the daily operating responsibility, Aldeborgh continued on as chairman of Standard Gage's board of directors. Under the leadership of his sons, the company endured as a leader in its field of manufacturing "mechanical, air and electronic gages used by industry and for scientific purposes."⁴⁴ To accommodate the increasing demand for the company's precision gauges, John and David Aldeborgh erected an additional storage building around 1970: an addition to Section D (D-1) located between Section D and Section E.. Building F was also constructed as a storage building ca. 1975, abutting Building E-1 and Building G but with no interior connection. It is seen in a 1975 aerial of the Standard Gage Complex as part of a booklet in honor of their 50th anniversary and was shown on the 1984 Sanborn as storage building of concrete block construction. It was constructed in the location of the previous railroad spur as illustrated on the 1952 and 1984 Sanborn maps.

Erik Aldeborgh passed away in early February 1976 at the age of 89. By this time, R. G. Copeland was the company's senior vice-president responsible for electronic development. John R. Conklin, former president of DeLaval Separator Co., joined in 1979 to create a management structure that would facilitate the company's transition to manufacture and improve electronic gages. Dial gages continued to be the "bread and butter" of Standard Gage, but a revolution was underway. The new electronic "Smart Gage" was faster and infinitely more accurate. Standard Gage also expanded their reach during this time, opening branch offices in Hartford, Detroit, and Los Angeles. In 1987, the Standard Gage Company was purchased by Brown & Sharpe, one of the best-

⁴² "New York and New Jersey." *Machinery* 52 (November 1945): 228.

⁴³ "John E. Aldeborgh Becomes President of Standard Gage Co., Replacing Father," *Poughkeepsie Journal*, May 3, 1964, <https://www.newspapers.com/image/114809399/?terms=Erik%2BAldeborgh%2BStandard%2BGage> (accessed September 28, 2020).

⁴⁴ "John E. Aldeborgh Becomes President of Standard Gage Co., Replacing Father," *Poughkeepsie Journal*, May 3, 1964, <https://www.newspapers.com/image/114809399/?terms=Erik%2BAldeborgh%2BStandard%2BGage> (accessed September 28, 2020).

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known and most influential machine tool builders during the nineteenth and twentieth centuries. Brown & Sharpe continued to manufacture dial indicators, bore gages, and snap gages at the Parker Avenue Plant, as well as other facilities in upstate New York.

After Brown & Sharpe was absorbed into the Hexagon Metrology conglomerate in 2001, the Standard Gage product line was moved to Switzerland where production continued. At the time of its closure, Standard Gage was still employing thirty-eight residents of Poughkeepsie.⁴⁵ When the US assets of Standard Gage were liquidated, a company called Dorsey Gage (now Dorsey Metrology) purchased them at auction and began hiring back key members of the manufacturing staff who had been laid off in order to resurrect the product line. Nearly all of the Standard Gage bore gage products have been reproduced in some form, with the exception of the dial indicator. Dorsey already owned a very high-quality dial indicator range that they acquired from the Hamilton Watch Company. Dorsey Metrology continues to manufacture the bore and snap gage designs in the United States to the exact specifications set forth by the Standard Gage Company. Remnants of Standard Gage are still visible on the large red brick smokestack at the eastern end of the property, where the initials "S G Co" are spelled out in buff brick.

CRITERION C: ARCHITECTURE

The Standard Gage Company Plant is architecturally significant as a cohesive representation of an early twentieth century brick and concrete manufacturing facility that demonstrates the evolution of architectural engineering techniques and the solution of basic industrial needs, including fire-prevention, improved lighting and the efficient use of space. Originally constructed in the first decade of the twentieth century and subsequently expanded over the next sixty years, the plant reflects the adaptation of a large industrial enterprise to a changing technological and social landscape. The red brick and concrete construction, long, low-scale factory buildings, generous fenestration and lack of extensive ornamentation are characteristic of industrial architecture from the early twentieth century.

The Standard Gage Plant exemplifies two distinctive American construction systems found in industrial plants: slow-burning construction and exposed concrete frame construction. Slow-burning construction was a collection of traditional construction methods and safeguards combined in such a way as to make a building more fire-resistant than one of ordinary construction would be. It was based on brick load-bearing walls, heavy timber posts and beams, multiple layers of flooring, and iron fire doors. The system was codified in the late 1870s by officials of the Associated Factory Mutual Fire Insurance companies (AFM) of New England, which had been established to insure textile mills. Another feature of the slow-burning system was stairways and lifts enclosed in towers that could be closed off from the mill floors, so they would not act like chimneys in a fire and possibly spread fire from floor to floor. By the early twentieth century, exposed reinforced concrete had replaced the brick and timber of earlier factory buildings, making larger expanses of glass possible. This so-called "factory style" of construction was particularly well-suited to manufacturing buildings. Less expensive and easier to work with than stone, concrete was considered to be a particularly durable and fireproof material and allowed for large open interiors. The manufacturing floors of the Standard Gage Plant would have required a great deal of stability and security, which this method of construction was able to provide. The use of slow-burning construction methods, brick and concrete construction, heavy-timber framing, large and plentiful window openings represent the best practices of industrial manufacturing building design and technology at the time for dealing with fire resistance, structural strength, vibration, natural light, and ventilation.

⁴⁵ Martelli, "Historic Standard Gage Buildings in City to Be Renovated by Scenic Hudson."

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Two of the buildings composing the Standard Gage complex (A & D) were designed by architect Edward C. Smith, "one of Poughkeepsie's leading architects and designer of many artistic structures in the Mid-Hudson Valley."⁴⁶ Building E was designed by architect Louis Booth and built by the L. H. Swenson Company. Unlike the other architect designed buildings, Building E is a utilitarian structure that does not display a high level of architectural value. Illustrating almost a century of industrial architecture in Poughkeepsie, the Standard Gage Plant retains its overall form, historic massing, and character-defining characteristics, including its brick and concrete framework, large and regularly spaced window openings with concrete trim, stepped parapet with concrete coping at the primary north elevation, and tall red brick smokestack. The interior of the complex features a generally open plan, as is typical of industrial buildings, with some later partitions and finishes to create office space, regularly spaced reinforced timber columns and beams, exposed brick and concrete perimeter and party walls, original exposed wood floors and ceilings, and exposed steel truss system on the upper floor of Section D. The architecture of the Standard Gage Co. Plant continues to convey an effective sense of the historic industrial environment of several of Poughkeepsie's pioneer industrialists.

Edward C. Smith

Edward Smith was born on March 14, 1880, to George T. Smith and Mrs. Clara Buys Smith. After receiving his early education at local schools, Smith went on to study architecture under the chief architect for the City of Poughkeepsie, Percival Lloyd. In February of 1910, Smith opened his own architectural practice office in downtown Poughkeepsie. An issue of the *American Architect* published that month advertised that: "Mr. Edward C. Smith announces that he has opened an office for the general practice of architecture at 42 Market St., Poughkeepsie, N.Y. Manufacturers' samples and catalogues are desired."⁴⁷ Some of Smith's earliest designs were for standard two-family homes around Poughkeepsie, including 35 Corlies Avenue and 93 Hooker Avenue, which he designed for clothing store owner Ely Elting, as well as most of the houses in the Hasbrouck development in the south side of the city.

Smith went on to design many schools, commercial and industrial buildings, churches, hotels, and residences in Poughkeepsie and Dutchess County. His first known commission for an industrial building was in 1911, when he designed a large addition for the Poughkeepsie Foundry and Machine Co. Edward Smith is also attributed with designing several notable buildings in downtown Poughkeepsie, including additions to the Bardavon Building at 31-37 Market Street in 1912; the first Ebenezer Baptist Church on Winnikee Avenue (demolished); the Samuel Bowne Memorial Hospital and Preventorium in 1916, now part of Dutchess County Community College; the main section of the Charles B. Warring School on Mansion Street in 1917; the final addition to the Luckey, Platt & Company Department Store at the southwest corner of Main and Academy streets in 1923 (NR 1982), considered by many to be among his biggest achievements.⁴⁸

Smith is also attributed with designing the only known Art Deco style buildings in the City of Poughkeepsie: home of Patterson Auto Sales at 534-536 Main in 1929, and the "Church Building" on the southeast corner of Main and Market in 1931. He is also believed to have designed the French Pastry Shop Building at 370 Main Street in 1929, due to the fact that he designed the only other two known Art Deco style buildings in the city around the same time. Outside of Poughkeepsie, Smith designed the Children's Home at Fairview, the first two

⁴⁶ "Edward C Smith (1880-1939) - Find A Grave..." Find a Grave, February 6, 2019, <https://www.findagrave.com/memorial/155200399/edward-c-smith> (accessed September 21, 2020).

⁴⁷ "Personal," *The American Architect* 97 (February 9, 1910): 4.

⁴⁸ Shannon Butler, "Edward C. Smith: One of Poughkeepsie's Finest Architects," October 29, 2019, <https://poklib.org/edward-c-smith-one-of-poughkeepsies-finest-architects/> (accessed September 21, 2020).

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halls of the Warring School, the Northern Dutchess Health Center, and the Rhineback and Sharon, Connecticut hospital additions. While working on several projects for the Public Works Administration (PWA) during the 1930s, Smith picked up several contracts to design schools in Arlington, Pleasant Valley, Highland and Wappingers Falls.⁴⁹ Smith's final commission was a design for the Rhinebeck Town Hall in 1939.

Edward Smith passed away on January 2, 1939, at age 58 after suffering complications from pneumonia; he is buried in the Poughkeepsie Rural Cemetery. After his death, former president of the Poughkeepsie Board of Education, Albert C. Rust, described Smith as "one of the best architects in this vicinity. He had excellent taste and was an artist in his work."⁵⁰ Smith was a member of American Institute of Architects (AIA), the Amrita Club, of which he served as president for three years, and an active member of numerous committees, including the Dutchess Golf and Country Club, Tennis Club, Rotary Club, and was a Mason.

Louis La Baum Booth (1884-1953)

Very little information exists on architect Louis Booth. According to the *Year Book of the Dutchess County Historical Society* published in 1986, "Booth is said to have studied architecture at M. I. T. and Brown University."⁵¹ A bulletin published by the Massachusetts Institute of Technology (M. I. T.) in March of 1912 also shows that from 1902-1904, Booth was a draughtsman at 26 Garfield Place in Poughkeepsie.⁵² Booth married Ruth Hoag in Poughkeepsie, New York, on July 6, 1908, when he was 24 years old. The New York State Census published in 1925 shows Booth working as an architect at 7 Garfield Place in Poughkeepsie.

L.H. Swenson Company

The L.H. Swenson Company was a prominent construction company active in Dutchess County during the late nineteenth and early twentieth centuries. Louis H. Swenson, born in Sweden in 1880, arrived in the Poughkeepsie area around 1918. Together with his brothers Ken and Arthur, Mr. Swenson conducted one of the most lucrative construction businesses in the county. Mr. Swenson's son, Carl H., later joined the family business. The L.H. Swenson Construction Company was incorporated in June of 1926, with offices at 39 Market Street in Poughkeepsie. The company was responsible for numerous construction and renovation projects throughout Poughkeepsie and Dutchess County, contracting with hospitals, schools, colleges, churches, businesses, and municipalities. An article published in the Poughkeepsie Eagle-News on March 4, 1929, under the headline "L. H. Swenson, General Contractors, Will Do Big Share of New Building," stated that:

Through the sheer merit of their work, L. H. Swenson Company, with offices at 39 Market Street, will get their share of the jobs that will be placed in the next few months... Throughout the vicinity there stand scores of well-constructed buildings, monuments to the reliability and high-class workmanship of L. H. Swenson Company. This year that number will be greatly increased.⁵³

In addition to their work at the Standard Gage Plant, the L. H. Swenson Co. also served as general contractors for several other major industrial buildings in the early twentieth century, including the DeLaval Separator

⁴⁹ Butler, "Edward C. Smith: One of Poughkeepsie's Finest Architects."

⁵⁰ "Edward C Smith (1880-1939) - Find A Grave."

⁵¹ *Year Book of the Dutchess County Historical Society*. Vol. 71. Dutchess County Historical Society, 1986, 39.

⁵² *Bulletin of the Massachusetts Institute of Technology*. Boston, MA: Massachusetts Institute of Technology, 1912, 48.

⁵³ "L. H. Swenson, General Contractors, Will Do Big Share of New Building," *Poughkeepsie Eagle News*, March 4, 1929, 7, <https://www.newspapers.com/image/114916137/?terms=L.%2BH.%2BSwenson%2BCompany> (accessed October 12, 2020).

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Company Factory (1919-1929) on the east bank of the Hudson River, the Schatz Federal Bearing Plant (1929) on Fairview Avenue, the Central Hudson Gas and Electric Corporation Building (1931) on Market Street. The company was also responsible for the addition of two wings to the dormitory of the Oakwood School (1929) on Spackenkill Road, the reconstruction of the Ryan Building/Governor Clinton Apartments (1939) at 453-459 Main Street in Poughkeepsie, and the addition, the construction of the Vassar Temple (1952) on Hooker Avenue, and a post-WWII housing development for returning veterans (1952), located between Route 9 and Route 9D next to the Wappingers Rural Cemetery. Swenson Drive in Poughkeepsie, located adjacent to the cemetery, was named in honor of Louis H. Swenson's contribution to the city.

Conclusion

The Standard Gage Company Plant is historically significant for its association with several companies that had a broad-reaching impact on the industrial growth and development of Poughkeepsie in the early twentieth century, most notably the Standard Gage Company, which operated out of the complex for almost eighty years, from 1923 until 2002. Using the adjoining railroad line to transport manufactured products to cities all over the country, the plant successfully served the growing community of residents and businesses in Poughkeepsie for almost a century. Additionally, the plant is architecturally significant as a representative example of early twentieth century brick and concrete industrial architecture that functioned as a manufacturing facility for almost a century. The Standard Gage Company Plant continues to be a highly intact and visible remnants of the city's industrial past, which provides valuable historical context for the property's contribution to the industrial development and architectural fabric of Poughkeepsie during its almost century-long history. From 2004 to 2010, the Parker Avenue property was owned and operated by the Brown and Sharpe Manufacturing Company. The last activity seen on the 58 Parker Parcel was between 2005 and 2010 when the property was used for auctions. Since this time, the plant has been vacant. In 2020, the plant was purchased by Northside Junction LLC, an affiliate of The Scenic Hudson Land Trust, an environmental advocacy group.

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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 Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository: _____

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Dutchess, NY

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Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property Approx. 2 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 Zone Easting Northing

3 Zone Easting Northing

2 Zone Easting Northing

4 Zone Easting Northing

UTM References

1. Latitude: 41.711433

Longitude: -73.924635

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is indicated with a heavy line on the attached map with scale.

Boundary Justification (Explain why the boundaries were selected.)

The boundary was drawn to encompass the entire parcel historically associated with the Standard Gage Company Plant in Poughkeepsie, New York. The boundary is inclusive of all of the buildings and features associated with the plant.

11. Form Prepared By

name/title Cindy Hamilton Contact: Kathleen LaFrank, NYSHPO
organization Heritage Consulting Group date July 2023
street & number 15 W Highland Ave telephone (215) 248-1260
city or town Philadelphia state PA zip code 19118
e-mail chamilton@heritage-consulting.com

Additional Documentation

Standard Gage Company Plant

Name of Property

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Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

See attached pre-rehabilitation photos.

Name of Property: Standard Gage Company Plant

City or Vicinity: Poughkeepsie

County: Dutchess County

State: New York

Photographer: Michael LaFlash, Heritage Consulting Group

Date Photographed: May 2021

Description of Photograph(s) and number, include description of view indicating direction of camera:

***Highlighted** photos not included with current draft

- 1 of 33: Section A, Exterior, North Elevation, view looking south.
- 2 of 33: Section A, Exterior, West Elevation, view looking northeast.
- 3 of 33: Section A, Interior, First Floor, view looking north.
- 4 of 33:** Section A, Interior, First Floor, view looking south.
- 5 of 33:** Section A, Interior, First Floor, view looking north.
- 6 of 33: Section A, Interior, Second Floor, view looking southwest.
- 7 of 33:** Section A, Interior, Second Floor, view looking south.
- 8 of 33:** Section A, Interior, Second Floor, view looking northwest.
- 9 of 33: Section B, Exterior, West Elevation, view looking southeast.
- 10 of 33: Section B, Exterior, East Elevation, view looking west.
- 11 of 33: Section B, Exterior, South Elevation, view looking north.
- 12 of 33: Section B, Interior, First Floor, view looking northeast.
- 13 of 33:** Section B, Interior, First Floor, view looking southwest.
- 14 of 33:** Section B, Interior, First Floor, view looking west.
- 15 of 33:** Section B, Interior, Basement, view looking south.
- 16 of 33: Section C, Exterior, North Elevation, view looking south.

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- 17 of 33: Section C, Exterior, South Elevation, view looking north.
- 18 of 33: Section C, Interior, First floor, view looking west.
- 19 of 33: Section D, Exterior, South Elevation, view looking north.
- 20 of 33: Section D, Interior, First Floor, view looking east.
- 21 of 33: Section D, Interior, First Floor, view looking west.
- 22 of 33: Section D, Interior, First Floor, view looking east.
- 23 of 33: Section D, Interior, Basement, view looking west.
- 24 of 33: Section E, Exterior, North Elevation, view looking southwest.
- 25 of 33: Section E, Exterior, South Elevation, view looking north.
- 26 of 33: Section E, Interior, Basement, view looking south.
- 27 of 33: Section E, Interior, Basement, view looking northeast.
- 28 of 33: Section E, Interior, Basement, view looking east.
- 29 of 33: Section E1, Exterior, South Elevation, view looking north.
- 30 of 33: Section E1, Smokestack, view looking south.
- 31 of 33: Building G, Exterior, West Elevation, view looking southeast.
- 32 of 33: Building F, Exterior, West Elevation, view looking east.
- 33 of 33: Building I, Exterior, West Elevation, view looking northeast.

FIGURES:

- Figure 1: Standard Gage Company Plant Boundary Map
- Figure 2: Standard Gage Company Plant Building Key
- Figure 3: Standard Gage Company Plant, Exterior Photo Key
- Figure 4: Standard Gage Company Plant, First Floor Photo Key
- Figure 5: Standard Gage Company Plant, Second Floor Photo Key
- Figure 6: Standard Gage Company Plant, Basement Photo Key
- Figure 7: Chapinville Wheel Company early-twentieth century advertising brochure (image courtesy of Ebay.com)
- Figure 8: Chapinville Wheel Co. advertisement, American Carriage Directory, c.1891 (image courtesy of Archive.org)
- Figure 9: Anchor Bolt & Nut Co. advertisement, Iron Age, 1911 (image courtesy of Google Books)
- Figure 10: Nagle Re-Blade Knife collection (image courtesy of allaboutpocketknives.com)
- Figure 11: W.A. Lawrence Co. advertisement, The Corset and Underwear Review, 1920 (image courtesy of Google Books)
- Figure 12: Standard Gage Company advertisement, 1937 (image courtesy of facebook.com)
- Figure 13: Standard Gage Company advertisement, 1944 (image courtesy of facebook.com)
- Figure 14: Standard Gage Co. Army-Navy Production Award, 1944 (image courtesy of facebook.com)
- Figure 15: Army-Navy Production Award program, 1944 (image courtesy of facebook.com)
- Figure 16: Detail from a 1975 aerial of the Standard Gage Complex as provided by a booklet in honor of their 50th anniversary
- Figure 17: 1913 Sanborn Fire Insurance Map, Poughkeepsie, Dutchess County, NY
- Figure 18: 1950 Sanborn Fire Insurance Map, Poughkeepsie, Dutchess County, NY
- Figure 19: Details from 1952 Sanborn (left) and 1984 Sanborn (right). Please note that Building F is not shown on the 1952 Sanborn.
- Figure 20: Detail from 1990 Sanborn Map, showing separation between outbuildings. Please note, partial NR boundary outlined in red. Sanborn Fire Insurance Map, Poughkeepsie, Dutchess County, NY

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Figure 1: Standard

Standard Gage Company Plant

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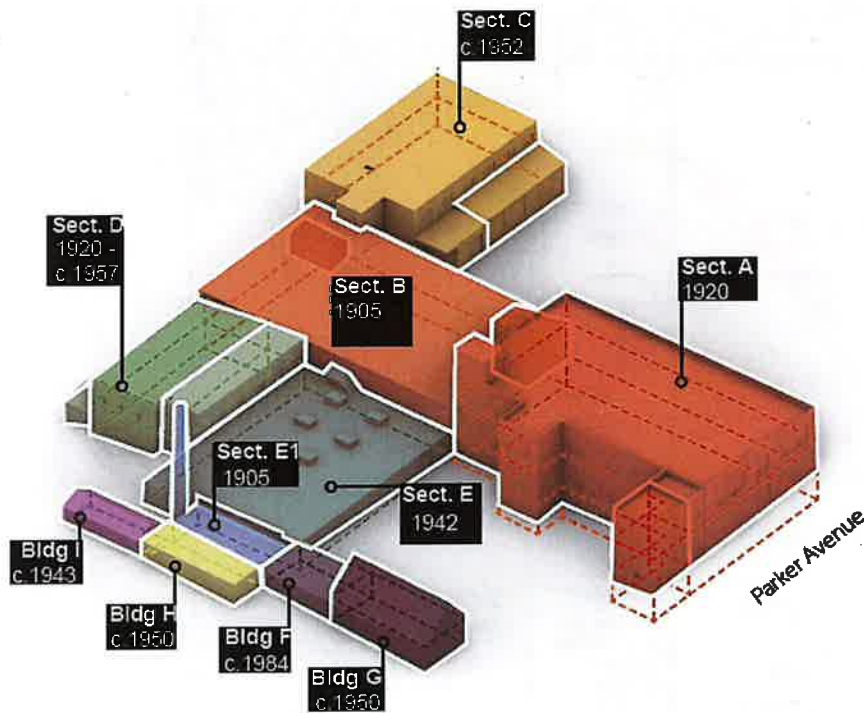


Figure 2: Standard Gage Company Plant Building Key. Please note that this key is not fully accurate and that there is no interior connection between Buildings F, G, H, I and the main Plant building (A, B, C, D, E).

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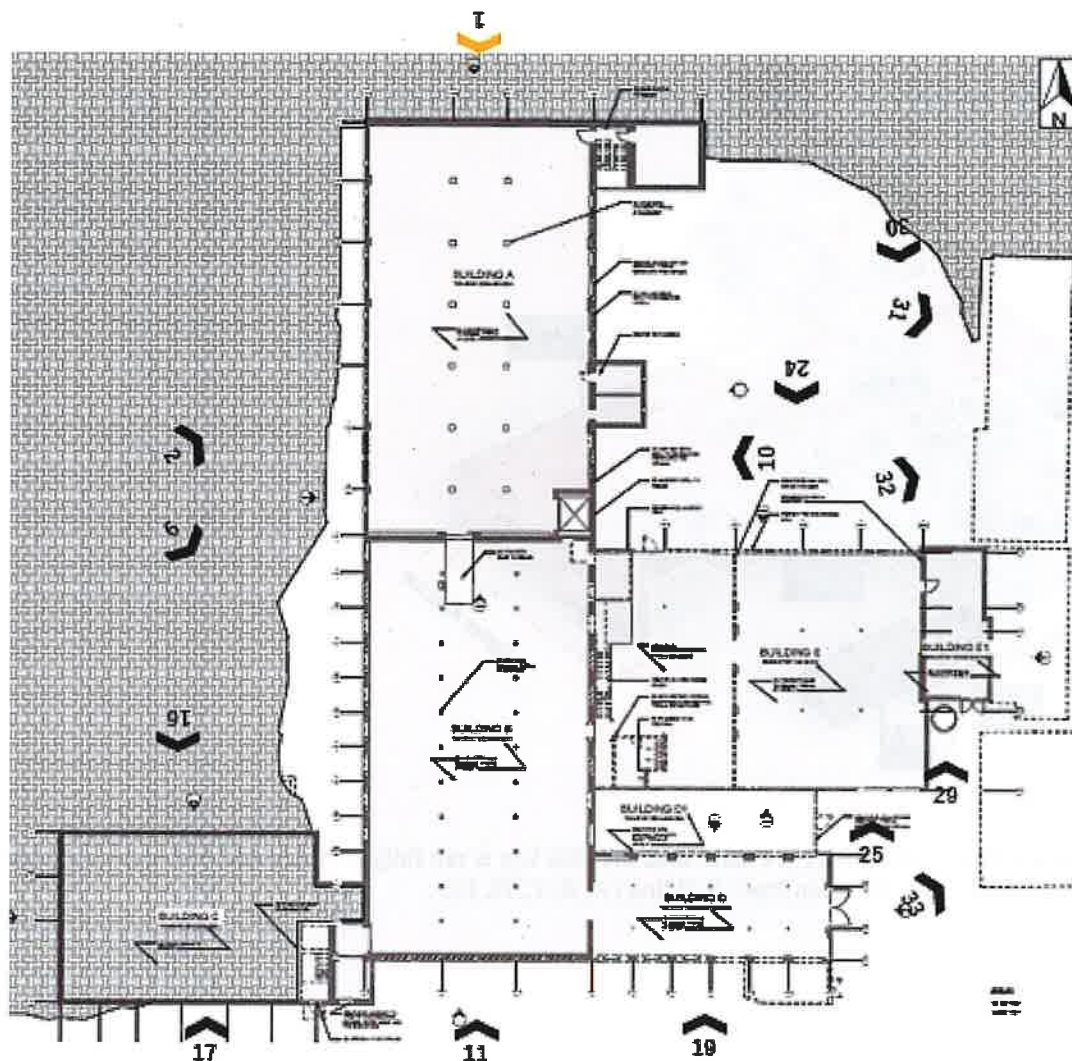


Figure 3: Standard Gage Company Plant, Exterior Photo Key (Photos 1-2, 9-11, 16-17, 19, 24-25, 29-33)

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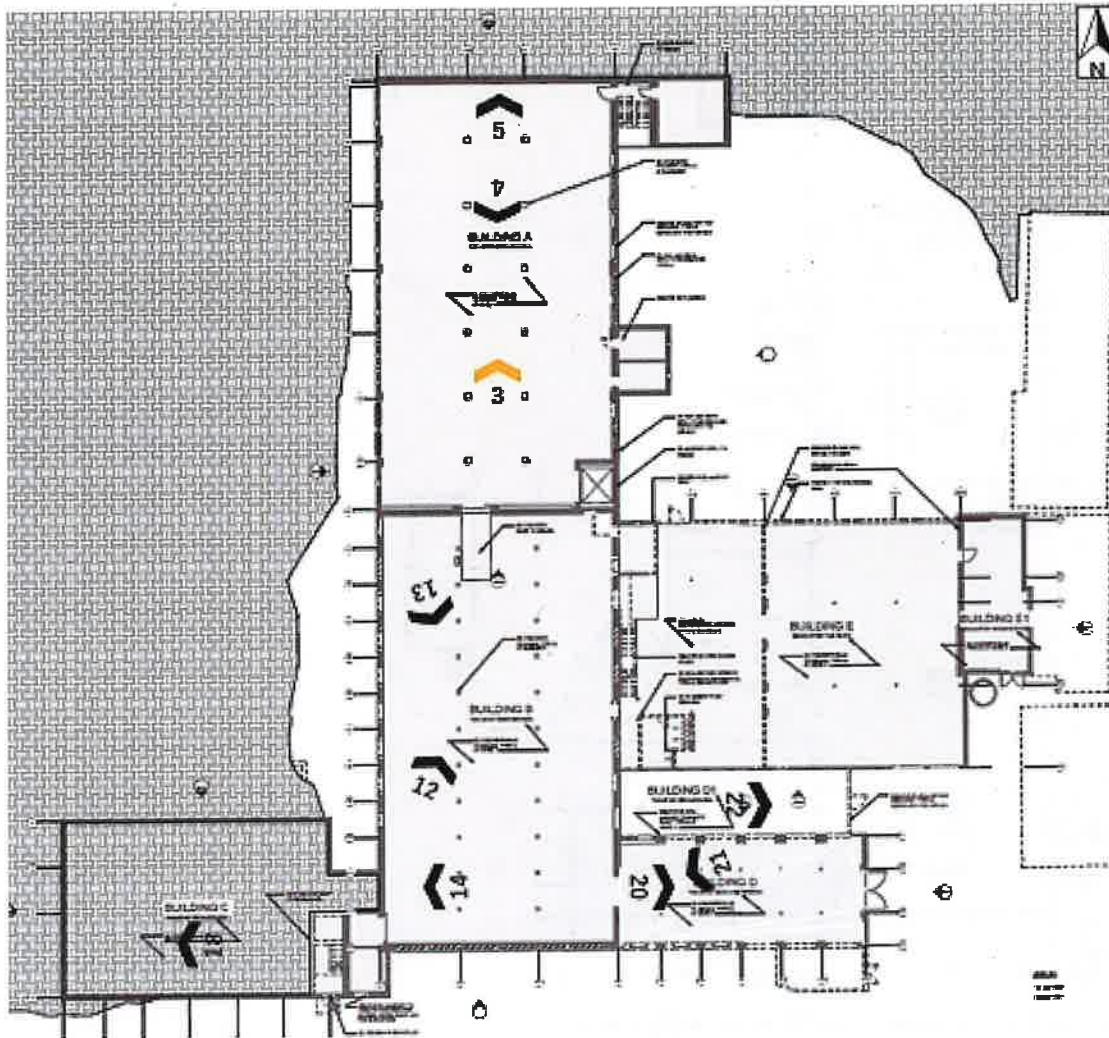


Figure 4: Standard Gage Company Plant, First Floor Photo Key (Photos 3-5, 12-14, 18, 20-22)

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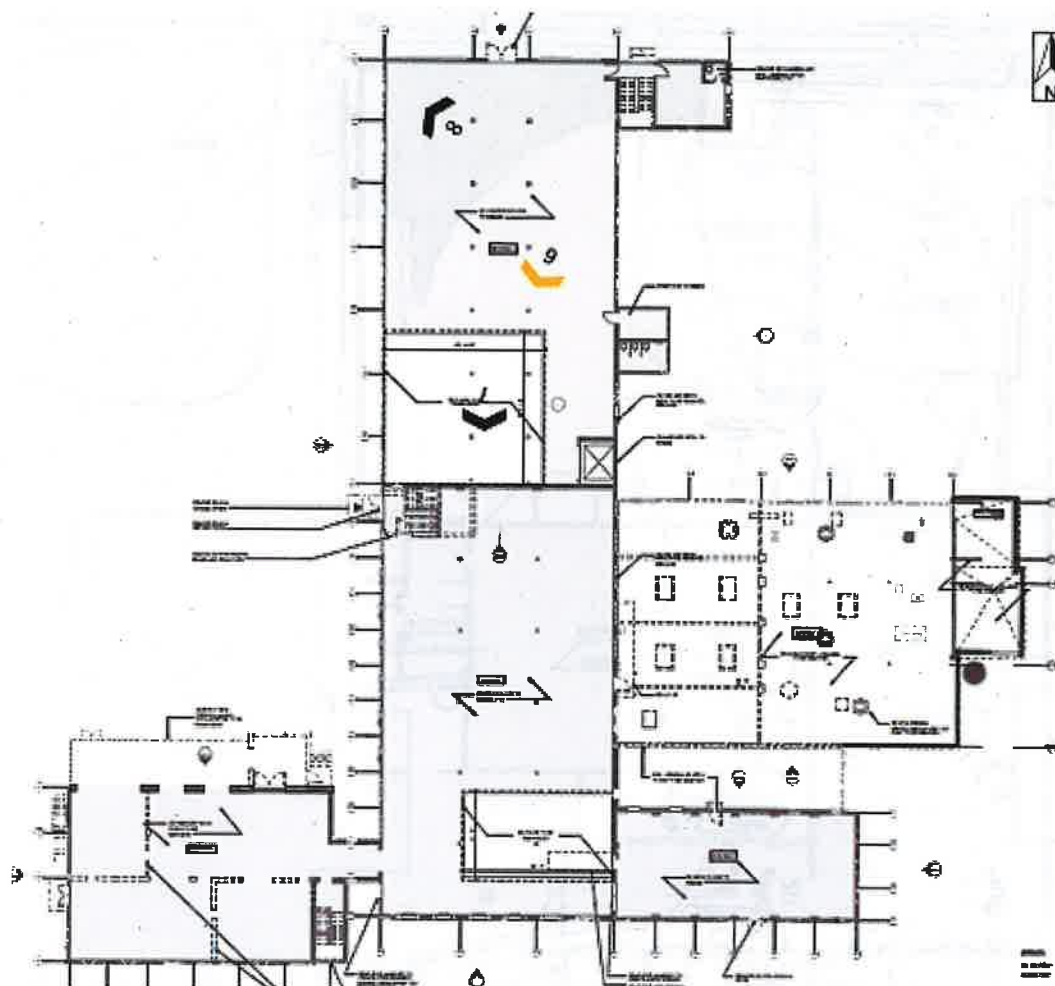


Figure 5: Standard Gage Company Plant, Second Floor Photo Key (Photos 6-8)

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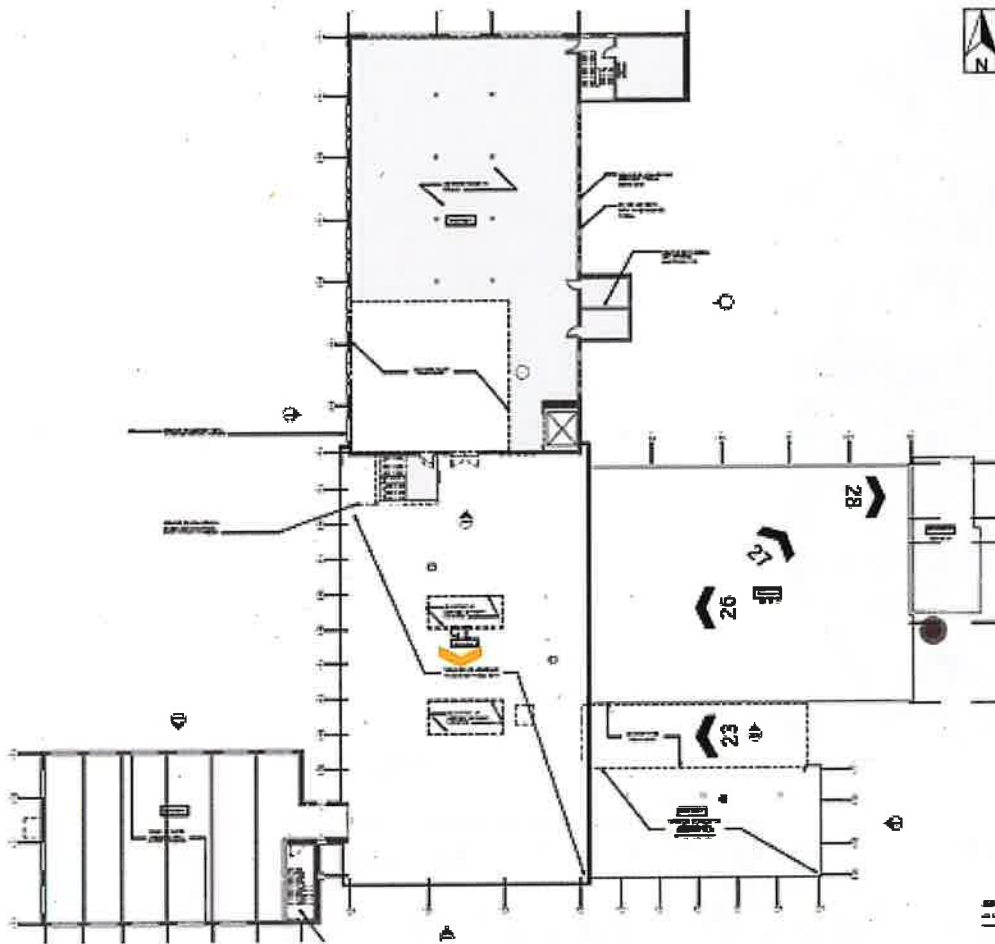


Figure 6: Standard Gage Company Plant, Basement Photo Key (Photos 15, 23, 26-28)

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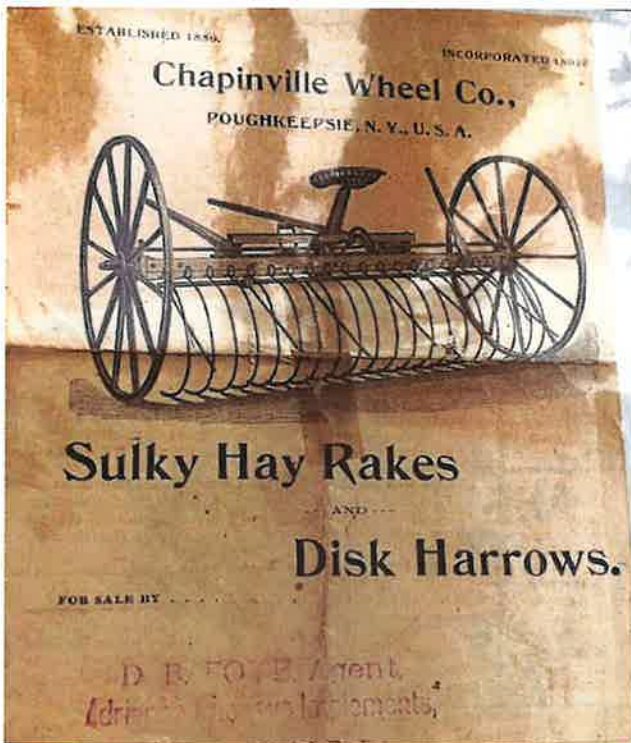


Figure 7: Chapinville Wheel Company early-twentieth century advertising brochure (image courtesy of Ebay.com)



Figure 8: Chapinville Wheel Co. advertisement, American Carriage Directory, c.1891 (image courtesy of Archive.org)



Figure 9: Anchor Bolt & Nut Co. advertisement, Iron Age, 1911 (image courtesy of Google Books)

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Figure 10: Nagle Re-Blade Knife collection (image courtesy of allaboutpocketknives.com)



Figure 11: W.A. Lawrence Co. advertisement, The Corset and Underwear Review, 1920 (image courtesy of Google Books)

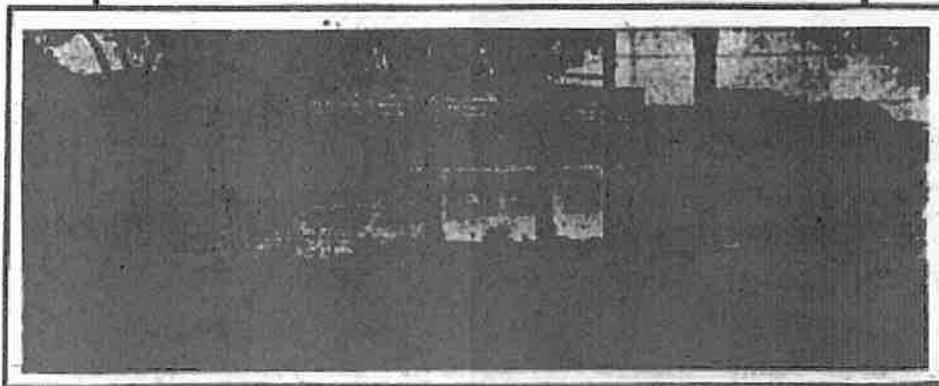
Standard Gage Company Plant

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STANDARD GAGE COMPANY, INC.



The Standard Gage Company feels that it has made a definite contribution to Poughkeepsie's prosperity and, in turn, extends congratulations to all business establishments and firms that are participating in announcing to the world the history, commercial progress, cultural achievements, and the development of industry and wealth of this outstanding community.

THE STANDARD GAGE COMPANY, INC.
74 PARKER AVE., POUGHKEEPSIE

Figure 12: Standard Gage Company advertisement, 1937 (image courtesy of facebook.com)

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Figure 13: Standard Gage Company advertisement, 1944 (image courtesy of facebook.com)

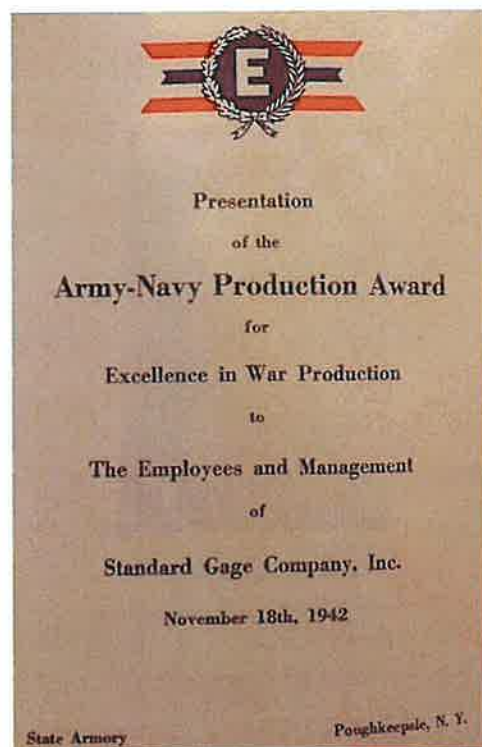


Figure 14: Standard Gage Co. Army-Navy Production Award, 1944 (image courtesy of facebook.com)

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SUNDAY, MARCH 16, 1944
POUGHKEEPSIE SUNDAY NEW YORKER
PAGE ONE-A



"You have won for the third time the Army-Navy Production Award...(it) adds a second White Star to your Army-Navy Production Award Flag and stands as a symbol of your great and continuing contribution to the cause of Freedom."

Excerpt from a letter of commendation from
Robert P. Patterson
Under Secretary of War

ANOTHER MILEPOST in the battle of production has been achieved by the men and women of the Standard Gage Company, Inc., the third citation by the War Department for setting "...an inspiring example for fellow Americans on the production front."

If this becomes another banner day for the employees and management of this company ... another decoration for their skilled work and faithful service in keeping the tools and materials of war flowing in ever-increasing volume to the Armed Forces of the United Nations. The men and women of Standard Gage have played an important part in winning the initiative for the Allies on all battle fronts through

their devotion and highly skilled craftsmanship in the production of precision instruments. We know they will continue to bend every effort toward the winning of an early Victory.

The management of Standard Gage Company, Inc., congratulates every one of them for the high honors they have brought (our plant...to our city, to our state and our nation.

We add our thanks to the people of Poughkeepsie and Dutchess County...to our suppliers and other firms and individuals, both local and national, for their splendid cooperation which has been a powerful help in the winning of our second White Star.

Standard Gage Company, Incorporated
POUGHKEEPSIE, NEW YORK

Figure 15: Army-Navy Production Award program, 1944 (image courtesy of facebook.com)

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Figure 16: Detail from a 1975 aerial of the Standard Gage Complex as provided by a booklet in honor of their 50th anniversary

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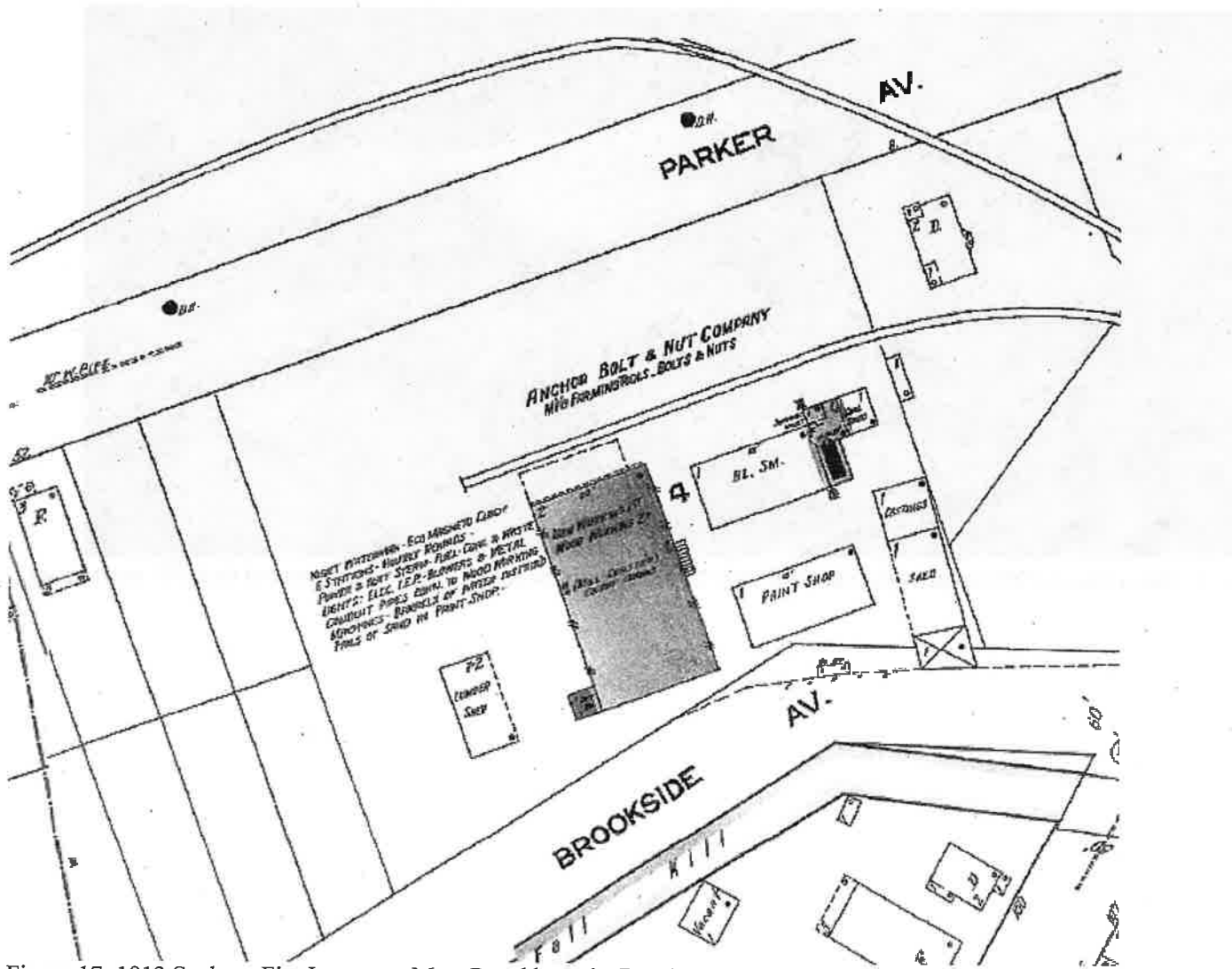


Figure 17: 1913 Sanborn Fire Insurance Map, Poughkeepsie, Dutchess County, NY

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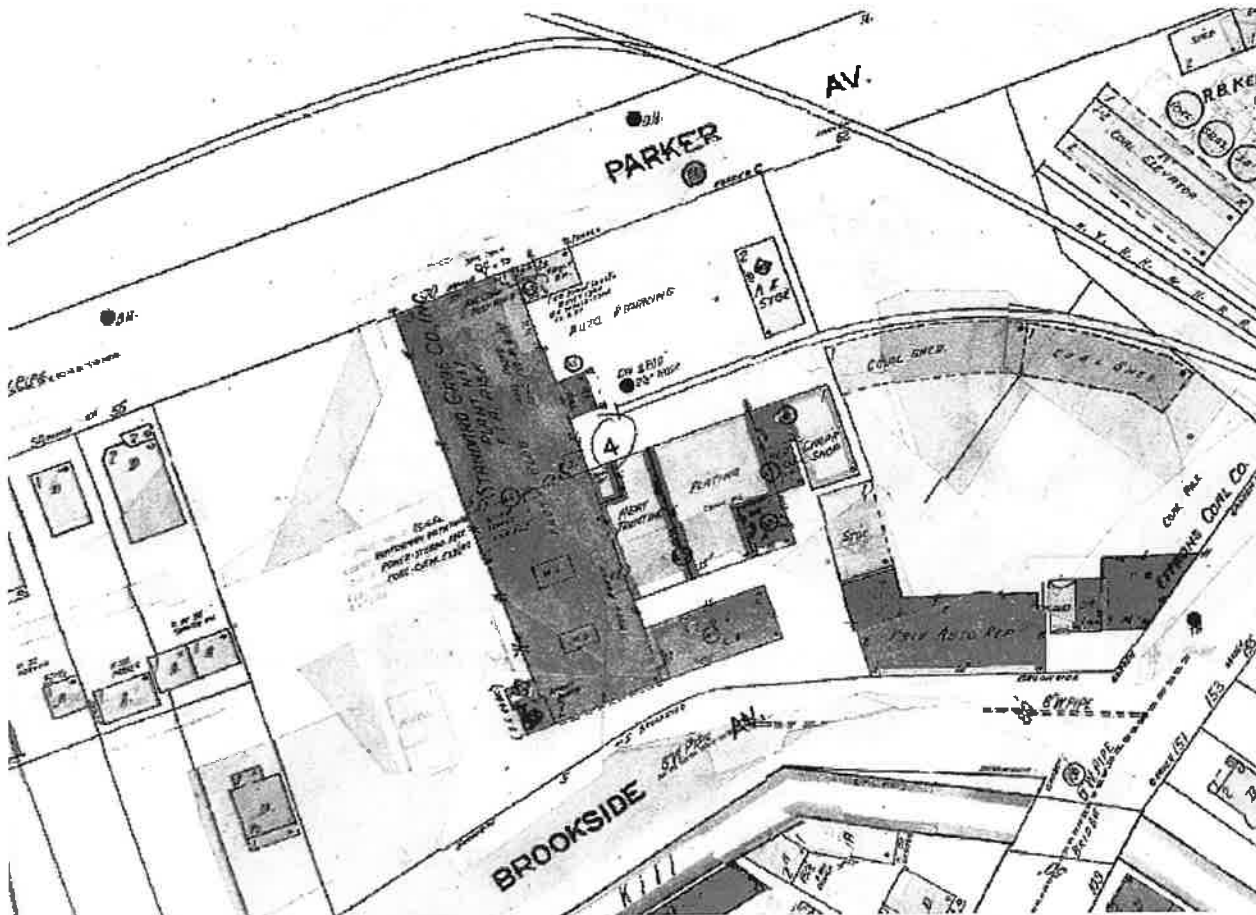


Figure 18: 1950 Sanborn Fire Insurance Map, Poughkeepsie, Dutchess County, NY

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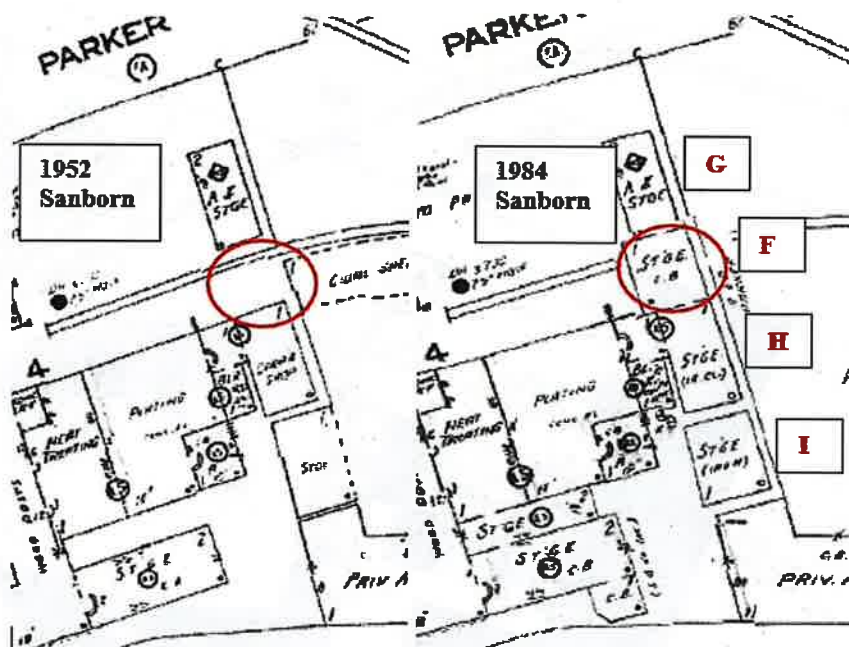


Figure 19: Detail from 1952 Sanborn (left) and 1984 Sanborn (right). Please note that Building F is not shown on the 1952 Sanborn.

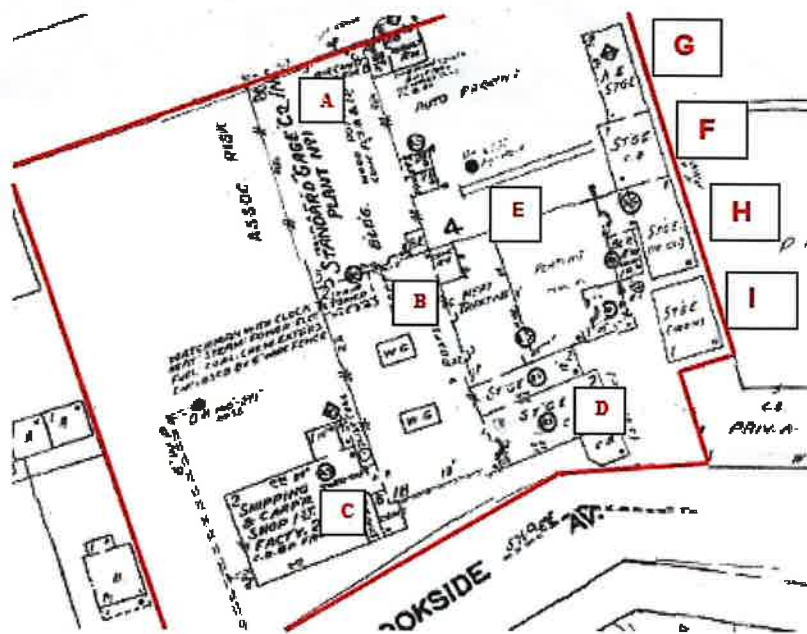


Figure 20: Detail from 1990 Sanborn Map, showing separation between outbuildings. Please note, partial NR boundary outlined in red. Sanborn Fire Insurance Map, Poughkeepsie, Dutchess County, NY

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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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.





































