

Rockland Print Works

Name of Property

Rockland, NY

County and State

Section 8 Page 8

Period of Significance (justification)

The period of significance for the Rockland Print Works Historic District encompasses 1853, when the company was incorporated and from which its earliest building survives, to 1934, when it was acquired and reorganized as the Haverstraw Industrial Terminal, one of the first industrial cooperatives in the United States. In addition, significant dates include 1871 and c.1875 since they reflect the mill's two major building campaigns occurring before and immediately following a debilitating fire in 1875.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Rockland Print Works is nationally significant under Criterion A in the area of Industry for its association with Garner & Co., which between 1837 and 1909 dominated the textile industry in the United States with its vast holdings throughout New York and in Pennsylvania for production and finishing. It is also regionally significant under Criterion A in the area of Community Planning and Development for its core association with Garnerville and the hamlet's development as a factory town between the early-mid and mid-late nineteenth century, and nationally in the area of Social History for its reorganization as one of the country's first industrial cooperatives in the United States in 1934. Finally, it is regionally significant under Criterion C in the area of architecture for being representative of a significant and distinguishable entity whose components lack individual distinction featuring an unorthodox combination of architectural references to Greek Revival, Second Gothic Revival, Italianate, and Colonial Revival styles. Today, the Rockland Print Works Historic District possesses the requisite integrity of location, design, setting, materials, feeling, workmanship, and association to convey its historical associations with the larger Garner & Co. textile enterprise, Garnerville's development, and the industrial cooperative, as well as embodying the organic architectural development of a textile mill during the mid-late nineteenth and early twentieth centuries.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Industry

The Rockland Prints Works was part of a massive textile enterprise owned by Garner & Co., which at its peak included mills in: Garnerville in the Village of West Haverstraw, Town of Haverstraw (Rockland Print Works), Cohoes (Harmony Mills), Newburgh, Little Falls, Pleasant Valley, Rochester, and Wappinger Falls (Dutchess Print Works), as well as Reading, Pennsylvania, along with a sales office in the dry goods district of Lower Manhattan. The company was not only considered the largest textile producer in the United States, but also a national business leader with a workforce that numbered over 10,000 employees by the mid-late nineteenth century. As such, it exerted enormous influence on the supply of textile goods here and abroad, and on the labor market working in its textile mills and their associated industries.

Criterion A: Community Planning and Development

The Rockland Print Works formed the basis for Garnerville, which was conceived by its owners, James and Thomas Garner and Charles Wells, following their acquisition of the property in 1838. By the mid nineteenth

Rockland Print Works

Name of Property

Rockland, NY

County and State

Section 8 Page 9

century, the company had constructed 60 dwellings in the hamlet for its largely Welsh, English, and Scottish immigrant workers and their families, along with a fire station, a Methodist-Episcopal church, and in later years, a Y.M.C.A., while also continuing to maintain the community's water, sewage, police, and fire protection systems. Both the Garnerville name and the bulk of these properties survive today, emblematic of its founders' interest in creating a factory town with the print works as its locus.

Criterion A: Social History

A national trend of textile operations relocating from New England to the South in search of cheaper labor, compounded by the Great Depression, precipitated the closure of the Rockland plant and its revitalization as an industrial cooperative. Under the leadership of William F. Larkin in partnership with 99 other investors, the cooperative was formed in 1934 and known as the Garnerville Holding Company with the objective of transforming the historic purpose-built mill into an affordable multi-tenant industrial complex that would create large-scale employment via a not-for-profit organizational structure. Following its acquisition, the Garnerville Holding Company renamed the property the Haverstraw Industrial Terminal and initially provided free space to industrial tenants in order to stimulate the local economy, resulting in one of the first industrial cooperatives in the United States.

Criterion C: Architecture

The Rockland Print Works exemplifies a nineteenth-century textile mill representing a significant and distinguishable entity whose components lack individual distinction. Mostly constructed between 1871 and c.1910, the buildings, which are primarily clad in brick with wood, cast-iron, and/or concrete trim, are densely clustered on uneven topography and separated from one another by the Minisceongo Creek and a network of parking lots, narrow roads, alleys, and rubble-stone retaining walls. The complex reflects the organic development of a largely mid-late nineteenth-century textile mill that was a product of both prosperity and disaster, and is distinguished by an unorthodox amalgam of references to Greek Revival, Second Gothic Revival, Italianate, and Colonial Revival styles that together form a cohesive industrial architectural ensemble.

Developmental history/additional historic context information (if appropriate)

Site History

The subject property was originally comprised of Lots 4-9 of the Cheescock Patent which was granted by British Governor Cornbury on March 25, 1707 and one of Rockland County's earliest land patents (Pellstream 1884). Starting in the eighteenth century, the Minisceongo Creek, which bisected the property, provided both the power source and/or mode of transport for a variety of industries that included paper, rolling, and grist mills, nail and textile factories, and forges.² The earliest known activity on the subject property consisted of a grist mill owned by Cornelius Osborn who established his operations on the creek as early as 1760. Nearly 70 years later a Scotsman named John Glass acquired 45 acres inclusive of Osborn's property and established a calico print works on the site in 1828, commencing operations in 1831. Also by this time, steam-powered technology began overtaking water-based power for industrial operations. However, Glass was killed in a steamboat explosion in June 1831 that resulted in the property first being leased and then sold to William Cowdrey, who in turn sold it to brothers, James (1774-1860) and Thomas Garner (1806-1867), and Charles Wells on May 1,

² Information on site history was obtained from Cole 1884:165-166.

Rockland Print Works

Name of Property

Rockland, NY

County and State

Section 8 Page 10

1838.

New England Textile Industry

Prior to the Industrial Revolution, textile production in the United States was largely relegated to domestic households, where family members prepared, carded, spun, and wove organic fibers into cloth before finishing them through bleaching, dyeing, and/or printing processes.³ Due to New York's inhospitable climate for cultivating cotton, production was initially limited to wool and flax, while finished cotton was obtained (if available) from the South and the Caribbean. As the textile industry began to evolve in the United States, New England emerged as a leader with its bountiful streams of varying grades that were conducive to harnessing water power for mill operations, bolstered by its early immigrant population from England and Scotland who had a rich tradition of weaving and spinning. In 1789, British immigrant, Samuel Slater, established a carding mill in Pawtucket, Rhode Island, which appropriated carding machinery from his native country and led to the establishment of carding mills throughout New England that worked in tandem with domestic textile operations. Due to a lack of mechanical processes and trained workers informing its production, there were only isolated instances of textile printing in the United States during the Colonial Era with documented activities occurring in Massachusetts and Pennsylvania (Little 1931:190-197). Early methods entailed the use of carved wood blocks that were dipped in a dye and then pressed onto cloth. In 1812, Bostonian Francis Cabot Lowell designed a power loom and opened the first mill integrating all aspects of textile production using unskilled female labor. Capitalizing on Lowell's idea of comprehensive textile production, Samuel Slater made substantial advances in the establishment of fully mechanized textile plants where workers were assigned a single task within a larger assembly line of activities between 1829 and 1830. In 1825, Matthias Baldwin collaborated with D.H. Mason to produce engraving rollers for calico printing which facilitated mass production efforts. By 1840, there were 17 dyeing and printing factories in Rhode Island, as others began to appear in Pennsylvania and Boston, among other places (Little 1931:200). Many of these factories used a combination of block and cylinder techniques in their print works. By 1855, there were 114 textile mills following the Slater model across New York State, which grew to 476 by 1868 (Eisenstadt 2005:1547).

Although prescient, Slater's innovations were not largely imitated until 1847, when more comprehensive mechanized mill operations began to be established based on the Slater model. Harmony Mills, located in Cohoes, New York and owned by the Garner brothers, was the largest textile mill in New York State by 1837 and exclusively dedicated to production and not to finishing. In addition to Slater's innovations regarding textile production and worker productivity, there were significant geographical forces at play that shaped the development of New York's textile industry. Unlike its New England counterparts, New York's tributaries were not distinguished by substantial topographical differences, resulting in a preference for steam-powered technology over water-based systems following the former's introduction in the early 1820s.⁴ In addition, since the Erie Canal and the railroads that later replaced it were oriented east-west, textile mills largely emulated this pattern in their development, featuring large concentrations in the Hudson and Mohawk Valleys, Capital District, and New York City.

³ Unless otherwise noted, information on the New England textile industry was obtained from Eisenstadt 2005:1546-1547.

⁴ New York's geographical limitations most likely led to the earliest establishment of the United States textile industry outside of the state in the Connecticut River valley formed by Vermont, Massachusetts, and Connecticut; the Delaware River valley formed by Pennsylvania and New Jersey; and large portions of Rhode Island, eastern Massachusetts, and southern New Hampshire.

Rockland Print Works

Name of Property

Rockland, NY

County and State

Section 8 Page 11

Garner & Co.

Originally from Manchester, England, the Garner brothers immigrated to New York in 1829 and, after starting as agents of a small cotton factory in Greenwich Village, established themselves as commission merchants of domestic dry goods under the auspices of J.G. & T. Garner in Lower Manhattan (Bagnall 1908:1620). In 1835, Charles Wells joined their partnership and the company became Garner, Wells & Company (later, Garner & Co.). At the beginning of 1839, Wells retired from the partnership in order to pursue his own business ventures and in 1852, James Garner followed suit (New York Tribune 1852:1). In 1853, Thomas Garner and his partners, Darius Mangan and Leo Mortimer Thorn, incorporated their enterprise in West Haverstraw as the Rockland Print Works Company with a capital of \$100,000 for the purpose of "Printing, and Dyeing Woolen, Cotton, or Linen goods" (Cole 1884:166; Green 1886:387).⁵ By this time the hamlet had come to be known as Garnerville, reflecting the evolution of a factory town with the print works as its locus consisting of two substantial factory buildings surrounded to the north and south by a host of smaller facilities (French 1859). Operations at the print works consisted of printing, dyeing, and/or bleaching wool, cotton, and linen which swiftly grew to house 42 machines, and by 1859 had admitted Garner's son, Thomas, Jr., to the partnership (Bagnall 1908:1647; Commercial Advertiser 1859:3).

The mid- and mid-late nineteenth century was scarred by both financial woes and fires, which not only compromised the plant's operations and labor force, but also damaged its buildings and structures. For example, as early as 1846, management implored labor to take a wage reduction of 25% due to an economic downturn, while in 1857, between 200 and 300 employees were laid off due to a fire that destroyed the coloring and dyeing houses (The Newburyport Herald 1846; New York Herald-Tribune 1857:7). This was followed that same year by a suspension of all the company's operations as a result of the Panic of 1857, making national headlines and prompting the Charleston Courier to note: "No failure in this city since the financial crisis commenced has caused more astonishment than that of Garner & Co.," while also predicting that this suspension "must inevitably bring down other houses in its fall" (Charleston Courier 1857:2). In an article entitled "The Great Failure of Garner & Co., the Standard reported:

This was one of the few houses that stood amid the general crash of 1837, and it has always enjoyed high credit. This suspension, we regret to say, will throw several thousand persons out of employment, and we trust that, for their sake, as well as their employment, it will not be long before the works may be resumed. The liabilities of the houses are over two millions, but the asset, including the mill property, are more than twice this amount, Mr. Garner having accumulated a large surplus during many years of prosperous business.

(Standard 1857:4)

The Civil War precipitated a decrease in both demand and labor, resulting in the print works redirecting its efforts to support the Union cause through the production of uniforms (French 1860:570). Two years after the close of the war, Thomas Garner, Sr. died, and the company was entrusted to his other son, William T. Garner (1843-1876), and Samuel W. Johnson (c.1838-1881), while Thomas, Jr. retired (Evening Post 1867:4;

⁵ It bears noting that throughout the nineteenth century, the Rockland Print Works was sometimes referred to as the "Calico Print Works" even though its source materials also included other cloths such as flax and wool, and other finishing processes such as dyeing and bleaching.

Rockland Print Works

Name of Property

Rockland, NY

County and State

Section 8 Page 12

Commercial Advertiser 1867:3).

Despite the multiple hardships endured by the company and its works during this period, the Garner family—and in particular, Thomas, Sr.—had amassed a sizable portfolio of textile operations that employed thousands of workers and generated millions in revenue on an annual basis. In addition to the Rockland Print Works, by the mid-late nineteenth century Garner & Co. also owned other textile mills in New York that included: Cohoes (Harmony Mills), Newburgh, Little Falls, Pleasant Valley, Rochester, and Wappinger Falls (Dutchess Print Works), as well as Reading, Pennsylvania (Bagnall 1908:1647). Textile historian, William Bagnall, noted in 1908 that Thomas Garner, Sr.'s multiple mill acquisitions "made him the largest owner in the largest cotton manufactory in the world, and in six other cotton mills and in two calico-printing establishments, each of which is among the largest in the country" (Bagnall 1908:1620).⁶ In contrast to the Rockland and Dutchess print works, which were dedicated to printing, dyeing, and bleaching, the mills in Cohoes, Newburgh, Little Falls, Pleasant Valley, Rochester, and Reading were involved in textile production, thus providing the source materials for the print works via a network of operations that boasted over 350,000 spindles (Bagnall 1908:1647). Further, Garner & Co. maintained a store in the dry goods district of Lower Manhattan (now Tribeca) located at Nos. 2, 4, 6, 8, and 10 Worth Street for the wholesale distribution of their products both nationally and internationally. Here, they marketed a host of both in-house and independently-produced cloths consisting of "fancies, pinks, chocolate, sidebands, solids, distingue, purples, mourning, grey, shirtings, challies, robes, rolled jaconets, flat-fold cambries, wigans, siliesias, and brown & bleached cottons" (Commercial Advertiser 1875a:4).⁷ Praising the company's product line, the Commercial Advertiser stated, "Mssrs. Garner & Co. have the largest and most attractive display of Prints in the market, as under their several styles of Garner & Co.'s Amoskine and Wamsutta, their offering includes every style of Print that is made" (Commercial Advertiser 1875b:4).

However, it was not only its substantial and impressive output that distinguished the firm, but also its shrewd merchandizing techniques that limited supply in the face of demand, restricted sales to a cash-only basis, and enforced a no-return policy, all of which belied conventional sales methods. Surveying the market in 1875, the Commercial Advertiser noted:

Mssrs. Garner & Co. is the place for Prints. Here you can find any quality of cloth, and every conceivable style. Their salesroom during the last ten days has been one of the busiest in the market, and the quantity of Prints sold, it is said, is perfectly enormous, and yet the demand is but partially supplied. This house is doing business on their own plan, and it seems with such success that it must be the correct one, as buyers from all sections seek them, while the Canadian Markets are large purchasers.

(Commercial Advertiser 1875c:4)

A week later, the Advertiser noted:

⁶ For example, Bagnall noted that Pacific Mills at Lawrence, MA, and the Cranston Print Works near Providence, RI only had 30 machines each in contrast to Garnerville and Wappinger Falls' 42 machines each (Bagnall 1908:1647).

⁷ In addition to its domestic merchandizing, the firm also owned a dry goods store in Paris as early as 1849 (Boston Evening Transcript 1849).

Rockland Print Works

Name of Property

Rockland, NY

County and State

Section 8 Page 13

Mssrs. Garner & Co. have been doing an immense business, but when the variety of their work, elegance of style, and general magnificence of their stock is seen, the extent of their business is no wonder, and the limit of purchases is only checked by their terms of selling goods, which are C.O.D., and no guarantee—the consequence of which is, everybody has some of Garner's various styles.

(Commercial Advertiser 1875d:4)

Beyond textile production, finishing, and merchandizing, the Garner partnership also maintained its own dock along the Hudson waterfront in West Haverstraw to facilitate the shipping of its textiles to New York City, and capitalized on Haverstraw's prominence as a brick-making capital by producing its own brand of bricks, which incorporated some of the earliest steam-powered drying techniques (DeNoyelles 1982:n.p).

Rockland Print Works

More fires and economic woes prevailed at the Rockland Print Works during the 1870s. A fire in 1871 that was at first estimated to have caused \$50,000 worth of damage was later revised upward to a total \$250,000 worth of damage, affecting its 1,000 employees (Evening Post 1871:4; New York Tribune 1871; The Cold Spring Recorder 1872). Further, the Panic of 1873 resulted in a shut-down on October 25th of all of the Garner & Co.'s textile mills, resulting in a company-wide layoff of 10,000 workers (San Francisco Bulletin 1873:2). A month later the mills had slowly begun to re-open, with the Rockland Print Works employing 250 men in November, 400 in December, and 1,100 by the fall of 1874 (New York Herald-Tribune 1873:5; Albany Evening Times 1873; Daily Albany Argus 1874:4). Concurrently, plans were under way by 1873 to introduce an independent freight line into the area which would connect to the existing New Jersey & New York Railroad junction at Stony Point. This spur was built two years later and ran alongside the two storehouses along Railroad Avenue (aka Buildings 24 and 27) and terminated at the General Office (Evening Post 1875:3; Davis 1876). On September 26, 1875, a fire ravaged the complex, killing two workers and injuring two others, while destroying two-thirds of the mill that included the old dye house, starch room, plaiting down room, wash house, packing house, and steam room which housed a 200-horsepower steam engine (Cincinnati Commercial Tribune 1875:3; New York Observer 1875:310).⁸ The estimated damage was assessed at \$100,000 to \$200,000 worth of calico, and \$300,000 worth of damage to the buildings and machinery (Albany Evening Times 1875).

By January 1876 the complex had largely been rebuilt, enabling it to resume operations by the following month, albeit with only several hundred employees (New York Evening Express 1876:1). Several months later, workers at the Rockland and Dutchess print works went on strike in response to a \$3 per week wage reduction which had been fueled by a drop in United States demand for its products. As a result, the company replaced its workforce with laborers from other mills to resume operations on a limited scale (Poughkeepsie New York Daily Eagle 1876; Pomeroy's Democrat 1876:2). Compounding the company's financial setbacks, its president, William T. Garner, and his wife drowned in a yachting accident off of Staten Island on July 20, 1876, leaving surviving partner, Samuel W. Johnson, to oversee the operations of the Garner & Co. textile empire. Reflecting on his passing, the New York Tribune reported that, "There is probably no single man connected with cotton manufacturing interests in the world whose loss will make itself more generally felt" (New York Tribune

⁸ It was also noted that at the time of the fire, a new dye house had just been completed so dye house operations were anticipated to continue unabated (New York Times 1875).

Rockland Print Works

Name of Property

Rockland, NY

County and State

Section 8 Page 14

1876:1). Garner's estimated worth at the time of his death was \$19,000,000, with the bulk of his holdings left to his three young daughters (New York Tribune 1876:1).

Two years later, a surge in demand for textiles led to the re-hiring and expansion of the Rockland Print Works workforce resulting in 500 workers by October 1878, along with the addition of a new distributor in London (Evening Auburnian 1878:1; The Recorder 1878:1). In fact, neither a history of strikes, layoffs, and fires could diminish the company's dominance in the textile industry, causing the New York Tribune to declare that the Garner concern was the "largest calico print works in the United States, if not in the world" by 1880 (New York Tribune 1880:1). By 1884, the Rockland Print Works alone boasted an annual output of \$1,000,000 worth of goods (Cole 1884:166).⁹ It was also by the mid-late nineteenth century that the company constructed approximately 60 dwellings in the hamlet for its largely Welsh, English, and Scottish immigrant workers and their families, along with a fire station, a Methodist-Episcopal church, and in later years, a Y.M.C.A., while also continuing to maintain the community's water, sewage, police, and fire protection systems (DeNoyelles 1982:n.p). The company also enforced a 9:00 p.m. curfew for its workers and their families by closing the gates that secured their neighborhood. Another economic downturn in 1893 led to a layoff at the Rockland and Dutchess print works, followed by a surge in demand that precipitated the hiring of 1,000 workers by winter's end (New York Herald 1894:7). However, this was tempered by a drought the following year which led to another layoff of 800 workers, and a flood in 1903 which damaged many of the factory buildings in close proximity to the Minisceongo Creek (The New York Times 1895; Zimmerman 2002:28).

Between 1907 and 1908, there was a nationwide depression, resulting in a sharp rise in the cost of materials. In 1907, the Garner enterprise was converted into stock and the Garner daughters divided \$4,000,000 shares among themselves (New York Sun 1909). Since their parents' deaths the daughters had never taken an active interest in the family business, instead relocating to Paris and London shortly after the tragedy to attend school, supported by their inheritance which included profits from the family's operations. They subsequently married titled Europeans (only one of who was employed) which not only generated intrigue in New York society columns, but also engendered harsh criticism from the press promoting labor interests. A scathing editorial featured in Worker from 1908 highlighted the disparity between the daughters, who had "drawn enormous dividends to spend on gorgeous functions and entertainments," and the families of Garnerville, who subsisted on \$5 a week or less and "go about ...in broken shoes with their children barefooted" (Worker 1908:2). In fact, the Worker ultimately viewed the example of Garnerville as a microcosm of the larger ills wrought by Capitalism, declaring:

If the workers can operate the Garnerville plant and send large revenues over to Paris for useless and idle women to spend on useless and idle husbands, why can't they operate the plant and retain these revenues for their own happiness and enjoyment? And if the workers of Garnerville can produce and keep what they produce, why cannot the entire working class of the United States do the same?

(Worker 1908:2)

⁹ In 1860, there were 220 employees at the Rockland Print Works producing approximately \$700,000 worth of goods a year which contributed to the company's \$8,000,000 to \$9,000,000 in sales (French 1860:570; California Farmer and Journal of Useful Sciences 1860:133).

Rockland Print Works

Name of Property

Rockland, NY

County and State

Section 8 Page 15

Although the Garner daughters' decision to sell the print works of the family business the following year was most likely due to timing and profit, it is also likely that they were seeking to avoid the glare of any future negative publicity generated by the public perception of their lavish lifestyles abroad.

Rockland Finishing Company

In 1909, the daughters sold the Rockland and Dutchess print works to a syndicate known as Deering Milliken and Company, while retaining ownership of their vast holdings of spinning mills in New York and Pennsylvania (The New York Times 1909).¹⁰ Commenting on the transaction, The New York Press stated:

Mingled with the narrative of a significant mercantile transaction and the recital of romantic details governing an international triple alliance should be observed that general regret is expressed by merchants in the wholesale dry goods district upon the passing into oblivion of an organization that was for more than a generation a prominent factor in the commercial history of New York.

(The New York Press 1909)

This syndicate in turn invested \$2,000,000 in improvements to the plants, which included new construction and renaming the Rockland Print Works "The Rockland Finishing Company" (Bedell 1992:243). Under its new ownership, the print works continued their traditional printing, dyeing, and bleaching operations, while obtaining its source material from unaffiliated Southern mills. During its tenure of the Rockland Finishing Company, the complex included 30 buildings encompassing approximately 387,000 square feet with 20 printing machines, and utilized over 4,000,000 gallons of water per day to produce as much as 60,000,000 yards of prints in a single year (Grand-Pierre 1926:223). This period also signaled an expansion of company housing, which in 1876 numbered 60 units, and by 1926 numbered 178 units (Grand-Pierre 1926:223). In addition, nearly 800 men and women were employed at the complex, though labor disputes continued into the early twentieth century. For example, workers' demand for higher wages at the finishing company in 1912 led to a layoff of the entire workforce, which in turn was followed by a concession by management to raise wages two weeks later (New York Herald 1912). By 1916, employees were receiving stock options that enabled their participation in the company's management and profits; such a partnership plan undoubtedly inspired even greater motivation and loyalty among the workforce (Bedell 1992:244).¹¹ In fact, on February 7, The New York Times reported that the over 800 employees of the finishing company had received a 10% bonus in wages for their efficiency (The New York Times 1916). This prosperity was hampered by the Spanish Influenza between 1918 and 1920 which afflicted many of the workers at the mill.¹²

Garnerville Holding Company

Following the onset of the Great Depression, freight rail service to Garnerville had been halted by 1930 and the company sold the mill to a Southern bleachery and print works which in turn closed the plant and shipped the

¹⁰ The Rockland Print Works were sold for \$1,000,000 (The New York Times 1909). Although the daughters initially retained the spinning mills and the store in Lower Manhattan, they subsequently unloaded these properties by 1913.

¹¹ A survey of the workforce completed in 1926 indicated that some of the workers had been employed at the print works for over 51 years, 8 workers over 45 years, 18 over 40 years, 20 over 25 years, 26 over 30 years, and 69 over 15 years.

¹² For example, 185 workers were out sick on October 22, 1918, and 158 workers were out sick on October 23, 1918 (Winterson 1918).

Rockland Print Works

Name of Property

Rockland, NY

County and State

Section 8 Page 16

company's machinery to South Carolina (Bedell 1992:244). Responding to mass unemployment precipitated by the national economy, the closing of the finishing company, and the closure of multiple brick manufacturers in the area, a local businessman named William F. Larkin formed a partnership with George S. Allison, Jr., O.N. Rosenberg, Samuel Miller, Louis Rosenberg (and later, Samuel Lipman), along with 94 other investors, to create the Garnerville Holding Company as a means of purchasing and transforming the historic purpose-built mill into an affordable multi-tenant industrial complex. Following its acquisition, the Garnerville Holding Company renamed the property the Haverstraw Industrial Terminal and initially provided free space to industrial tenants to stimulate the local economy, creating one of the first industrial cooperatives in the United States (Rockland Review 1996:6; Zimmerman 2002:4). Upon its re-opening, there was a parade followed by a party with dancing to celebrate the event. In 1935, the company secured a \$100,000 loan under FDR's Reconstruction Finance Corporation that enabled it to rehabilitate its buildings (The New York Times 1935a). More labor disputes occurred in this year, when one of the terminal's garment tenants received a court order forbidding him to employ non-union labor; an order which caused a revolt by his employees to block any attempts by union labor to enter the workplace (The New York Times 1935b). Two years later, the workplace was vandalized, though it was unclear as to whether the damage was done by union workers who opposed the tenant's non-union policies or by unskilled workers who had been replaced by more skilled labor. In the ensuing years, the terminal housed many textile-related factories, focusing on the production of knitting and dyed goods for the apparel industry.

By 1941, the complex housed 1,500 workers which remained consistent during the 1960s (Bedell 1992:245). Simultaneously, the workforce demographic began to change during the 1940s as Puerto Rican and Dominicans gravitated to the terminal for work and subsequently brought their families to settle in the area; these ethnic groups were followed by Hispanics during the 1950s (Decker n.d.:n.p.).¹³ Other industrial tenants beyond the textile and garment companies at the terminal during the 1950s included metal salvaging, and manufacturers of caskets, wire and cable, chemicals, steel, chrome, dust bags, machinery, furniture, plastics, belts, and ironworks (Anonymous n.d.:n.p.). In 1949, there were 1,000 workers employed among 17 industries housed in the terminal (Orangetown Telegram 1949). However, by the 1970s and 1980s the number of workers had substantially decreased to 300-400, though it still counted several textile-related factory tenants, along with a host of other industrial tenants that included wood-working, paint manufacturing, furniture making, cosmetic manufacturing, as well as mail order businesses (Sunday Journal-News Local 1987:B1; Decker). By the early 1990s, textile works had been entirely phased out as light industry replaced it. It was also during this time that the Garnerville Holding Company began to expand its tenant base to include artists as a result of initiatives spearheaded by Robin Rosenberg, granddaughter of Garnerville Holding Company co-founder, Louis Rosenberg. This expansion culminated in the introduction of 50 artist and artisan studios and the renaming of the complex to the Garnerville Arts & Industrial Center, along with the establishment of the non-profit Garnerville Arts Project, Inc. (now known as The Garner Art Center) in 2003 to oversee the artist galleries and programs.

Conclusion

Nearly 175 years after its establishment and 150 years after its core construction, the Rockland Print Works Historic District continues to reflect the organic development of a largely mid-late nineteenth-century textile

¹³ The company also produced the finished materials for American military uniforms during World War II.

Rockland Print Works

Name of Property

Rockland, NY

County and State

Section 8 Page 17

mill that was both a product of prosperity and disaster for the largest U.S. textile company of its time and the centerpiece of a factory town that was subsequently transformed into one of the country's first industrial cooperatives at the height of the Great Depression.