United States Department of the Interior
National Park Service

DRAFT

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in 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 **CLUETT, PEABODY & CO. FACTORY AND POWER-BOILER HOUSE COMPLEX**

other names/site number HEDLEY BUILDING

name of related multiple property listing TEXTILE FACTORY BUILDINGS IN TROY, NEW YORK, 1880-1920

Location

street & number 431-433 RIVER STREET ☐ not for publication

city or town TROY ☐ vicinity

state NEW YORK code NY county RENSSELAER code 083 zip code 12180

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination __X__ 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

CLUETT, PEABODY & CO. FACTORY | **RENSSELAER CO., N.Y.**
Name of Property | County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

X	private
	public - Local
	public - State
	public - Federal

Category of Property
(Check only **one** box.)

X	building(s)
	district
	site
	structure
	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	**Total**

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

Textile Factory Buildings in Troy, New York, 1880-1920

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION:
manufacturing facility

Current Functions
(Enter categories from instructions.)

COMMERCE/TRADE: business
GOVERNMENT: government office

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19th & EARLY 20th CENTURY AMERICAN
MOVEMENTS: commercial style

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: CONCRETE
roof: MEMBRANE
other: GLASS, METAL, WOOD

Narrative Description

Summary Paragraph

The Cluett, Peabody & Company Factory and Power-Boiler House Complex, along with a ca. 1965-67 addition, are the remaining architectural features of what was once an expansive textile manufacturing facility that occupied a full city block on River Street— between Hutton Street to the north and Jacob Street to the south— in the City of Troy, Rensselaer County, New York. The central feature of this nomination is a reinforced concrete daylight factory that was built 1916-17 for Cluett-Peabody & Company by Westinghouse, Church, Kerr & Company. This building was the culmination of the complex's physical development and constituted the most structurally advanced manufacturing building erected for Troy's robust local cuff and collar industry to that date. The earlier brick-walled and wood-framed manufacturing buildings that once extended to the south of the 1916-17 section on River Street, which presented as four individually distinguishable but attached industrial structures of five- and six-story height, no longer remain, nor do those fronting on Jacob Street to the south or behind, and to the southwest, towards the Hudson River. Those were demolished by the company beginning in 1965, as part of a substantial renovation of the existing facility. The concrete factory, along with the complex's massive, reinforced concrete and steel-framed power and boiler house complex, ca. 1903-1917, and a towering brick smokestack that rises 180-feet in front of the west elevation, were retained at that time, and an addition was added in 1965-67 to the plans of the local architectural firm of Cadman & Droste. All of these features are connected to form one contributing building. The interior of the former factory building and its once largely open floors, which were at one time given over to manufacturing activities, now provide contemporary commercial and office space. In many areas the interior is characterized by the forthright expression of the building's reinforced concrete structural system, with equally spaced mushroom columns and concrete floor and ceiling slabs; in other areas of the building, partitions and dropped ceilings partially conceal those features from view. The interior of the power and boiler house complex is a noteworthy early to mid-twentieth century industrial space that continues to effectively portray that area's former use in relation to the 1917 factory section and the once larger manufacturing facility it was a principal component of. Within it remain the large-scale boilers, machinery and various electrical equipment that powered the manufacturing facility in its heyday, along with a web of steel framing, cat walks, and a large industrial crane. As for the 1965-67 addition, it functioned in part as a date processing center for the company, but it has since been renovated, inside and out. The Cluett-Peabody & Company Factory and Power-Boiler House Complex remains one of the City of Troy's most visually prominent historic buildings and was in many regards the crowning architectural achievement of an industry from which the city earned its moniker, "The Collar City."

Narrative Description

Overview

The Cluett, Peabody & Company Factory and Power-Boiler House Complex consists of the 1916-17 reinforced concrete daylight factory, the facility's ca. 1903-17 reinforced concrete and steel-framed power and boiler house, a 1965-67 addition, and a tall brick industrial smokestack. The eight-story factory with full basement and partial ninth story was constructed in two planned phases above a roughly L-shaped footprint. The power house predates the factory, having been erected between 1903 and 1908, and the boiler house was erected subsequently, between the latter year and 1917. Those two blocks were soon linked to one another and to the 1916-17 factory construct by means of short hyphens. The factory and power-boiler house complex combine to form an irregular footprint two sides of which—the east and north elevations—are aligned at right angles to one another, following the rectilinear street grid established by River and Hutton streets, respectively, upon which they front. That portion of the west, river-front elevation corresponding with the factory, extending southwards from the northwest corner, is aligned parallel with the east elevation and at a right angle to the north elevation; at that point where the factory block ends, and the boiler house begins, the wall plane angles outwards slightly to the west. The south elevation was once partially screened by adjacent parts of the complex, and thus that portion of it that rises immediately west of the southeast corner is blind. The south elevation is the most irregular of the four and from it extends the 1965-67 addition. It is a two-part connected building consisting of one- and two-story blocks, both with decidedly horizontal lines and oriented to face east towards the street; it has a flat roof, window bands corresponding with River Street, and exterior walls of concrete and metal panels. That portion of the building was dedicated by the company in 1967 and represents the last physical component of the company's River Street facility; it currently functions as the Capital District Educational Opportunity Center.

The interior of the former factory building now functions in large measure as commercial and civic office space, with partitions and dropped ceilings having been introduced in some areas to accommodate these contemporary functions. However, in many areas of the building, the reinforced concrete structural system, consisting of concrete floor and ceiling slabs and vertical mushroom columns, is partially if not fully expressed, excepting in the lobby, corridor and restroom areas, which present more recent finishes. Vertical communication in the factory is provided by two banks of paired elevators, centrally located, and three staircases, located in the northwest, southeast and west-central portions of the plan. The interior of the power and boiler house complex

has not witnessed significant alteration as a functioning industrial space and as such it continues to convey the spatial, structural and mechanical features of that historic use. It represents a remarkably intact and notable early twentieth century industrial space in which remain the facility's boilers, machinery and various other equipment that powered the manufacturing facility.

The Cluett, Peabody & Company Factory and Power-Boiler House Complex ranks foremost among Troy's most visually prominent and recognizable historic buildings and one which shares compelling associations with one of the city's preeminent historic industries, cuff and collar manufacturing. Its west elevation and tall brick smokestack rise in dramatic fashion from the east bank of the Hudson River. The building is conspicuous both from street level in that area of Troy and to vehicular traffic traveling on the elevated east-west course of State Route 7, which passes the building a short distance to the north, and equally so from the Troy-Green Island bridge, which is just to the south. Its visual prominence is now in part enhanced by the open expanse that extends from the south of it, north from Jacob Street, an area once occupied by the other buildings that served the facility at its high-water mark. That area currently serves as parking for adjacent services and businesses.

Location & Setting

The nominated building is located on the west side of River Street, immediately south of its intersection with Hutton Street, which the north elevation fronts on. It is located north of the Troy-Green Island Bridge, which conveys traffic from the east over Starbuck Island and the Hudson River into downtown Troy; west of Fifth Avenue, the first principal north-south Troy street east of River Street; and south of the Collar City Bridge, which carries State Route 7 over the Hudson River. The immediate area is characterized by the presence of older manufacturing buildings, among them the Troy Waste Manufacturing Building, located a short distance to the south at 444 River Street (NRHP 2014), in the triangle formed by River and King streets, and the cluster of commercial and industrial buildings corresponding with the Northern River Street Historic District (NRHP 1998). There is an asphalt-parking area located east of the building, across River Street, where an automobile service station was once located in the mid-twentieth century, in addition to the larger paved parking area, located to the immediate south and which is accessed from Jacob Street. A new hotel facility is located to the immediate north, across Hutton Street and between the nominated property and the Route 7 flyover. To the east, further up the hill from River Street, is a residential area comprised in large measure of nineteenth-century building stock, in addition to the architectural components of the former St. Peter's Church religious complex (NR eligible). To the west is the Hudson River and Starbuck Island, the latter which has been developed with housing. A recently restored concrete sea wall is located between the building and the river.

Exterior

The east elevation, fronting on River Street, will be described first; along with the north elevation it constitutes what were the two "public" faces of the building. It consists of the 1916-17 factory and the principal elevation of the 1965-67 addition. The east elevation of the factory presents as an eight-story construct, twelve bays wide, with a distinctive two-story base; there is additionally a recessed partial ninth story which is not visible from the building's immediate perimeter. The upper story of the five northernmost bays was treated as a distinctive terminal feature of a tripartite composition consisting of the two-story "base," a five-story "shaft" and a one-story "capital" with corresponding parapet, the horizontal divisions created by largely unmodulated projecting moldings. This compositional motif is not carried southwards to the remaining seven bays; those were instead treated as a two-story base with six stories rising above, terminated by a simpler parapet. There is additionally a partial ninth story which serves as a base for external infrastructure; it is set back considerably from the remaining elevations and is not perceptible from the perimeter of the building at ground level. The overarching compositional motif is that of a pier and spandrel construct, the spandrels recessed behind the plane of the vertical piers. The piers frame the bays, and their decidedly vertical effect is countered by the strong horizontal rhythm of the slightly recessed spandrels. Each bay opening, excepting the first and fifth one moving from north to south, is given over entirely to glazing consisting of four windows with a horizontal bar marking the positon of dropped ceilings within; they thus present as four windows with four blind panels above. The first and fifth bays are narrower and only two windows wide, but they were nevertheless treated in the same manner. The windows are replacements, and early views indicate they were once fitted with six equally sized square-shaped units. The window openings are rectangular, excepting the eighth-story windows, which have segmentally arched heads. The three inner units have long low segmental arches, while the two narrower outer ones have Gothic-inspired label molds. The parapet also employs vaguely Gothic design vocabulary, with widely spaced crenellations serving as the terminus of the vertical piers. This regular rhythm is broken by the sections above the narrower first and fifth bays, which have simple panels and segmental arches corresponding with the window treatment directly below. In addition to the windows that correspond with the eight-story superstructure, there were three rectangular-shaped basement windows positioned in all the bays excepting the first and fifth bays; only those in the six southernmost bays remain, the others having been otherwise closed off or otherwise concealed by a modern ramp that approaches the principal entrance.

The principal entrance occupies the fifth bay, one of the two narrower ones on this elevation, and is approached by means of two low-pitched ramps with associated metal pipe railing. The ramp's deck consists of reinforced concrete slabs; the low side walls are corduroy concrete. The entrance is deeply recessed, spanned by a

segmental arch, and framed by a decorative motif with chamfered inner edge and peaked crown. Cylindrical lighting fixtures flank the doorway, the threshold of which is shielded beneath a suspended metal hood, segmentally arched, above which is a large "H," which is affixed to the concrete on a square-shaped background and which recognizes the building's current and familiar name, the Hedley Building. Set within the entrance motif is an oak enframement which accommodates two glazed and paneled doors, above which is a glazed transom upon which is painted "Hedley Park Place, 433 River Street."

The 1965-67 addition is recessed from the wall plane of the factory. The section that engages with the factory is a flat-roofed two-story block, square in footprint, with asymmetrical fenestration and concrete and metal-paneled walls. The offset entrance, located under a small porch with round concrete columns, consists of paired glazed doors, south of which extends a window band; a tall window rises through both stories on the north side of the elevation, and a narrow window bands is present at second-story level. From that section extends a lower one-story block, roughly rectangular in plan; it has a long window band across most of this elevation, and walls consisting of concrete and metal panels.

The north elevation of the factory generally features the same treatments as found on the east, River Street elevation. It is eight bays wide and, like the adjacent portion of the east elevation, was treated in tripartite fashion with the stories being subdivided into a base, shaft and capital. The two outer bays are narrower than the others, which follow the design of the four-window units on the east elevation; in this instance the narrow bays are three windows wide, and not two. The falloff in grade moving from east to west, towards the river, exposes more of the basement foundation wall moving in that direction, with the basement level being articulated by means of rectangular-shaped blind panels corresponding with the vertical divisions. Simple concrete modillions embellish the lower horizontal molding in the narrower bays, as they are on the east elevation. The parapet treatment forms a continuation of that on the east elevation.

The west, or river-front elevation, is best viewed comprehensively from Starbuck Island, across an expanse of the Hudson River. From that vantage point the north half of the factory building presents as a ten-story construct inclusive of the exposed-at-grade basement with loading bays and the recessed upper story. A portion of the lower elevation is obscured by the power-boiler house complex, to the south of which extends the rear wall of the mid-1960s addition. The west elevation of the factory building consists of two distinctive sections separated by the eight-story west central stair tower, each story of which is articulated by a large blind panel. The north section is five-bays wide with narrower outer bays and features the tripartite horizontal composition and parapet treatment of the north and the north portion of the east elevation. The outer bay on the north side

accommodates the northwest staircase within and the corresponding openings are fitted with structural glass; the south outer bay is two windows wide while the wider inner bays are four windows wide. There are additionally a series of more conventional window openings, fitted with metal multi-pane sash, in that section of wall located between the south wall of the north section and the blind panels of the stair tower; these are located from the third story upwards to the eighth and correspond with short hallways which access the stairs. The south section of the factory, which is partially obscured by the smokestack and the lower stories of which are entirely concealed by the powerhouse and smokestack when viewed from across the river, lacks the articulation of the top story as the terminus of a tripartite composition and instead consists of glazed bays which rise to a simplified parapet. A series of four recessed bays with corresponding piers accommodates two overhead garage doors and two paired windows at basement level on the north section, where there is additionally a pair of double-leaf metal doors, located near the northwest corner. There are also two large and one smaller bay at basement level corresponding with the taller, north portion of the powerhouse.

The power and boiler house complex consists of two multi-story blocks that are linked by a short hyphen, with the smokestack rising directly behind. Both blocks are of reinforced concrete and steel-frame construction. The north block, the former boiler house, appears to be a multi-story construct above a basement but inside consists of a single volume that rises impressively from floor to ceiling level. It is five bays wide, roughly symmetrical in terms of massing and fenestration, and has four large window openings, two each to either side of the central bay, which are fitted with steel casements. The center bay is occupied by a recessed and blind bay with an offset door with double-leaf metal doors to the immediate south. Above the level of the larger lower windows are two tall, narrow windows, positioned in relation to the central bay. Additional natural lighting is provided by north and south-facing clerestory windows located on the upper reaches of their corresponding walls. Immediately to the south of the boiler house block is a short two-bay, single-story hyphen, the position of which, in plan, corresponds with the smokestack, which rises directly behind it. This and the attached power house block, which is seven bays wide, features a rectilinear grid work of recessed panels, asymmetrically arranged, which visually divide the elevation into lower and upper tiers. Four of the lower windows on the south block are fitted with steel casements, as are the openings on the hyphen, the window treatments being identical. The fifth bay moving north to south is wider and at one time accommodated large glazed doors, as represented in early photographs. The southernmost bay is narrow and blind, as are the panels corresponding with the upper tier. The portion of the factory's west elevation that is obscured by the powerhouse when viewed from the west has two wide bands of steel casement windows at basement level, south of where the wall

returns to accommodate a loading bay. As for the concrete smokestack, it rises above a circular plan to a height of approximately 180 feet above grade, thus marking it as one of the tallest structures in Troy.

The south elevation consists of the corresponding walls of the factory building, the power and boiler house complex and smokestack, and the 1965-67 addition. The factory block's south elevation presents as four distinctive masses, each one of which recedes northwards from the next moving east to west. The first, the easternmost one, is two bays wide and blind, and a portion of it is set back in the vertical plane, behind which is an unmodulated expanse of concrete; the next is a three-bay wide section the bays of which are fitted with four windows matching those employed on the middle stories of the adjacent elevations; then a one-bay section corresponding with the staircase, and which accommodates conventionally scaled window openings which bring natural light into it; and, finally, a three-bay wide section, which includes a narrower and wider window of the type employed for the principal windows on the adjacent section of west elevation, along with one narrower window positioned near where that wall meets the stair tower. That last section features the treatment of the upper story as a distinctive entity from the stories immediately below, along with a terminal parapet, those being a continuation of the design motives established on the adjacent section of the west elevation. The three-bay-wide portion to the east does not, and it instead presents as a series of uniform bays separated by wide concrete piers; it lacks a terminal motif. The south wall of the power house has a single window at first-story level but is otherwise blind; behind it rises the higher boiler house block and its clerestory window, the glazing of which has been replaced with panels. Immediately to the east of the powerhouse rises the smokestack, adjacent to which is a loading bay consisting of an overhead garage door with a door with corresponding ramp to the immediate west, above which is a window band fitted with steel casements. As for the 1965-67 section that extends southwards from the factory, the easternmost one-story block is blind save for three rectangular-shaped windows located just below eave's level, while the adjacent west block has two loading bays with overhead doors at first-story level, in addition to a door immediately to the west, with a second door at second-story level which is reached by an external flight of stairs.

The recessed ninth story of the factory is largely concealed from view around the building's perimeter, and it is only partially visible when the building is viewed from elevated vantage points such as the Troy-Green Island Bridge, the Collar City Bridge (Route 7), and areas to the east, where the terrain rises above River Street. It is irregular in profile and plan and roughly centered within the building's irregular L-shaped plan. Fenestration consists of asymmetrically placed doors and windows, the latter taking the form of steel casements, and the flat roof above it accommodates various building infrastructure, with additional systems-related machinery being

contained within. The factory's flat roof is laid with membrane roofing, and there are additionally areas of metal roofing which cover the elevator sheds. The power-boiler house complex has both membrane roofing and coal-tar or asphalt roofing covered with stone pebbles.

Window & Door Overview

Most of the windows that occupy the principal bays on all four elevation of the factory, from the first story upwards, are replacements. The largest of these consist of four windows, each of which has a blind panel above, the division between formed by a horizontal bar; the panels correspond with dropped ceilings within. There are additionally two and three window units of this type situated in the narrower bays. The full height and width of those openings were originally glazed to maximize the admission of natural light to the interior, the largest bays being occupied by steel casements subdivided into three units, each of which was further subdivided into fixed and moveable panes. An example of that type remains and is located on the north elevation at third-story level; it consists of three vertical units, each of which accommodated 24 panes, the two inner rows being wider than the outer ones. A number of original steel casements also remain *in situ* on the west and south elevations, among them those in the vicinity of the south loading dock. That above the loading bay itself is divided into three larger units each of which has eighteen panes; the two on the adjacent wall are divided into three larger units each of which has twenty-four panes inclusive of two pairs of four-light operable units. Further examples of this type are to be found on the recessed upper story, including rectangular-shaped bands fitted with three windows, the outer ones having twelve panes including a four-light operable unit, and which flank a central fifteen-pane window with six-light operable unit. There are additionally structural glass windows which bring light into the northwest stair tower. Among the original doors are metal fire doors with surface-mounted hardware, among them the ones corresponding with access to the roof; there are both single and double-leaf examples of this type. The principal entrance from River Street consists of double-leaf metal doors, not original, each of which has six glazed panels. Other doors include those of a standard hollow core metal type, both single and double-leaf, and overhead garage doors fitted in loading bays on the rear elevation.

Interior

The L-shaped footprint of the 1916-17 factory building, from floors one to eight, was originally conceived in large measure as open-plate space intended to sustain various manufacturing functions; however, it now generally consists of partitioned office space arranged in double-loaded corridor fashion. Punctuating the floors in a regular rhythm are the structural mushroom columns, which run seven columns deep from east to west on the north side of the plan and four columns deep on the south side of the plan. In some areas, such as on the

southeast side of the first floor, on the southwest side of the fourth floor, and on the north side of the basement, among others, the concrete columns remain fully exposed to view from floor to ceiling level. In other areas, such as in the northwest corner of the fourth floor, they are partially exposed, in that instance from the floor surface to the level of a dropped ceiling. In yet other areas they appear as partial half-round elements, such as in the east-to-west corridor on the fifth floor, where the column shafts are engaged with the wall surfaces and where their heads are concealed by a dropped ceiling. Vertical circulation consists of two banks of elevators, centrally positioned, along with three sets of stairs, two of which are located on the west side of the plan. The basement contains both original open space on the north side of the plan, which is dedicated to parking, along with partitioned space; there are additional service areas located on the partial ninth floor.

The first floor consists of a large open area on the north side of the plan, an open area on the east side of the plan (south of the main entrance), in addition to a large retail space, a café, and smaller spaces dedicated to restrooms and storage. The second floor is more extensively partitioned into office space; the offices are positioned in relation to a system of east-west and north-south primary and secondary corridors; as with the first-floor, public restrooms are located adjacent to the west bank of elevators, as they are up to the seventh floor. The third floor contrasts a dense warren of offices on the north side of the plan, arranged to either side of a continuous circulation corridor, with larger office spaces on the south side of the plan; that on the east side of the plan is the largest of these. The fourth floor is largely given over to smaller office spaces, excepting a large open area on the northwest side of the plan and a second smaller one in the extreme southwest corner, and the fifth-floor plan consists of a mix of both smaller and larger office spaces. The building's sixth floor contrasts larger and smaller office spaces on the south side of the plan with two larger open areas on the north side of the plan; as for the seventh floor, it contrasts three larger open areas with a series of smaller offices, with a similar configuration on the eighth floor, including a large open expanse across the east side of the plan. In areas such as corridors, and in many of the office areas, historic finishes, albeit straightforward in nature, have been obscured by carpeting, dropped ceilings, and other such finishes. However, in some areas, original hardwood strip flooring and concrete ceilings remain fully exposed to view. The stairs located immediately west of the elevator remain largely as built, in fireproof fashion, with terra cotta block walls, concrete steps, and associated metal pipe railing.

The interior of the boiler-power house complex retains many spatial, structural and other features which mark it as a noteworthy example of early to mid-twentieth century industrial architecture. The basement below the boiler house included space given over to oil, coal and cinder storage, with the former being facilitated by

means of the coal chute, which was loaded from metal rooftop hatches; that below the power house retains the historic-period generator and fire pump, which are set upon low concrete pads, along with associated piping and other infrastructure. Metal grates at ceiling level provided ventilation for this space. The main interior volume of the boiler house, the central portion of which is a double-height area provided with abundant natural light by north and south clerestory windows, consists of poured concrete floors and walls and riveted steel framing which sustains the concrete roof and an array of cat walks which allowed for access to ducts, piping and the massive boiler, the preeminent industrial artifact of this space, which by some accounts was repurposed from a First World War naval destroyer ca. 1949 and which is located in the southeast corner. Other industrial features include a welded steel expansion tank and electrical control box. Wood plank flooring positioned in front of the coal chute on the west wall in the central bay presently covers an aperture which provided communication with the basement. An area on the north side of the plan in the boiler house has been partitioned off in more modern times, and there is additionally a concrete-block wall room which engages the west wall near the center of the plan.

The power house has concrete floors and walls and expressed concrete-clad fireproof steel joists which span the ceiling and sustain the roof load. The principal character-defining feature of this space is a large Shepherd Niles overhead bridge crane with a fifteen-ton capacity; it is aligned to move through the space north-to-south on metal tracks and a corresponding concrete projection.

The interior of the 1965-67 section now functions as the Capital District Educational Opportunity Center, a use that was initiated in 2014. It is a 50,000 square-foot building consisting of six general purpose classrooms, several computer and technology enhanced classrooms, specialty laboratories, and a large conference and meeting room, along with additional spaces.

CLUETT, PEABODY & CO. FACTORY | **RENSSELAER CO., N.Y.**
Name of Property | County and State

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.)

- [X] 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.
- [X] 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.)

ARCHITECTURE

INDUSTRY

Period of Significance

ca. 1903- 1967

Significant Dates

ca. 1903; 1916-17; 1965-67

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Westinghouse, Church, Kerr & Company (1916-17 work)

Cadman & Droste (1965-67 work)

Period of Significance (justification)

The cited period of significance, ca. 1903-1967, corresponds with the construction of the historic components that constitute this NRHP nomination.

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph

The Cluett, Peabody & Company Factory and Power-Boiler House Complex, located in the City of Troy, Rensselaer County, New York, are the last remaining components of this notable American company's once expansive River Street manufacturing facility. Erected in 1916-17 as a reinforced-concrete daylight factory, the manufacturing building in many ways proved the culmination of construction activities centering on the city's once robust detachable cuff and collar industry, which fell into steep decline just a few years after its completion. The building marked a new direction in local and regional textile factory architecture, which prior to the 1910s had centered on load-bearing masonry and heavy timber framing, which was known as "slow-burn" mill construction. Built at a cost of approximately two million dollars, the 1916-17 section of Cluett, Peabody & Company's complex can also be considered the culmination of the building culture that developed in direct association with Troy's cuff and collar industry between 1880 and 1920. It was designed by the engineering firm of Westinghouse, Church, Kerr & Company, a construction subsidiary of the Westinghouse Manufacturing Company, which planned and oversaw its two-phase construction campaign. The building was among the very first examples of its type in New York's Capital District region, following closely the reinforced concrete addition made to the Aetna Mill in nearby Lansingburgh, which was erected 1912 to 1913 under the auspices of the Industrial Engineering Company of New York City and Albany. Both of those Troy-area buildings were erected less than a decade after the Maverick Cotton Mills facility in East Boston, Massachusetts, which is generally considered the first large-scale reinforced concrete textile mill erected in the United States. The new reinforced concrete building all but signaled the end of textile factories of the so-called mill construction type in Troy and the greater region, which included the complex's own pre-existing, interconnected buildings, which were brick-walled constructs of the mill construction type or those deemed to be of lesser quality brick and frame construction. Although the remainder of the complex is no longer extant, the earlier buildings represented more typical mill construction and were to some degree outdated by their more advanced neighbor. The 1916-17 factory, along with the facility's attached power-boiler house complex and a 1965-67 addition, remain illustrate the company's technical achievements as well as to chronicle the company's presence in Troy and the important role that Cluett, Peabody & Company played in the development of the city's textile industry and business interests. It is being nominated under NRHP Criteria A and C, in the areas of Industry and Architecture, and in association with the MPDF entitled *Textile Factory Buildings in Troy, New York, 1880-1920*.

Developmental history/additional historic context information (Provide at least **one** paragraph for each area of significance.)

Historical Context

Troy, New York was officially incorporated as a village in 1789; its prosperity depended first on the Hudson River for sloop trade, then on the Erie and Champlain canals, and, finally, on the convergence of four major railroad networks. These modes of water-borne and overland transportation were critical to its manufacturing concerns and their continued prosperity and development during the nineteenth and into the twentieth century. Troy's first major industry, iron and steel processing and fabrication, was initiated in the early nineteenth century and peaked during the mid-nineteenth century; however, the industry was losing traction locally in the 1870s, the effect of labor strife and other circumstances. Corresponding with that development was the emerging field of detachable collar and cuff manufacturing, which in time would emerge as the centerpiece of local industry and remain so into the first quarter of the twentieth century. This seemingly modest innovation, whereby collars and cuffs could be removed from shirts for ease of cleaning, was pioneered in Troy in 1827 by the industrious Hannah Lord Montague, and it soon blossomed into a major industrial concern as means of mass fabrication were developed and took hold. Montague's experiment, conducted so that she could more easily launder soiled collars separately from an essentially otherwise clean shirt, began as a local cottage industry. Large-scale collar and cuff manufacturing soon followed with the introduction of the sewing machine in the mid-nineteenth century and the advent of steam power.

Between 1880 and 1917 and culminating in the completion of the nominated daylight factory building, a string of monumental textile factories arose along Troy's River Street, a north-to-south thoroughfare that paralleled the Hudson River's east side. Those buildings signaled the ascendancy of the cuff and collar industry in Troy and were erected by the industry's principal companies to meet the growing national demand for their products. Simply stated, Troy textile manufacturers required vast manufacturing spaces to accommodate the swelling ranks of employees and the heavy machinery required to execute the many steps required in the making of a detachable collar. The mill facilities of five of the largest firms were clustered in a half-mile stretch of River Street between Jacob Street and Ingalls Avenue, in what is now defined as north-central Troy, where many of the industry's workers also resided. These commodious and conspicuous buildings signaled the importance of this industry locally and the burgeoning scale of the business these companies were fielding.

Foremost of Troy's companies during this era was Cluett, Peabody & Company, which ranked foremost among the city's textile and business interests and which was a longtime manufacturer of detachable cuffs and collars and men's shirts and apparel. Unlike many of its Troy-based competitors, the company remained an important player in the textile industry even as the taste for detachable cuffs and collars waned after 1920. Beginning in 1885 it was the producer of the well-known Arrow brand of collars and shirts, which were popularized by way of the company's Arrow Collar Man advertising beginning in 1905. The company's roots date to the mid-nineteenth century, and it remained a viable business concern until 1985, at which time it was absorbed by West Point-Pepperell, itself a consolidation of textile manufacturing interests located in the states of Maine and Georgia. Cluett, Peabody & Company was headquartered in Troy, and at the height of its success it operated multiple factories there, along with satellite factories located in Waterford and Rochester, New York, and in the states of Connecticut, Massachusetts, Pennsylvania, and the Province of Quebec, Canada.

Cluett, Peabody & Company traces its corporate origins to 1851, the year in which Maullin & Blanchard, manufacturers of shirt collars, began operations on River Street in Troy. The company had been formed by Joseph Maullin and E.D. Blanchard; it also counted among its employees J.W.A. Cluett.[1] The formation of this new partnership was noted at that time in the *Troy Daily Budget*:

> CO-PARTNERSHIP NOTICE—We, the undersigned, have, this day, formed a Co-partnership under the name and firm of Maullin & Blanchard, for the purpose of manufacturing and wholesaling Linen Collars and Bosoms.
>
> J. Maulin
> Troy, April 1st, 1851. E.D. Blanchard
>
> P.S.—300 experienced Collar Makers wanted immediately, to whom cash will be paid.
> M&B
> 282 River st., upstairs[2]

This first partnership was succeeded in 1856 by a successor firm, Maullin & Bigelow, due to the retirement of E.D. Blanchard, at which time Charles H. Bigelow was admitted into the business. In 1861 the company was again recast, this time as Maullin, Bigelow & Company, at which time George B. Cluett—the brother of J.W.A. Cluett and a clerk in the company's employ since 1854—rose to become a full partner. Upon the dissolution of the partnership the following year, Joseph Maullin and George B. Cluett formed a new firm under the name of

[1] George B. Anderson, *Landmarks of Rensselaer County, New York* (Syracuse: D. Mason & Co., 1897), 396.

Maullin & Cluett. In 1863, with the death of Joseph Maullin, the firm of George B. Cluett, Brother & Company was established, with J.W.A. Cluett and Charles J. Saxe joining George B. Cluett as new partners. J.W.A. Cluett, who was once an employee of Maullin & Blanchard, withdrew from the firm of William Cluett & Sons—which was engaged in the music and book business, in which he was a partner along with his father, William— in order to join the new business.[3] Their announcement in the *Troy Daily Times* indicated that men's detachable linen collars would be the focus of their manufacturing interests.[4] In 1873 the company opened a retail store in Troy, and soon thereafter it began to manufacture shirts to order. The following account of the firm was offered in *The Landmarks of Rensselaer County* in the waning years of the nineteenth century:

> Their success in this line induced them to add shirts to their large and growing collar and cuff manufacturing business, and for several years these branches have been profitably carried on. The establishment has steadily increased in capacity until it has reached its present [1897] extensive proportions. From the first attention has been given mainly to the manufacture of fine goods, which have a national reputation. The celebrated "Monarch" shirts and the various brands of cuffs and collars are known all over the United States as well as in many foreign countries.[5]

The company's manufacturing activities were commenced on River Street in Troy in 1862 and remained there until 1874. Beginning in 1875, operations were housed in facilities located on Federal Street, which were destroyed by fire in March 1880. That year the business was relocated to Fulton Street and a new five-story building was erected on North Fourth Street to function as a laundry. Finally, in 1881, the first of the company's new River Street factories was erected. It was aggrandized with additions constructed in 1884 and 1890 and culminated with the construction of the nominated reinforced concrete daylight factory begun in 1916 and completed in 1917. Following the completion of the nominated section, the factory's footprint measured 792 feet long by 125 feet deep. A small addition, designed by Cadman & Droste, was added in the mid-1960s.

For nearly thirty years from its establishment in 1863, George B. Cluett, Brother & Company continued in business as established; then, in 1891, it merged with Coon & Company, also of Troy, to form a new firm, Cluett, Coon & Company, at which time Frederick F. Peabody was brought into the firm. Coon & Company had been established in 1856 by John H. Coon and H.W. Cole as Cole & Coon, and, like most of Troy's detachable cuff and collar manufacturers, it went through a number of manifestations before its later merger.[6] In 1899

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[2] *Troy Daily Budget*, April 1851.
[3] *Troy Daily Times*, 12 December 1863.
[4] *Troy Daily Times*, 12 December 1863.
[5] *Landmarks of Rensselaer County*, 396.
[6] *Landmarks of Rensselaer County*, 396.

Cluett, Coon & Company gave rise to a new entity, Cluett, Peabody & Company. It soon sought to enlarge its capabilities beyond its River Street facilities in Troy and in August of that year acquired the manufacturing facility of the Leominster Shirt Company in Leominster, Massachusetts.[7]

The principal business for Cluett, Peabody & Company before 1919 was manufacturing men's detachable shirt collars. However, beginning in the 1920s, the American demand for collar-attached shirts had grown considerably, and with it the demand for detached collars experienced a sharp decline. In February 1913 the company merged with the Apex Shirt & Collar Company, which had been formed in New York City the previous year, continuing a longstanding pattern of textile business mergers and consolidations. In 1929 Cluett, Peabody & Company established a national menswear business under the Arrow brand name. The "Arrow" name gradually developed into a product line including shirts, collars, handkerchiefs, cravats, pajamas, and underwear for men and boys. It was Frederick F. Peabody who is in large measure credited with the successful marketing of this well-known brand through the so-called Arrow Collar Man, along with the New York advertising agency of Calkins and Holden, advertising director Charles M. Connolly, and illustrator J.C. Leyendecker. This iconic male character appeared in the company's graphic advertising from 1905 until 1931. As for Peabody, he was in large measure a self-made man, having worked his way upward through the company from his start as a seventeen-year-old to eventually serve as its president and chairman of the board.[8]

By the 1930s the company had expanded its manufacturing operations to include eleven factories located in New York, Massachusetts, Connecticut, Pennsylvania and the Province of Quebec, Canada, and in 1933 it acquired important patents for the compressive shrinking of textiles. In 1945 sales exceeded thirty-one million dollars and by 1955, the year in which it acquired the men's clothing manufacturer J. Schoeneman, Inc., these had soared to well over eighty-seven million dollars. The company continued to succeed and innovate in the textile field subsequently, with its new line of wash-and-wear fabrics introduced in 1959 under the "Sanforized-Plus" trade name—named for its innovator, Sanford L. Cluett— and in 1962 established the Arrow Company, a subsidiary, to more fully promote and market the Arrow line of products. It was also during the 1960s that the company purchased a number of retail apparel stores and businesses, among them those located in Minnesota, Connecticut, California, Massachusetts, and Washington, D.C. From its humble origins as a Troy-based textile manufacturer established in the 1850s the company had grown into a business of international scope.

[7] "Enlarging its Plant," 17 August 1899.

[8] "Troy Manufacturer Dies in Santa Barbara," *Evening-Tribune Times* (Hornell, N.Y.), 24 February 1927; "Arrow Products Had Humble Start," *Record* (Troy, N.Y.), 1967.

Architectural Context

Built at a cost of approximately two million dollars, the 1916-17 section of Cluett, Peabody & Company's complex was the culmination of the company's River Street manufacturing facility and in many ways can also be considered the culmination of the building culture that developed in association with Troy's cuff and collar industry between 1880 and 1920. It was designed by the engineering firm Westinghouse, Church, Kerr & Company, a construction subsidiary of the Westinghouse Manufacturing Company, which planned and navigated its construction campaign, a relative necessity given this was a new building type which broke radically from the existing masonry and heavy-timber factory building culture with which local contractor-builders were familiar. It was among the very first examples of its type in the region, following closely the reinforced concrete addition made to the Aetna Mill in nearby Lansingburgh, which was erected 1912 to 1913 by the Industrial Engineering Company of New York City and Albany, a large-scale construction firm which came to specialize in reinforced concrete factory design. Both buildings were erected less than a decade after the Maverick Cotton Mills facility in East Boston, Massachusetts, which is generally considered the first large-scale reinforced concrete textile mill erected in the United States; it was built in 1910 to the designs of Lockwood, Greene & Company, Boston-based mill engineers.

The eight-story Troy building's reinforced concrete walls and floors required significant logistical considerations, so far as the delivery of considerable quantities of concrete to the site and then upwards as the building's walls and floors progressed:

> With a concrete plant in a side street at the river, which takes its cement by gravity from a shed 100 feet away on the main thoroughfare, and sand and stone by clam from river barges, Westinghouse, Kerr & Co., have constructed an eight-story building 125 feet wide for Cluett, Peabody & Co. in Troy, N.Y., and are now building a larger one adjoining on the side of the first away from the mixing plant. For the higher floors of the second building the concrete will be rehoisted in an 80-foot tower set upon the finished structure, and for the lower floors the concrete is being chuted all the way.[9]

Daniel Tattrie served as the company's superintendent of construction with E.E. Koehler as his principal assistant; R.S. Peck served as the supervising engineer.[10] The scale and progressive architectural character of Cluett, Peabody & Company's new reinforced concrete building was not lost on Troy's citizens, as it promised to position the city as what one source noted as the "queen in the collars and shirt world" and also served to

[9] "Rehoist Tower on Top of Building Chutes to Building Adjoining" in *Contractor* (1917) vol. 24, no. 21.
[10] "Rehoist Tower of Top of Building."

quell rumors that the company was intent on leaving Troy.

The introduction of the reinforced concrete daylight factory type, as exemplified in Troy and the greater Capital Region by the 1916-17 Cluett, Peabody & Company facility, is expressive of a phase of American factory design pioneered by architect Albert Kahn (1869-1942). The son of European immigrants, Kahn and his family settled in Detroit, Michigan, in 1880, where he began his architectural career as a draftsman in 1885. After a series of partnerships, in 1903 Kahn began practicing independently and was commissioned by the Packard car company to provide designs for a new factory building. The work called for a new way to accommodate automobile production, eliminating closely spaced columns and fire-prone, oil-soaked wood floors in favor of reinforced-concrete construction. Packard Building number 10 was the first reinforced concrete factory erected in Detroit; it made Kahn a favored architect to automobile manufacturers, and his Packard design was quickly followed by other large commissions. In 1910 he provided the design for Ford's Highland Park plant, which was eventually fitted out to accommodate Ford's innovative assembly line. Kahn was confident of the advances being made in industrial architecture and their influence on the larger field of architectural design; "Who would question that the entire field of architecture has been influenced by today's common sense solution of the factory building?"[11]

Westinghouse, Church, Kerr & Company, responsible for the design of the new Cluett, Peabody & Company building that introduced a new approach to industrial architecture in Troy, was part of a large international conglomerate consisting oftwenty-six companies with some 30,000 employees. The principal figure, George Westinghouse (1846-1914), was an engineer and entrepreneur responsible for the invention of the railway air brake and was also a pioneering figure in the history of electricity. Westinghouse is perhaps best known for his work with alternating current (AC), which allowed high voltage electric current to travel far distances, as opposed to the low-voltage, but presumably safer, direct current (DC). He was, along with Thomas Edison, the principal figure in the so-called "War of the Currents." Westinghouse, Church, Kerr & Company was established to install Westinghouse Machine's steam engines in factories and power plants. By 1905 the company boasted a long resume that included providing electrification and equipment for major railroad lines and stations. In 1906, the company collaborated with McKim, Mead & White to design the Long Island City power station for the Long Island & Pennsylvania Railroad. Westinghouse, Church, Kerr & Company also designed the 1910 addition to another Westinghouse affiliate, the American Brake Company, located in St.

[11]Hawkins W. Ferry, *The Legacy of Albert Kahn* (Detroit: Wayne State University Press, 1970), 27.

Louis, Missouri. The company's design and construction oversight of the Troy factory signaled a shift away from the traditional arrangement by which local textile factories had been previously designed, typically in the prevailing architectural vein and using long-established building systems, under the guidance of local architects and contractor-builders.

The new reinforced building all but signaled the end of textile factories of the so-called mill construction type in Troy and the greater region. This included the complex's own pre-existing, interconnected buildings, which were, with one exception, brick-walled constructs of the mill construction type or those deemed to be of lesser quality brick and frame construction, defined as "wood posts & beams" on period Sanborn fire insurance maps. Load-bearing masonry walls and heavy internal wood framing had given way to the new structural and fireproof possibilities of reinforced concrete, which had been pioneered in the United States by Ernest Ransome. During the third quarter of the nineteenth century, Ransome developed a strong, fire retardant structural system which employed concrete reinforced internally with steel rods, which was well-suited to multi-storied industrial architecture, as it allowed for the creation of tiers of unobstructed floor space. It additionally allowed for expanses of large windows, which filled the spaces between the exposed concrete frame, thereby providing for natural light and air circulation.

The complex as it is constituted today consists of the 1916-17 reinforced concrete daylight factory and the facility's power-boiler house complex. By the early 1960s the River Street complex had ceased being used for warehouse and storage purposes, thus making the older brick buildings largely obsolete; those functions were relocated to a facility in Chester, New York, thereby precipitating plans for their demolition.[12] The facility was thus reinvented as part of a two million dollar renovation project, with portions of the concrete factory housing the company's Troy manufacturing needs, and the remainder—on the first, second and sixth floors—being given over to administrative functions such as general accounting, credit, sales control, production control, testing, and purchasing. Beginning in 1965, eight of the complex's earlier brick and wood-frame buildings were demolished, and at that time extensive renovations were made to the remaining features. A new addition, designed by Cadman & Droste, was also erected to house technical and data processing functions.[13] In 1967 the new addition was dedicated with ceremonies, at which time a plaque honoring the achievements of Sanford L.

[12]"Cluett To Spend $2 Million on Modernization in Troy," *Troy Record*, 1965 Supplement.
[13]"Arrow Products Grew From Humble Beginnings," *Troy Record*, 1967 (no date/month).

Cluett, then ninety-three years of age, was unveiled. [14]

Registration Requirements/ Textile Factory Buildings in Troy, New York, 1880-1920

The Cluett, Peabody & Company Factory and Power-Boiler House Complex satisfies the registration requirements as outlined in the MPDF *Textile Factory Buildings in Troy, New York, 1880-1920* and was noted as one of nine eligible resources in Section E, page 16. It satisfies three criteria for listing in association with NRHP Criterion A, in the area of Industry: it enjoys a substantive and well-documented association with the textile industry in Troy; it is an industrial-type building of the daylight factory type; and its construction reflected the growth of the industry between 1880 and 1920. It additionally satisfies the criteria for listing in association with Criterion C, in the area of Architecture, given that its physical fabric continues to illustrate the design, layout, materials, decorative elements, functional features, and other aspects that represent the building's use in an industrial capacity.

[14] "Cluett Dedicates Building In Ceremonies at Troy," *Times-Union* (Albany, N.Y.), 29 September 1967.

9. Major Bibliographical References

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The Shirt and Collar Industries: Report on the Cost of Production of Men's Shirts and Collars in the United States. Washington, DC, 1916.

Turbin, Carole. *Working Women of the Collar City: Gender, Class and Community in Troy, New York, 1864-1886.* University of Illinois, 1992.

Waite, John G. and Diana S. Waite. *Industrial Archeology in Troy, Waterford, Cohoes, Green Island, and Watervliet.* Hudson-Mohawk Industrial Gateway, 1973.

Weisse, A.J. *Troy's One Hundred Years, 1789-1889*. W. H. Young, 1891.

previous documentation on file (NPS):

__X__ 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: _____

Historic Resources Survey Number (if assigned): _____

CLUETT, PEABODY & CO. FACTORY **RENSSELAER CO., N.Y.**
Name of Property County and State

10. Geographical Data

Acreage of Property _____
(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

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

The nomination boundary is indicated by a heavy line on the enclosed map with scale

Boundary Justification (Explain why the boundaries were selected.)

The boundary was drawn to include the current parcel associated with the complex, which encompasses all of the extant historic features associated with the site.

11. Form Prepared By

name/title William E. Krattinger; edited by Kathleen LaFrank, NYSHPO
organization NYS Division for Historic Preservation date June 2019; revised 2025
street & number PO Box 189 telephone
city or town Waterford State NY zip code 12188
e-mail william.krattinger@parks.ny.gov

Additional Documentation

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.

Photo Log

Name of Property: Cluett, Peabody & Co. Factory and Power-Boiler House Complex

City or Vicinity: Troy

County: Rensselaer State: New York

Photographer: Nathan Bette/Emily Dominijanni

Date Photographed: February 2020-May 2025 (note that nearly all work associated with the tax credit project was completed by 2020. No work was undertaken in the Power and Boiler House)

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

Photo 1 of 18 (NY_Rensselaer_CluettPeabodyCoFactory_0001)
Looking southwest toward north and east (main) elevations

2 of 18 (NY_Rensselaer_CluettPeabodyCoFactory_0002)
Looking southwest toward north and east (main) elevations

3 of 18 (NY_Rensselaer_CluettPeabodyCoFactory_0003)
Looking northwest toward east (main) and south elevations

4 of 18 (NY_Rensselaer_CluettPeabodyCoFactory_0004)
Looking north toward east (main) and south elevations. 1960s addition on left

5 of 18 (NY_Rensselaer_CluettPeabodyCoFactory_0005)
Looking north toward south elevation: Power house (left), 1960s addition (foreground), Main Factory (background)

6 of 18 (NY_Rensselaer_CluettPeabodyCoFactory_0006)
Looking northeast toward south and west elevations

7 of 18 (NY_Rensselaer_CluettPeabodyCoFactory_0007)
Drone photo over river taken looking northeast toward south and west elevations

8 of 18 (NY_Rensselaer_CluettPeabodyCoFactory_0008)
Drone photo over river taken looking east toward west elevation: Main Factory (left), Boiler House (middle), Power House (right)

9 of 18 (NY_Rensselaer_CluettPeabodyCoFactory_0009)
Drone photo over river taken looking southeast toward north and west elevations

10 of 18 (NY_Rensselaer_CluettPeabodyCoFactory_0010)
Drone photo taken looking west toward east elevation: Main Factory (right), 1960s addition (left)

11 of 18 (NY_Rensselaer_CluettPeabodyCoFactory_0011)
Interior main lobby featuring historic concrete columns, floors, and decking, looking northwest

12 of 18 (NY_Rensselaer_CluettPeabodyCoFactory_0012)
Interior main lobby featuring historic concrete columns, floors, and decking, looking northeast

13 of 18 (NY_Rensselaer_CluettPeabodyCoFactory_0013)
Interior first floor, looking northeast

14 of 18 (NY_Rensselaer_CluettPeabodyCoFactory_0014)
Interior typical historic stairwell (second floor), looking north

15 of 18 (NY_Rensselaer_CluettPeabodyCoFactory_0015)
Interior typical office floor plan (8th floor) featuring historic mushroom columns and exposed concrete decking, looking southwest

16 of 18 (NY_Rensselaer_CluettPeabodyCoFactory_0016)
Interior typical office floor plan (8th floor) featuring historic mushroom columns and exposed concrete decking, looking north

17 of 18 (NY_Rensselaer_CluettPeabodyCoFactory_0017)
Interior Boiler House first-floor plan, looking south

18 of 18 (NY_Rensselaer_CluettPeabodyCoFactory_0018)
Interior Power House first-floor plan, looking north

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

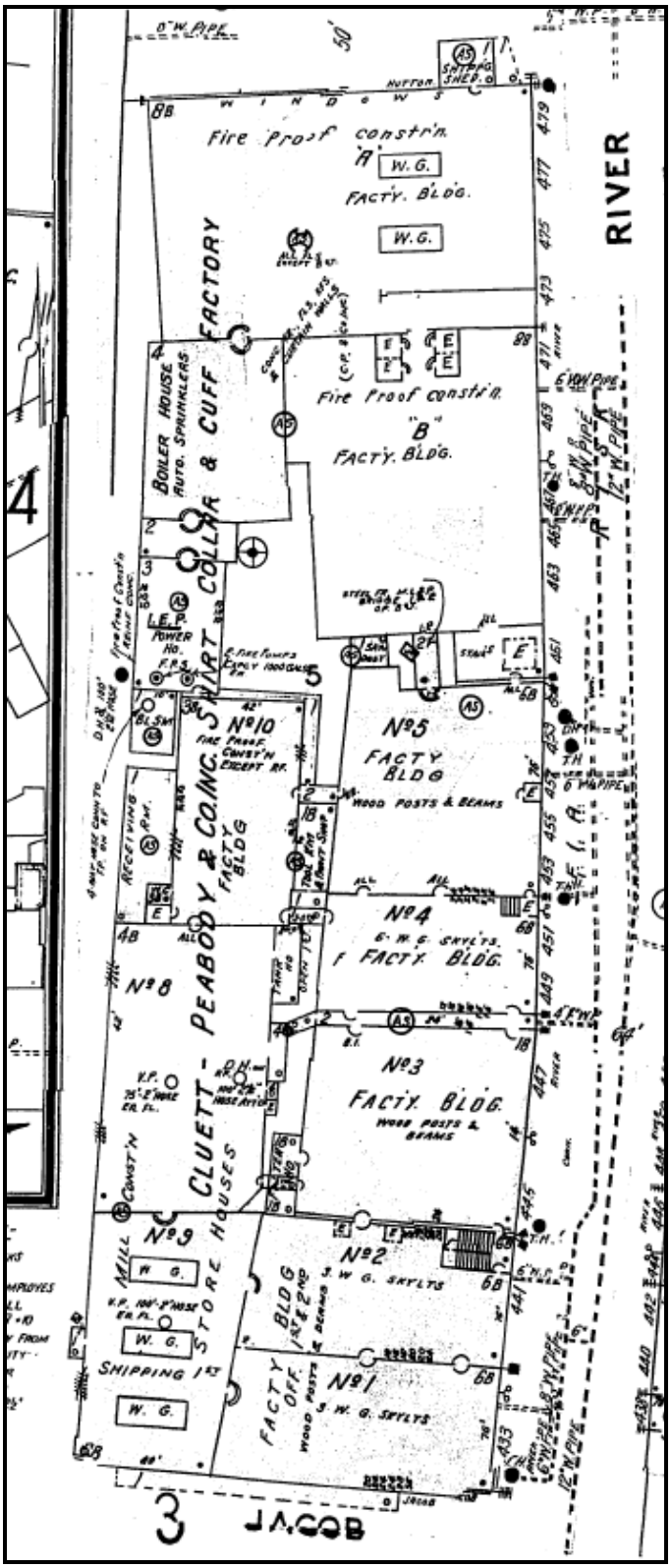
city or town _____ state _____ zip code _____

CLUETT, PEABODY & CO. FACTORY **RENSSELAER CO., N.Y.**
Name of Property County and State

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.).

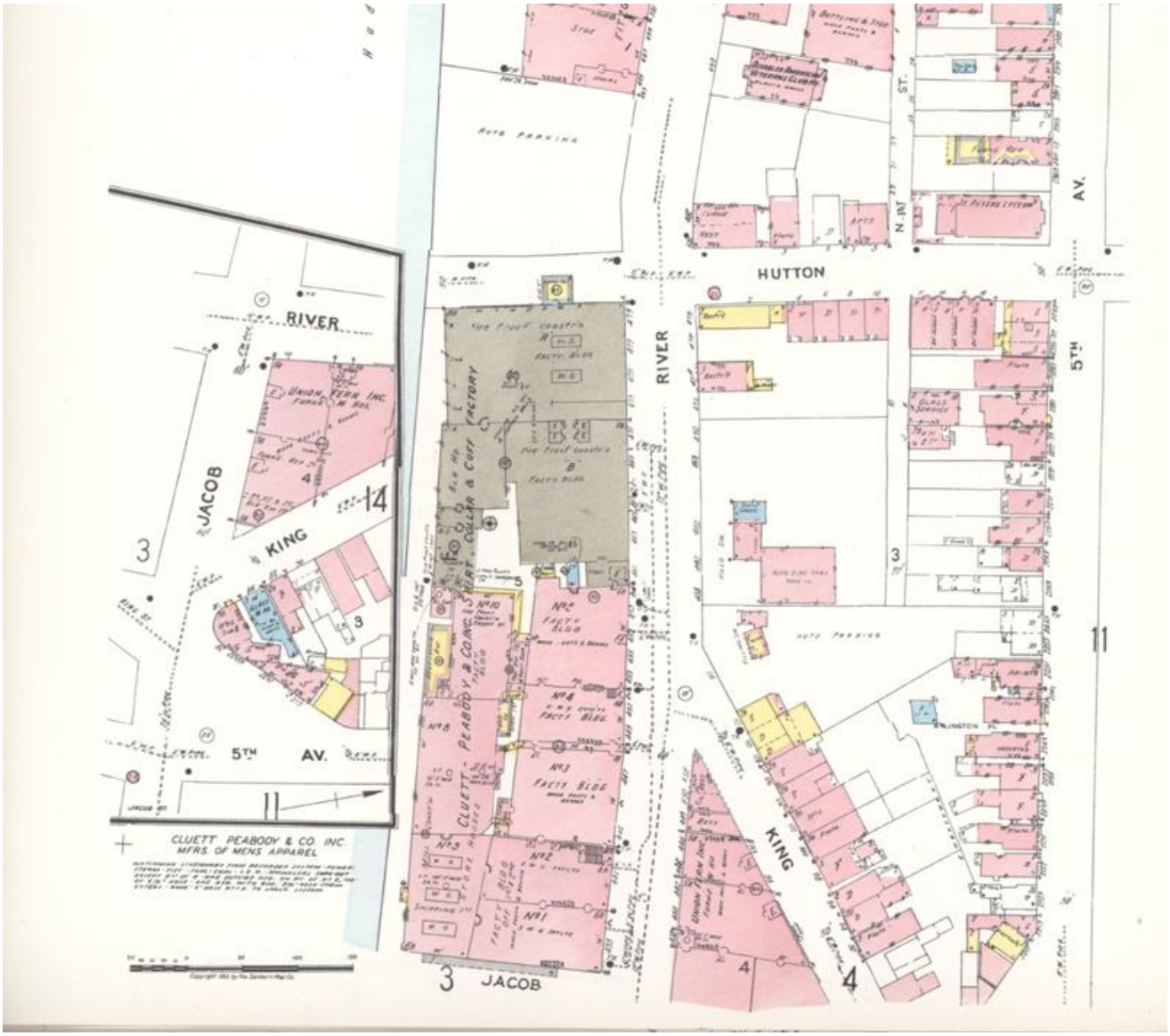
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

CLUETT, PEABODY & CO. FACTORY **RENSSELAER CO., N.Y.**
Name of Property County and State



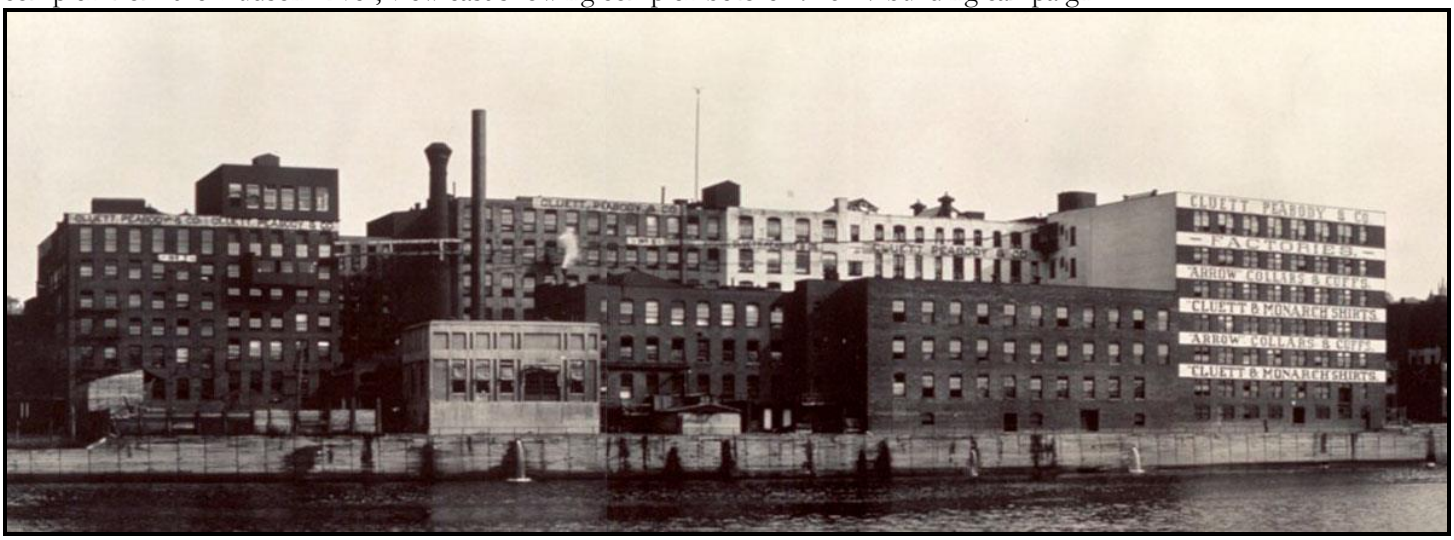
1951 Sanborn Fire Insurance Map showing complex at the height of its physical development, and prior to 1965-67 renovations/addition. The 1916-17 daylight factory and power-boiler house are shown on the upper portion of the map.

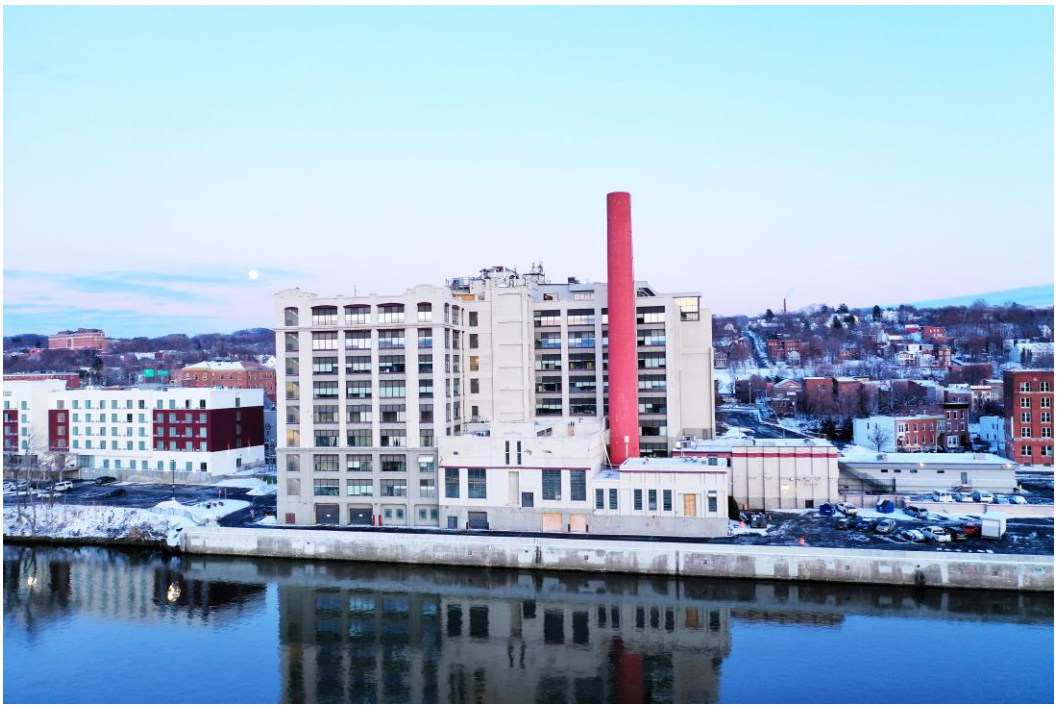
CLUETT, PEABODY & CO. FACTORY **RENSSELAER CO., N.Y.**
Name of Property County and State

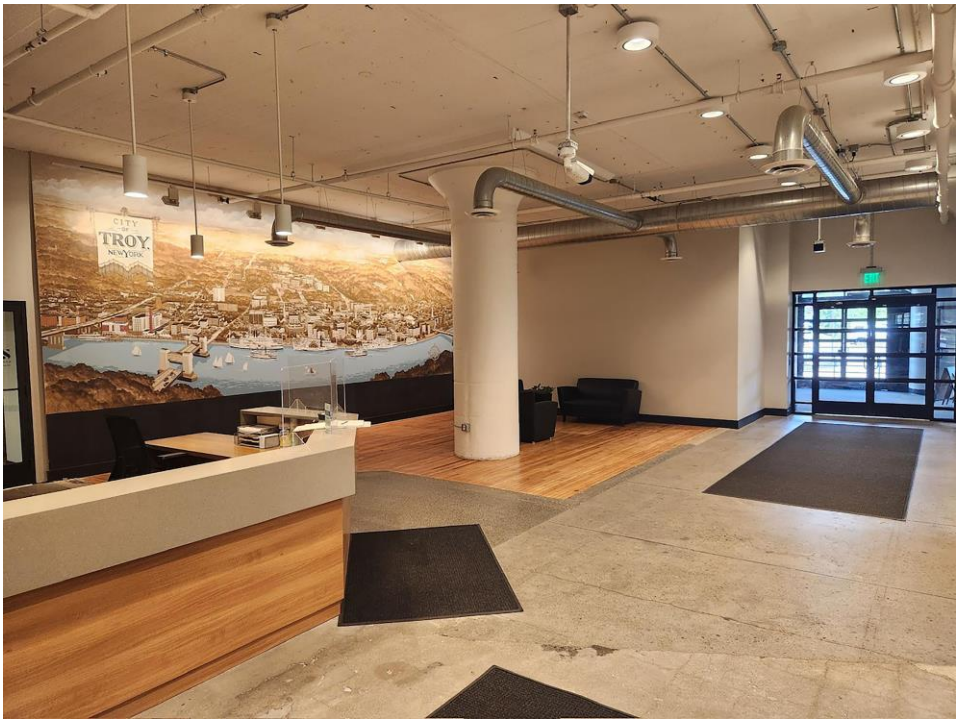


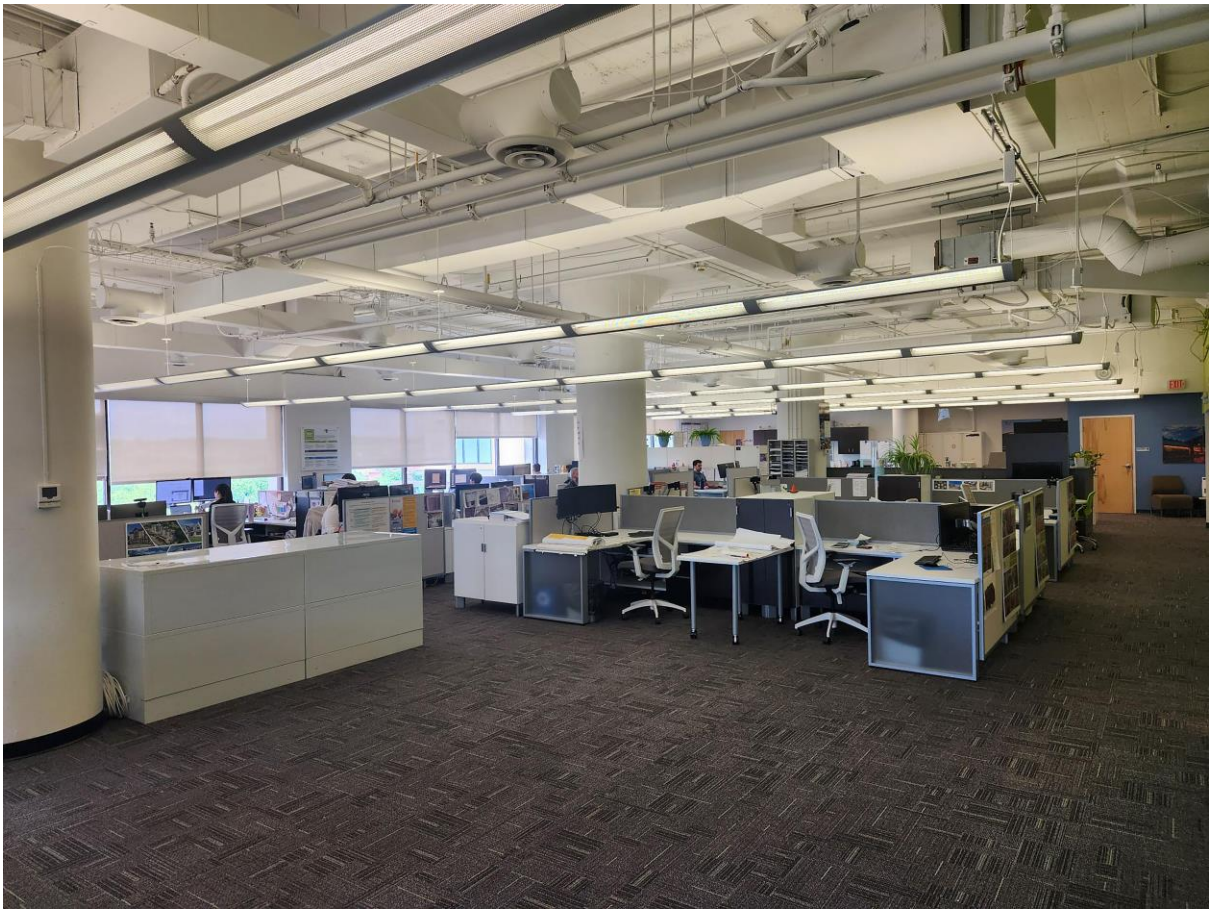
1955 Sanborn Map –extant sections [the nominated portion] are brown, indicating concrete construction

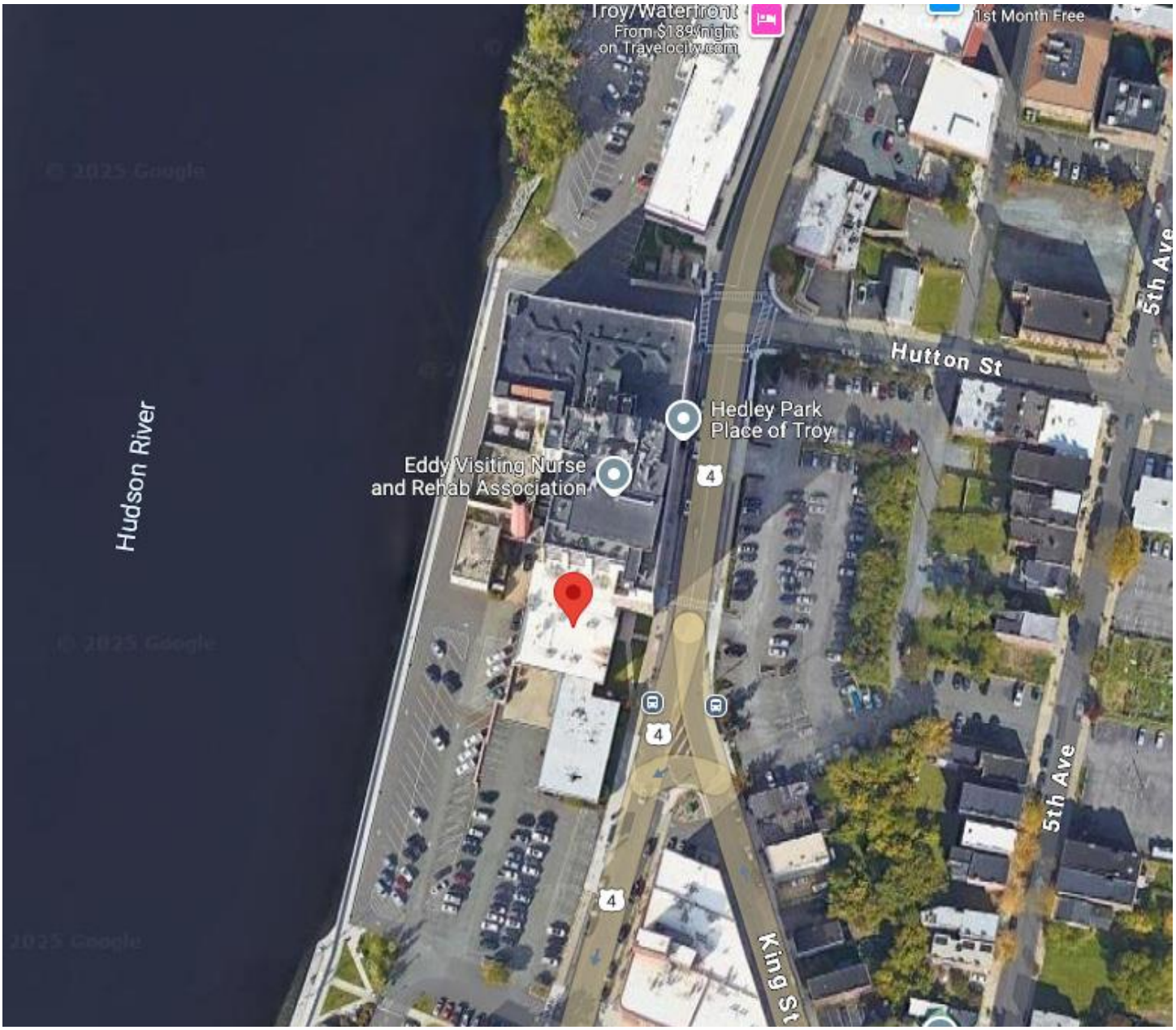
ABOVE, view showing complex at its high-water mark; the 1916-17 section is to the right. BELOW, 1908 view of the complex from the Hudson River, view east showing complex before 1916-17 building campaign.



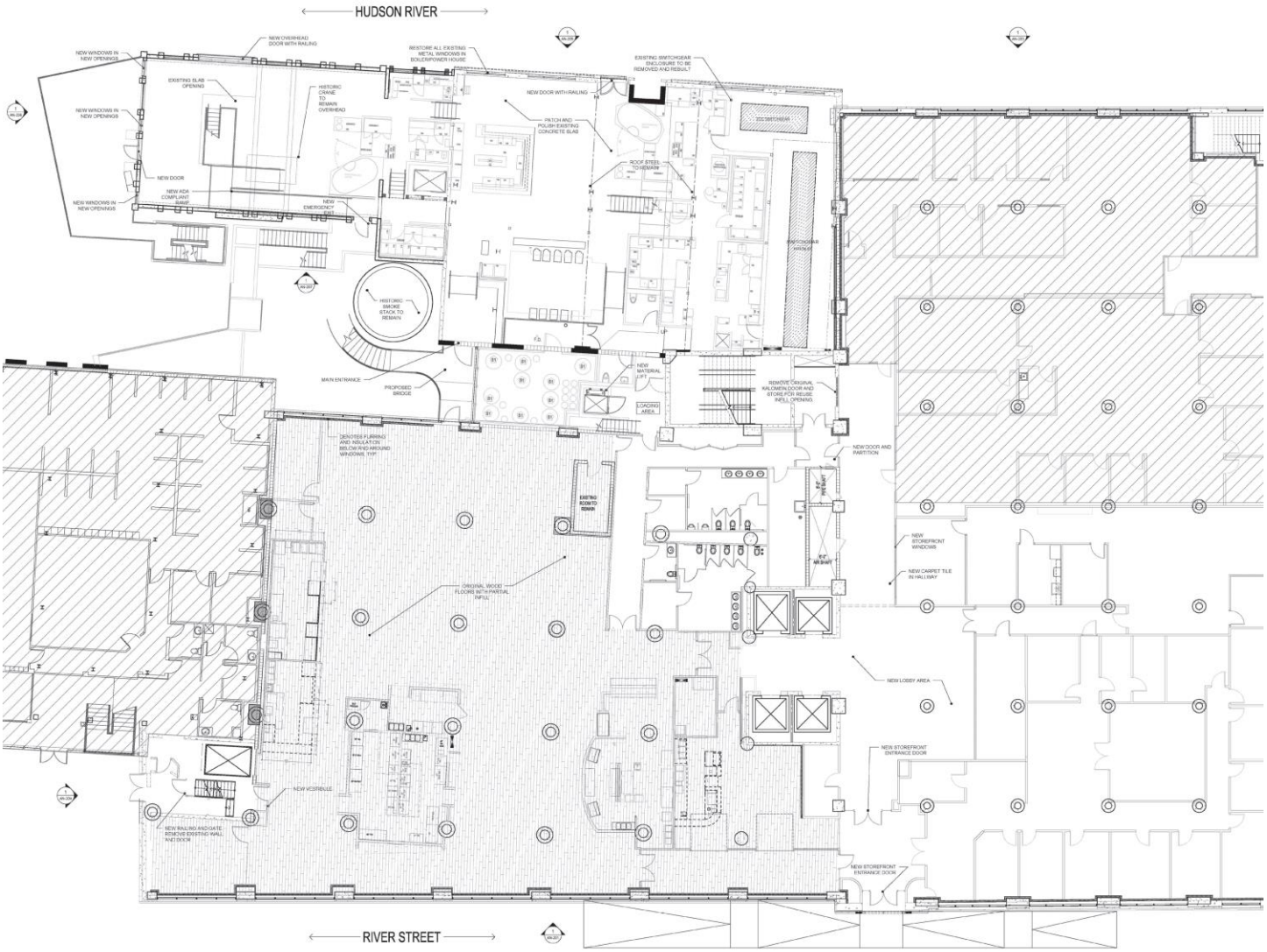



CITY OF
TROY
NEW YORK




Troy/Waterfront
From $189/night
on Travelocity.com
1st Month Free
Hudson River
Hutton St
5th Ave
Hedley Park
Place of Troy
Eddy Visiting Nurse
and Rehab Association
4
King St
5th Ave

CLUETT, PEABODY & CO. FACTORY **RENSSELAER CO., N.Y.**
Name of Property County and State



FIRST FLOOR - PROPOSED PLAN

SECOND FLOOR - PROPOSED PLAN


HUDSON RIVER
16
15
RIVER STREET