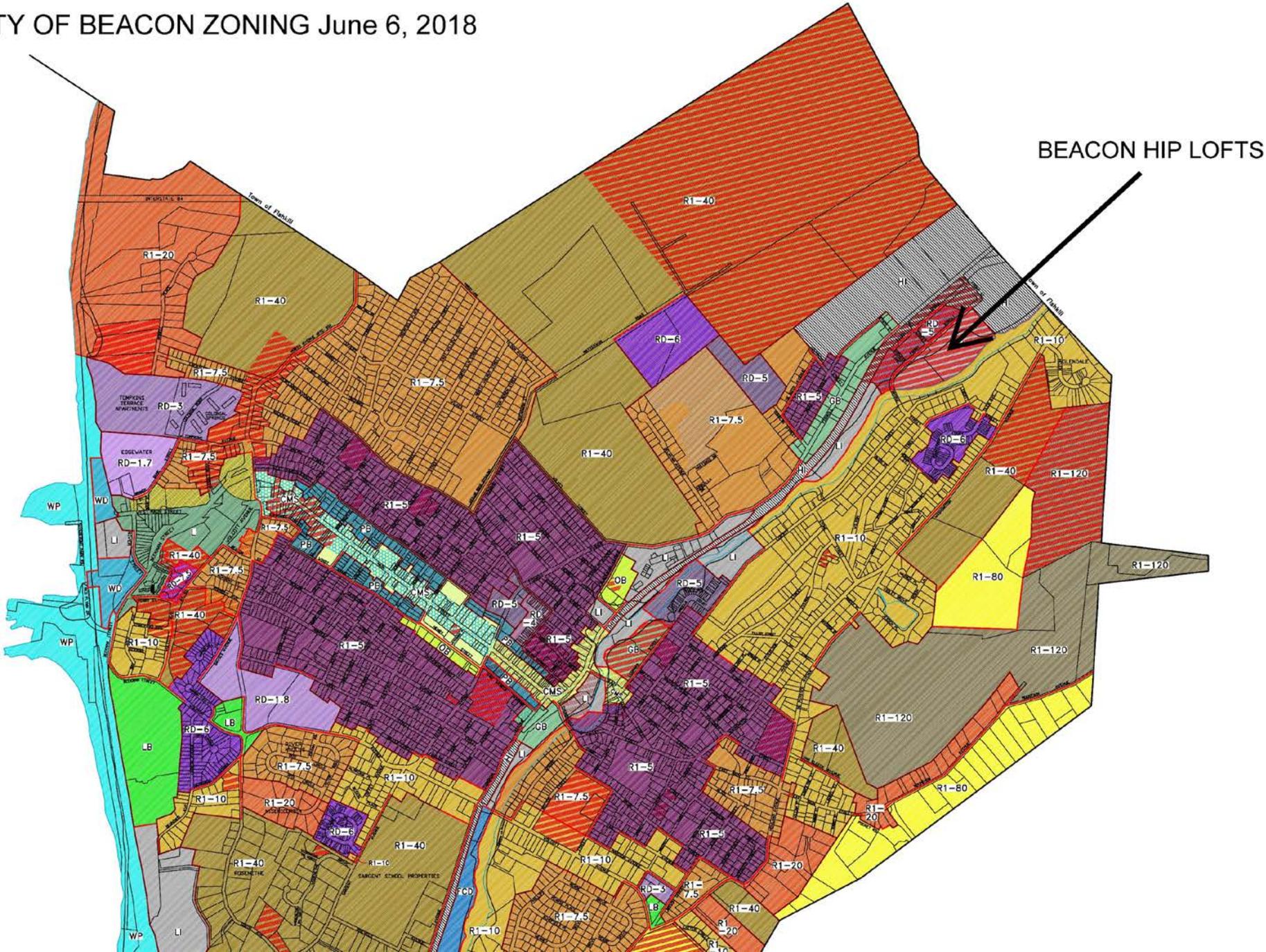


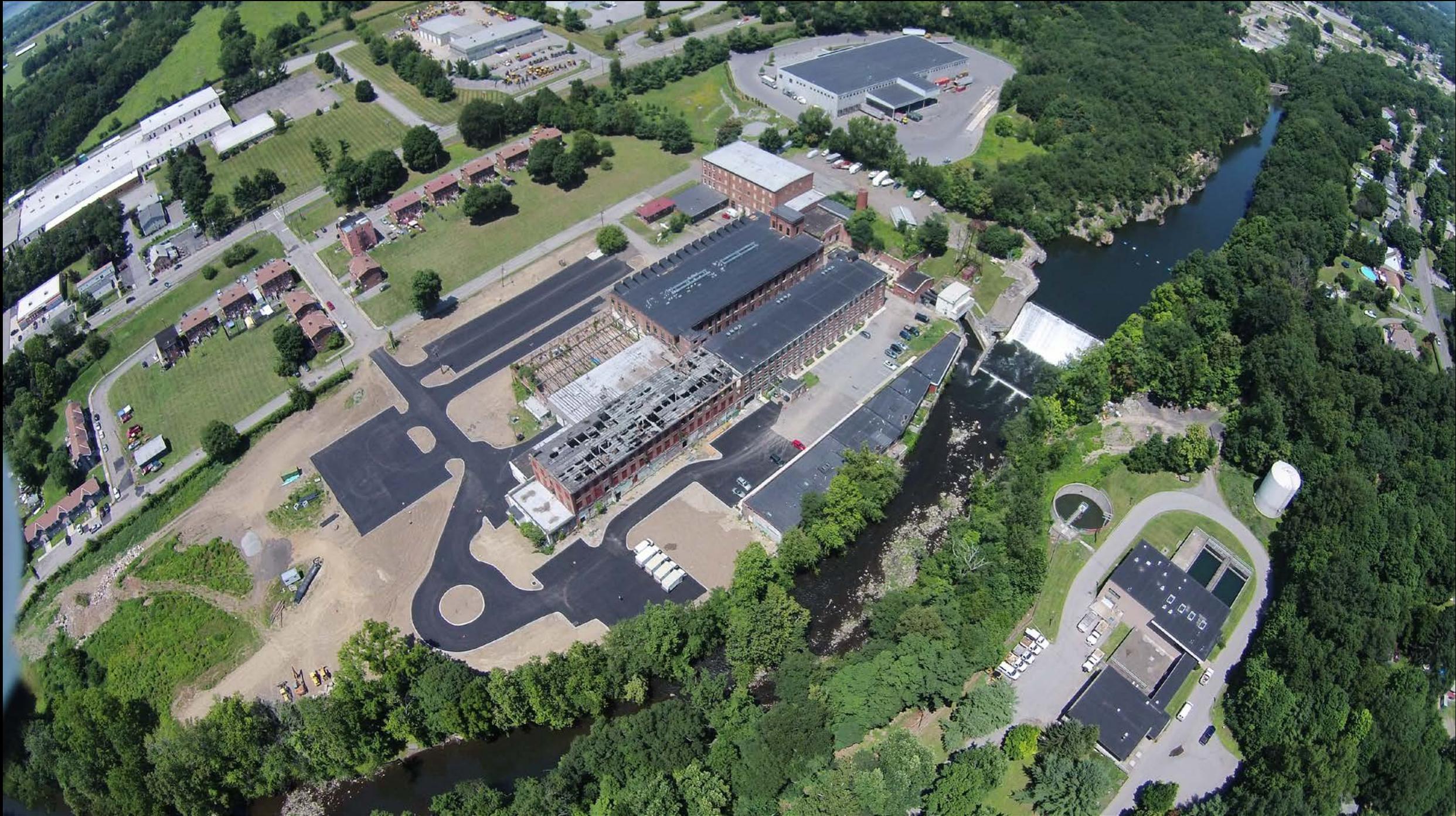
Beacon Lofts



CITY OF BEACON ZONING June 6, 2018

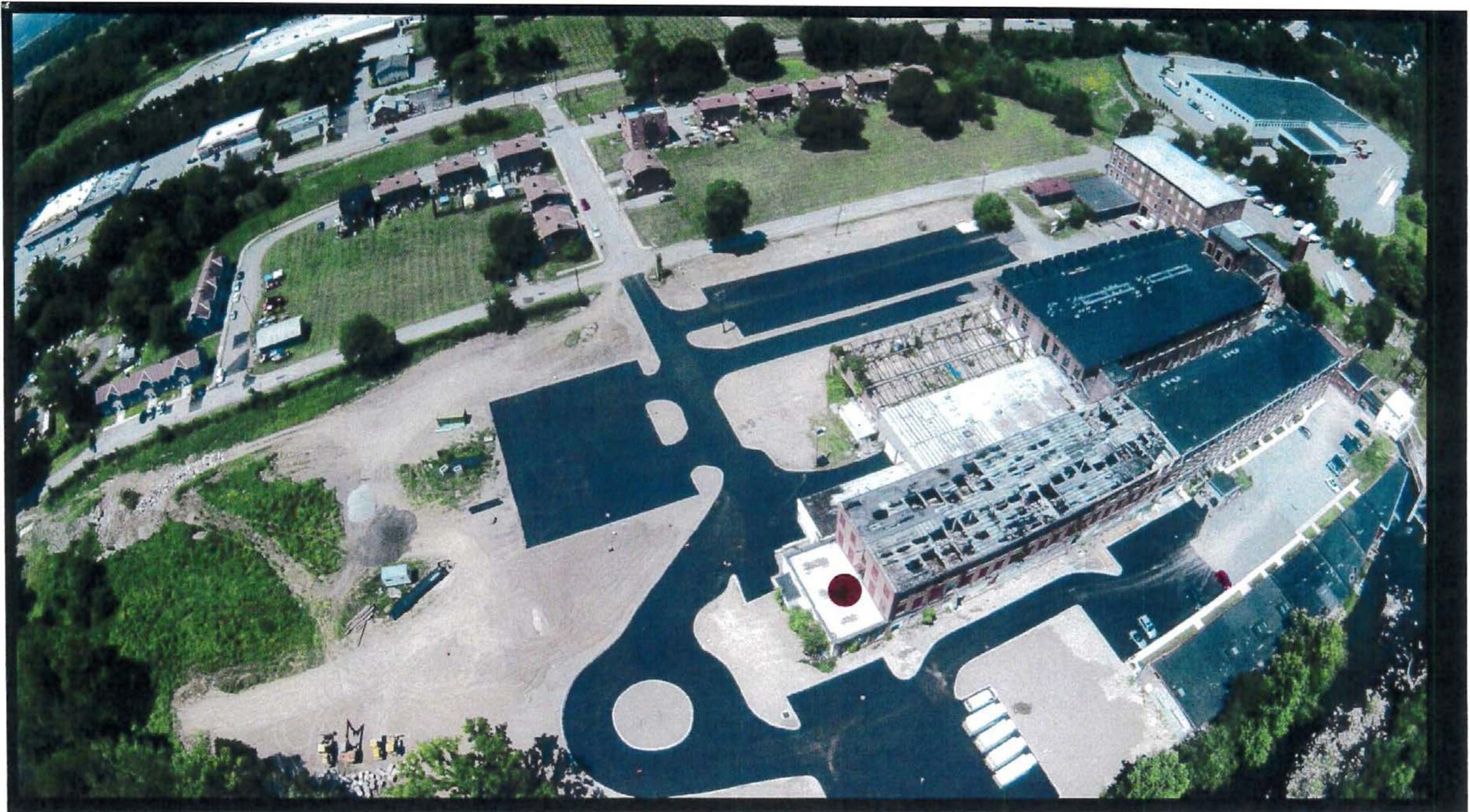




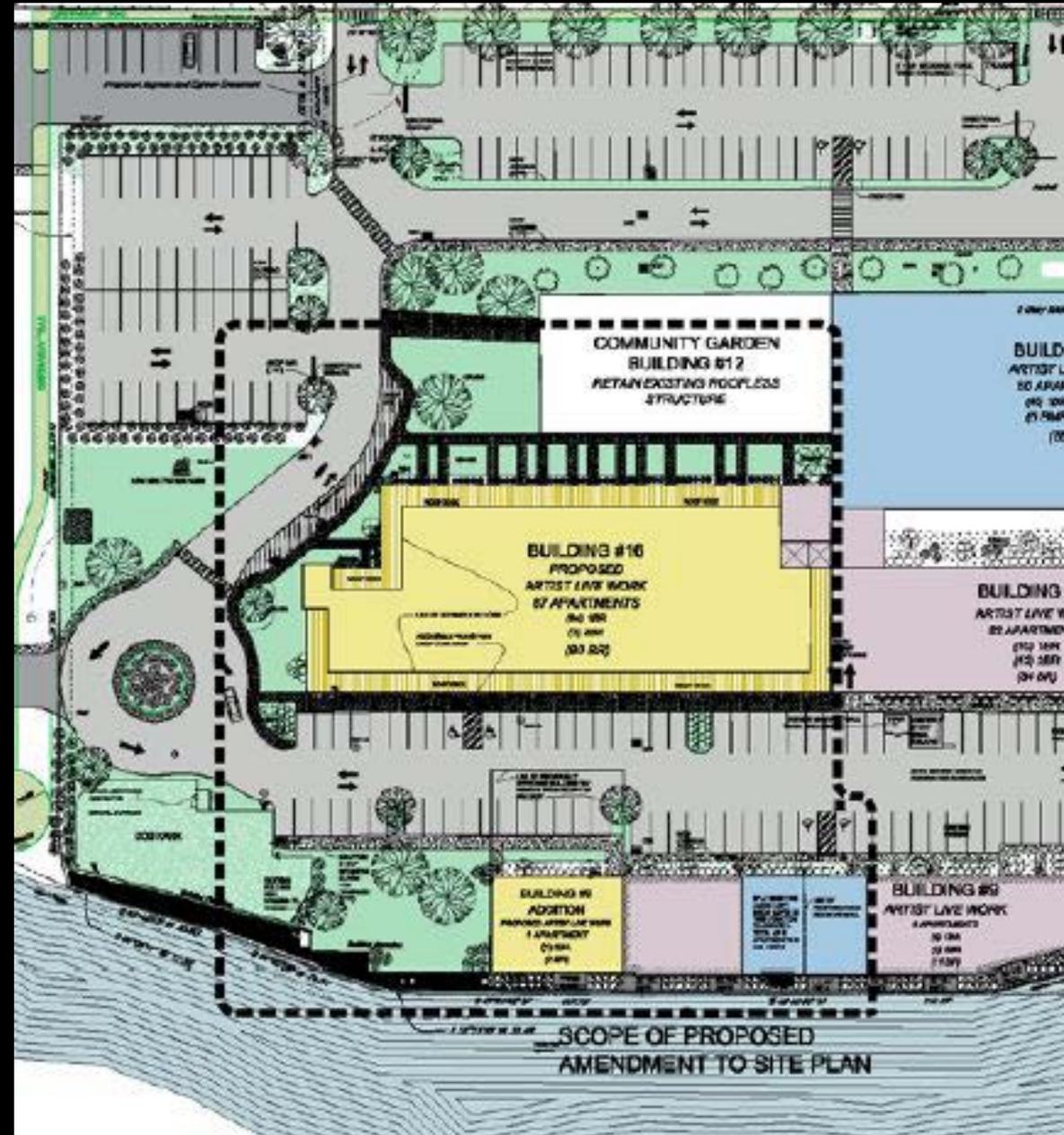
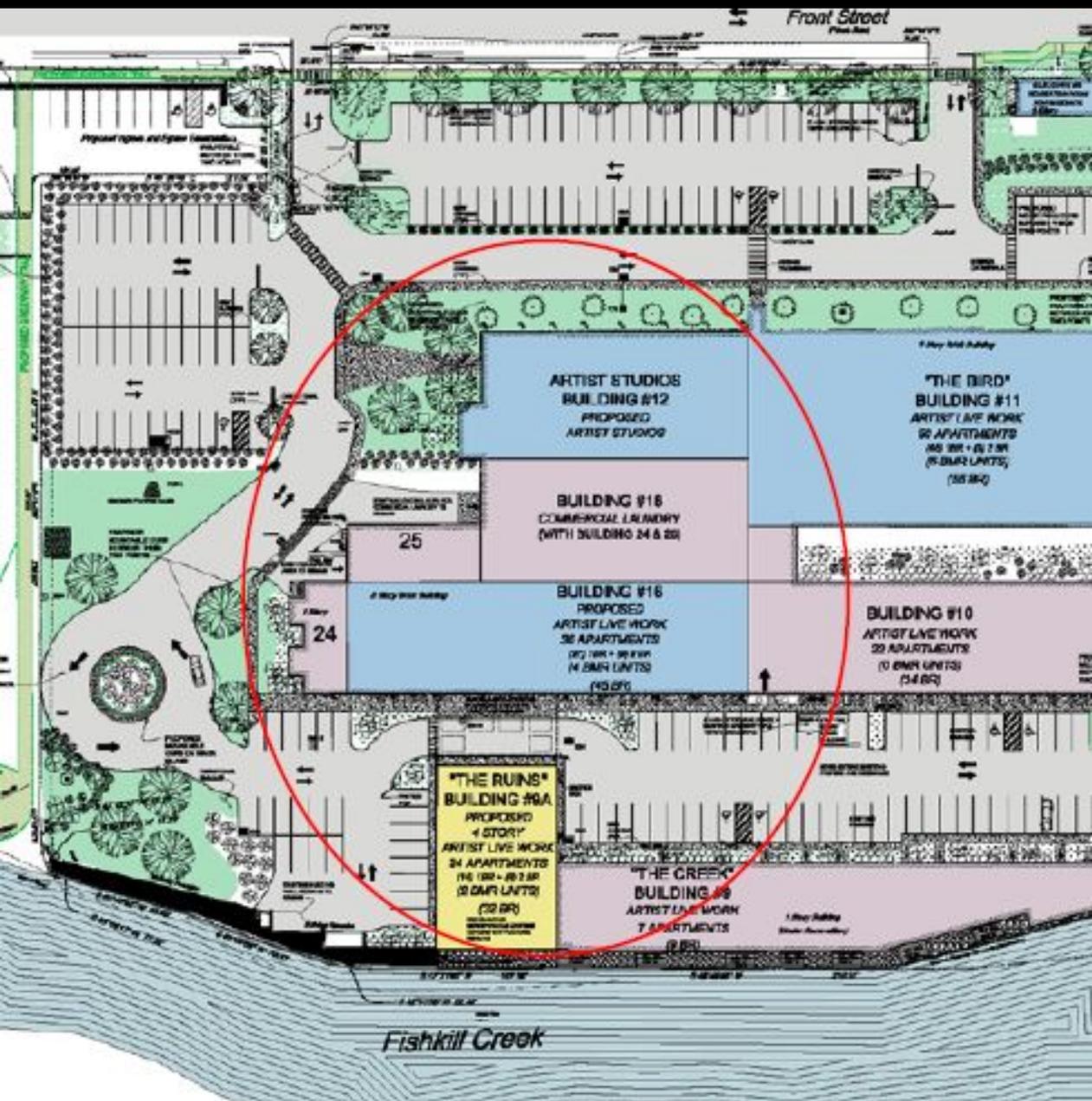














View



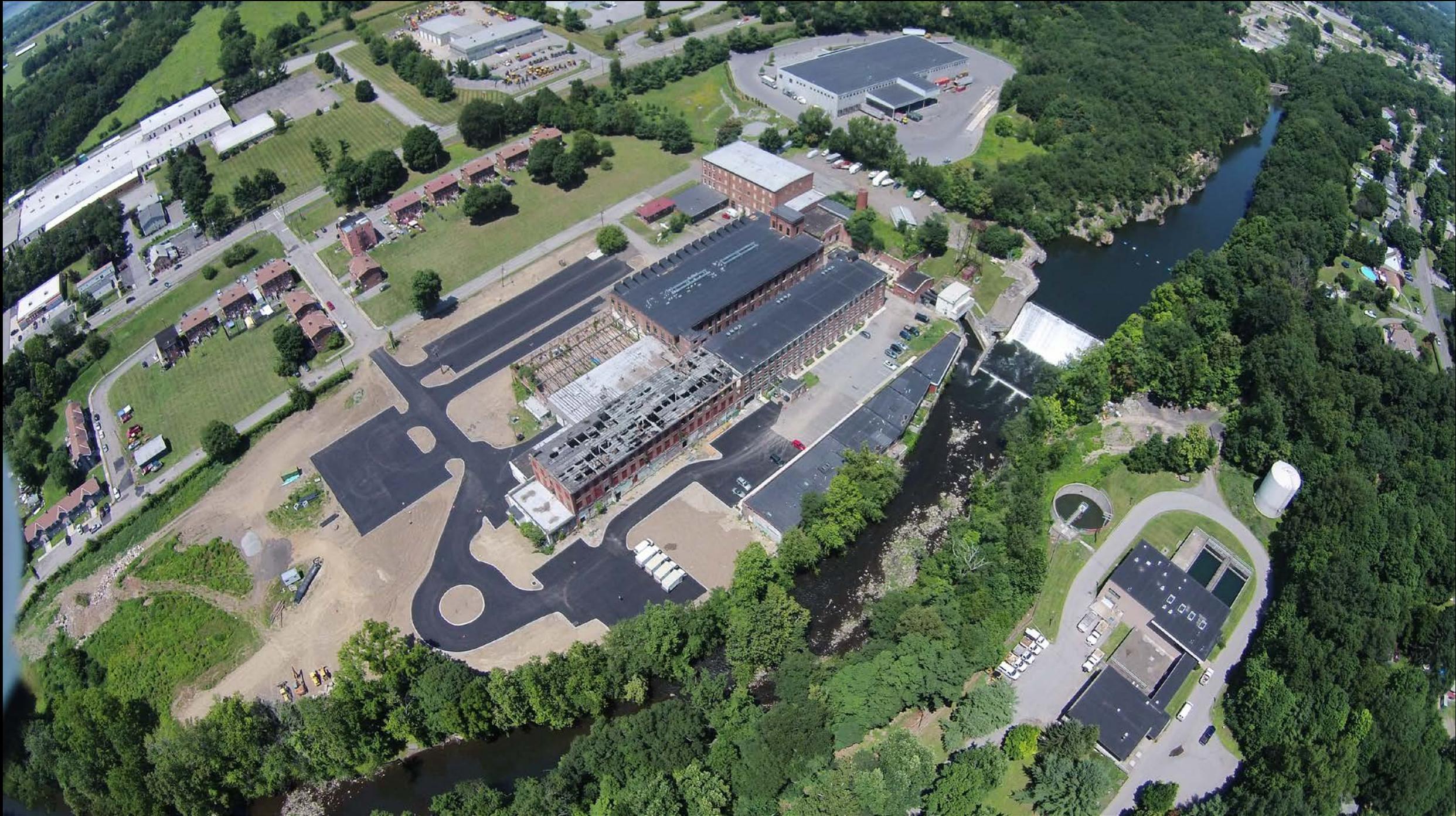
/iew



View



View





MECHTRONICS
581285
10.33 Ac.

JESCO (TRACTORS)
542256
6.66 Ac. (d)

RE COMMUNITY
(RECYCLE CENTER)
595223
9.4 Ac. (c)

CHEMPRENE
473210
2021 Ac. (c)

VACANT
594217
1.4 Ac. (c)

1 FAM
APTS.
BAR
503193
508186

APTS.
564191
2.5 Ac. (c)

CITY OF BEACON
(VACANT LAND)
652189
1.48 Ac.

AUTO ZONE
529161
1.4 Ac. (c)

APTS.
529161
1.4 Ac. (c)

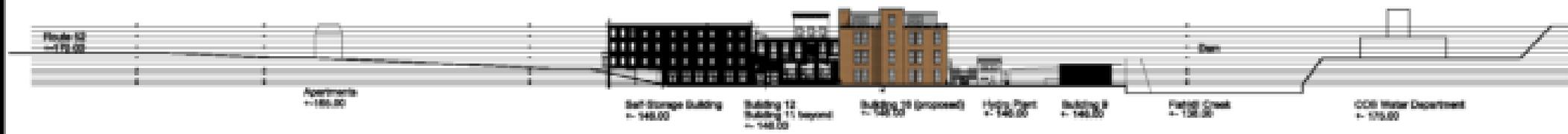
MASON CO.
590165
8.7 Ac.

FAMILY DOLLAR
502133
2.3 Ac. (c)

CAR WASH
535128
3.5 Ac. (c)

VACANT
516113

CITY OF BEACON
(WATER DEPT.)
656145







View

Groveville Mills, Matteawan. N. Y.

6432



Groveville Mills, Matteawan N. Y.

6432



View

Groveville Historic Mill Complex

- A. Dubois operated a grist mill operating on Fishkill Creek, prior to 1820
- Samuel Upton, purchased the mill in 1820 from Abraham Dubois
 - Upton converted the grist mill to a fulling and carding mill
- The Glenham Company owned and operated the fulling and carding mill.
- The mill complex was expanded in 1858, due to the demand for uniforms during the Civil War.
- Tenements were constructed within the complex for worker housing
- The Glenham Company filed for Bankruptcy in 1876

Groveville Historic Mill Complex

- In 1876, A. T. Stewart acquired the mill complex, tenements and a nearby farm
- Stewart demolished the extant structures, and built an extensive carpet factory.
 - Stewart built Italianate-style worker housing to the north of the factory buildings, and constructed a bridge over Fishkill Creek
- Stewart's carpet mill closed in 1893
- By 1909, the machinery within the mill complex had been sold for scrap.

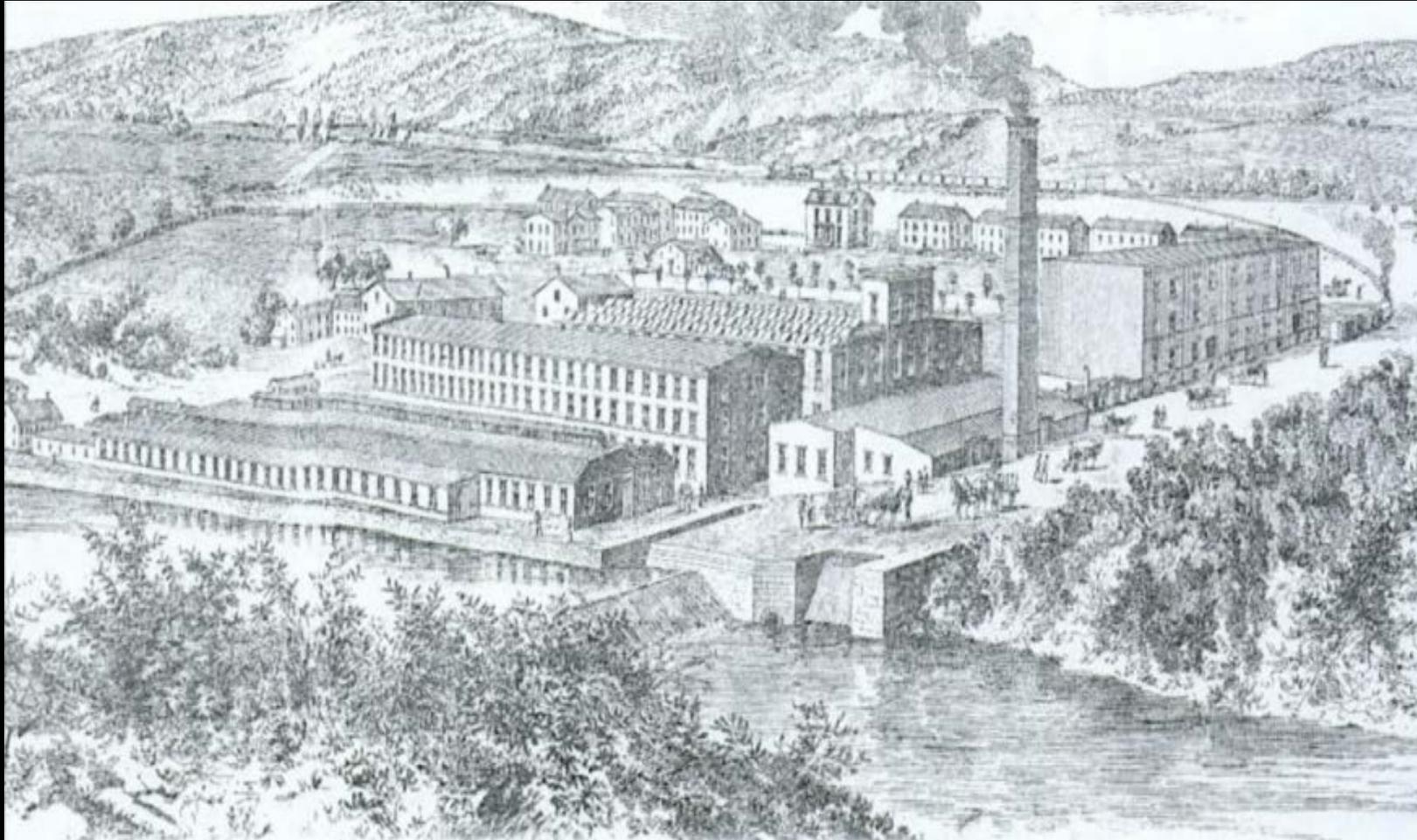
Groveville Historic Mill Complex

- Beacon Bronze Co. in 1922
- Beacon Rayon Fabrics Co. in 1935,
- Groveville Furniture Company in 1937
- Lewittes Furniture Company in 1939-1962
- By the 1970s the factory was manufacturing carpets
- In 1979, the property was owned by the Beacon Piece Dye Company, and that the factory buildings were vacant, but the residential properties were occupied.

Groveville Mill Historic Complex

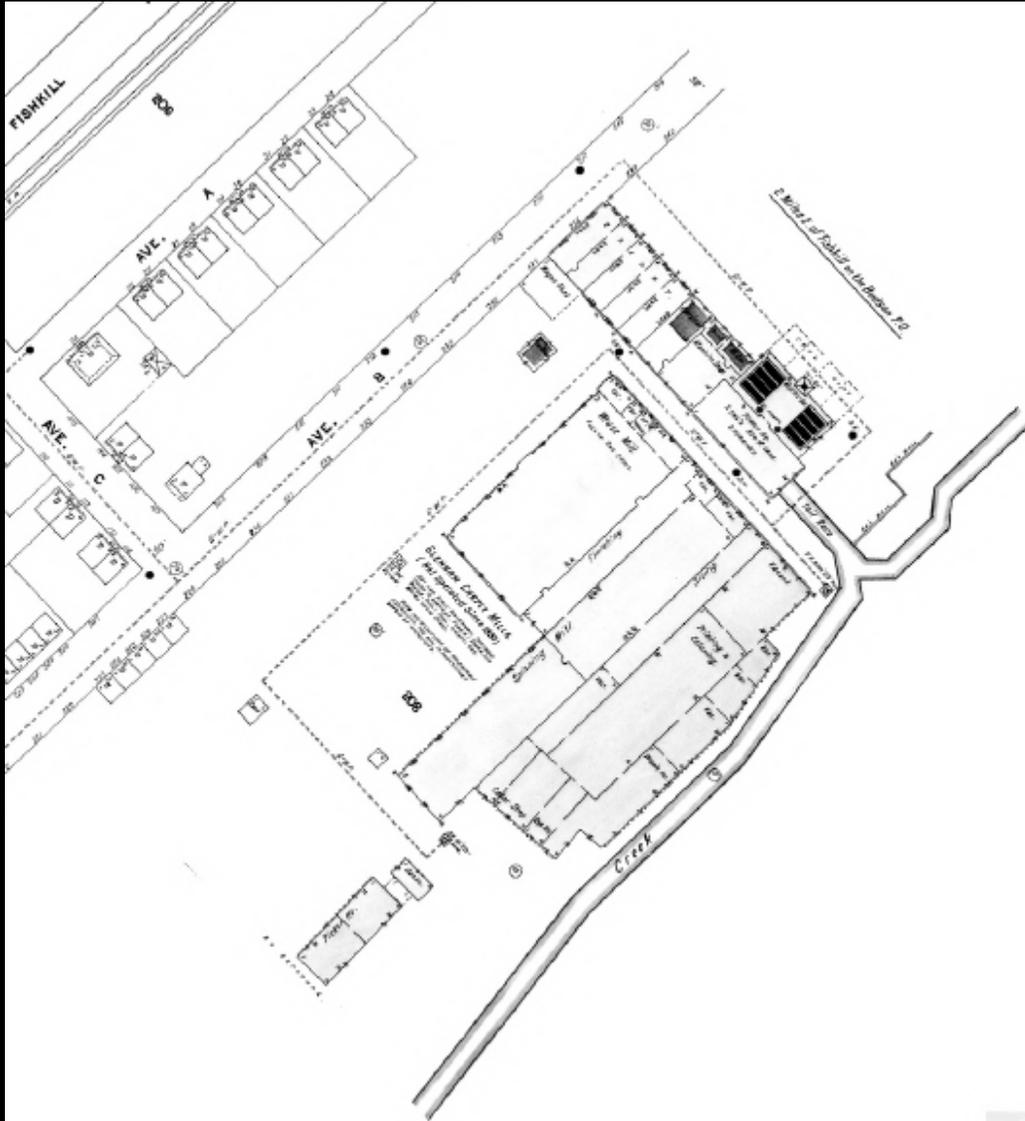
- is an important historical site
- It was one of the first factory complexes in the Hudson Valley Region to provide worker housing on the premises
- the buildings were occupied by local working class families through the twentieth century.
- The Beacon Lofts project has retained the integrity of the complex in the overall redevelopment concept, by maintaining the nineteenth century model of providing work space and housing within the same complex.

Groveville Mills, circa 1879.



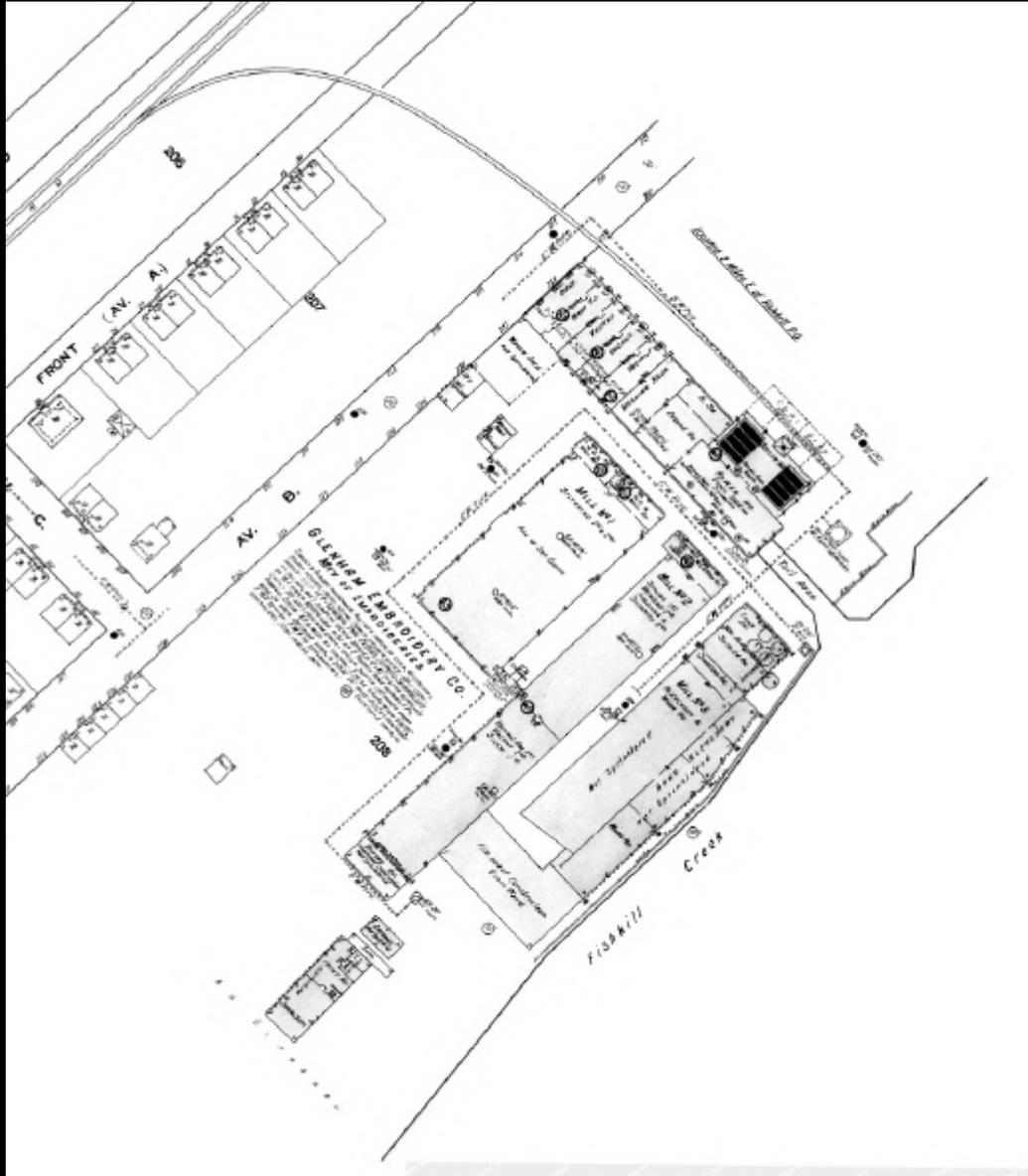
Robert Murphy, *History of Beacon* 1998

1904 Sanborn Fire Insurance Map

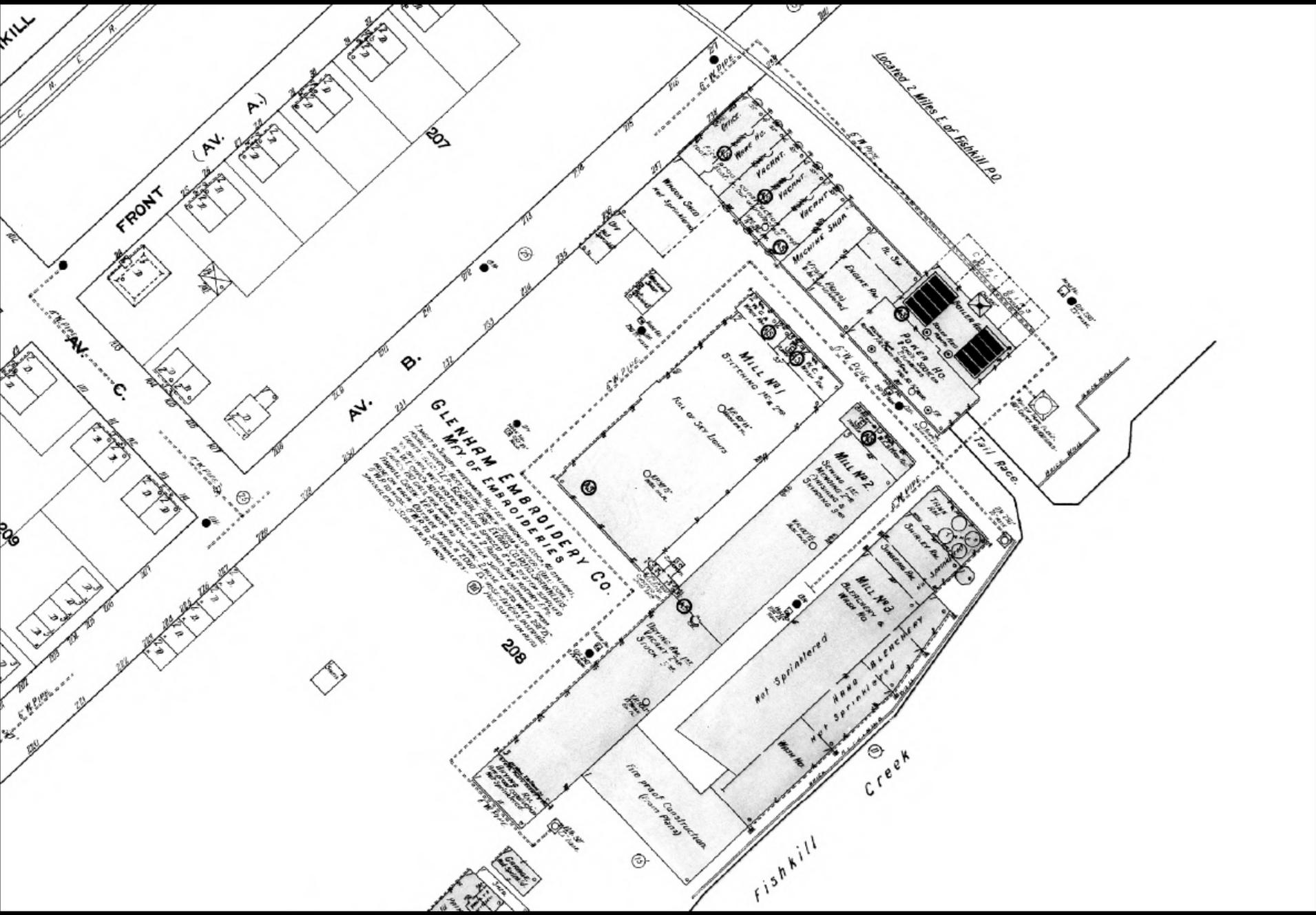


- the historic mill complex spanned the entire space between Building 16 and Building 9
- 100 foot tall chimney was located at the boiler house.
- Building 4, a series of conjoined small warehouses, was documented as four stories high, with an overall height of 55' above grade

1912 Sanborn Fire Insurance Map



- The buildings between B. 16 and B.9 have been torn down, and a new building identified as the Mill No.3 Bleachery and Washhouse - constructed adjacent to the north side of Building 9.
- 80 foot high water tower, located near the boiler house
- 100 foot high chimney at the boiler house remains.



MILL

FRONT
AV. (AV. A.)

AV. (AV. C.)

GLENHAM EMBROIDERY CO.
The Glenham Embroidery Co. was organized in 1908 by Mr. J. H. Fishkill, who had previously been engaged in the embroidery business for many years. The company's first plant was located in Fishkill, N. Y., and it was there that the company began its operations. In 1912, the company moved to its present location in Fishkill, N. Y., and it was there that it began to expand its business. Today, the company is one of the largest embroidery manufacturers in the United States, and it has a reputation for producing high-quality embroidery products. The company's products are sold throughout the United States and in many foreign countries. The company's success is due to its commitment to quality and its dedication to customer service.

LOCATED 2 MILES E. OF FISHKILL P.O.

Fishkill
Creek

1919 Sanborn Fire Insurance Map



- the height of Building 4 was mapped between 43' and 57' above street level
- Bleachery building remains
- 80 foot high water tower, located near the boiler house remains
- 100 foot high chimney at the boiler house remains.



2000 Aerial Image. *Dutchess County Parcel Access*

Nineteenth Century Neighbors

Matteawan Hatworks, Seamless clothing Manufactures, & Swift Machine Co.
Located south of Grovelille Mills, along Fishkill Creek



Historic Birds Eye View Matteawan NY, 1886

Conclusion

- The layout, purpose and ownership of the Groveville Historic Complex buildings have changed dramatically over time, beginning at the close of the eighteenth and early nineteenth centuries
- The buildings within the historic complex have undergone almost continuous episodes of demolition and rebuilding
- the proposed Building 16 design is in keeping with the historic context of the complex
- the proposed height and massing will not negatively impact the historic context of the Groveville Mills Historic District



Proposed
Façade
Design



Alternate
Façade
with Piers