



# Beacon Lofts



ARYEH SIEGEL  
ARCHITECT



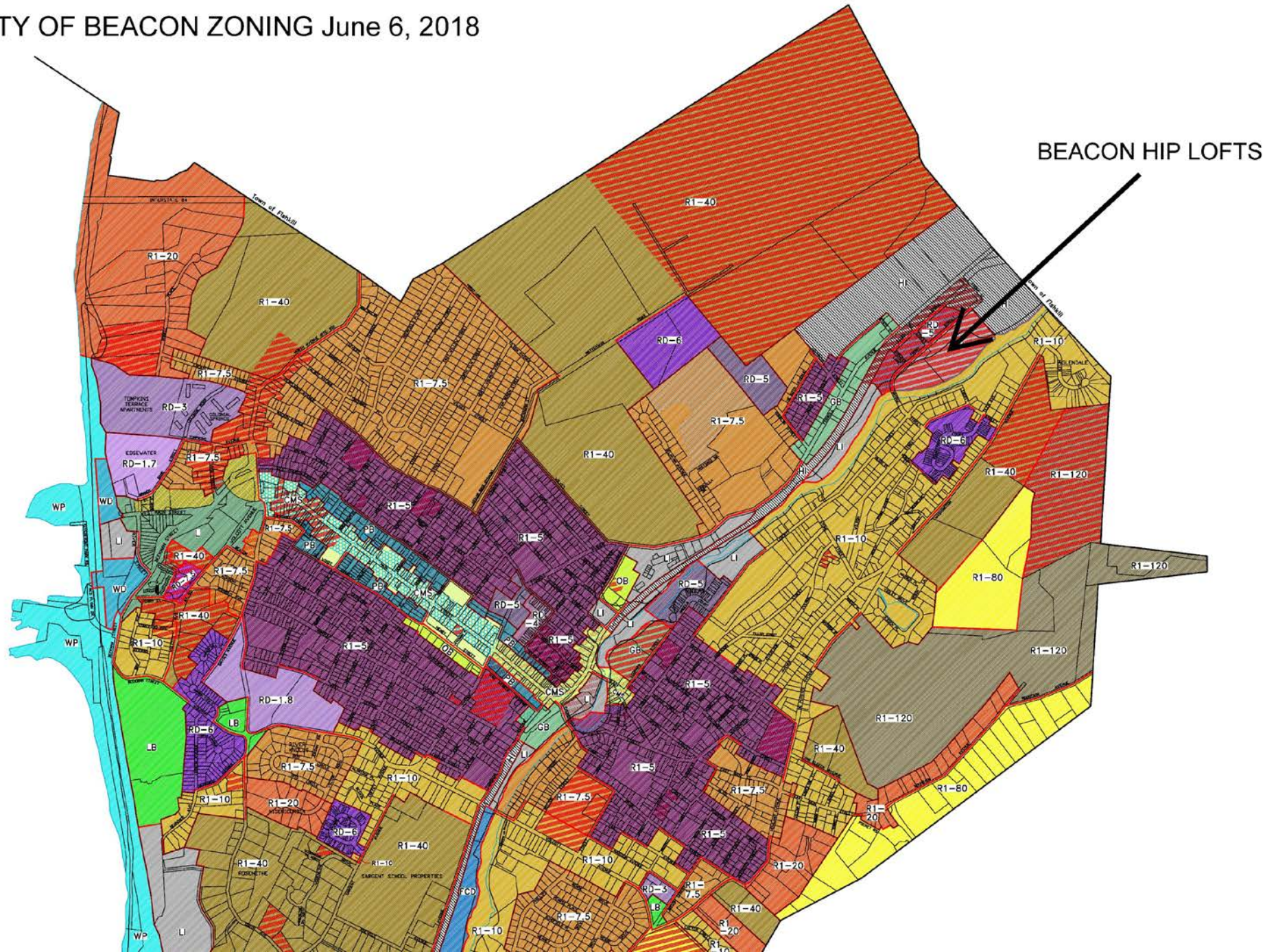
Beacon, New York

9-17-18 PH Presentation

Doc#3862535.1



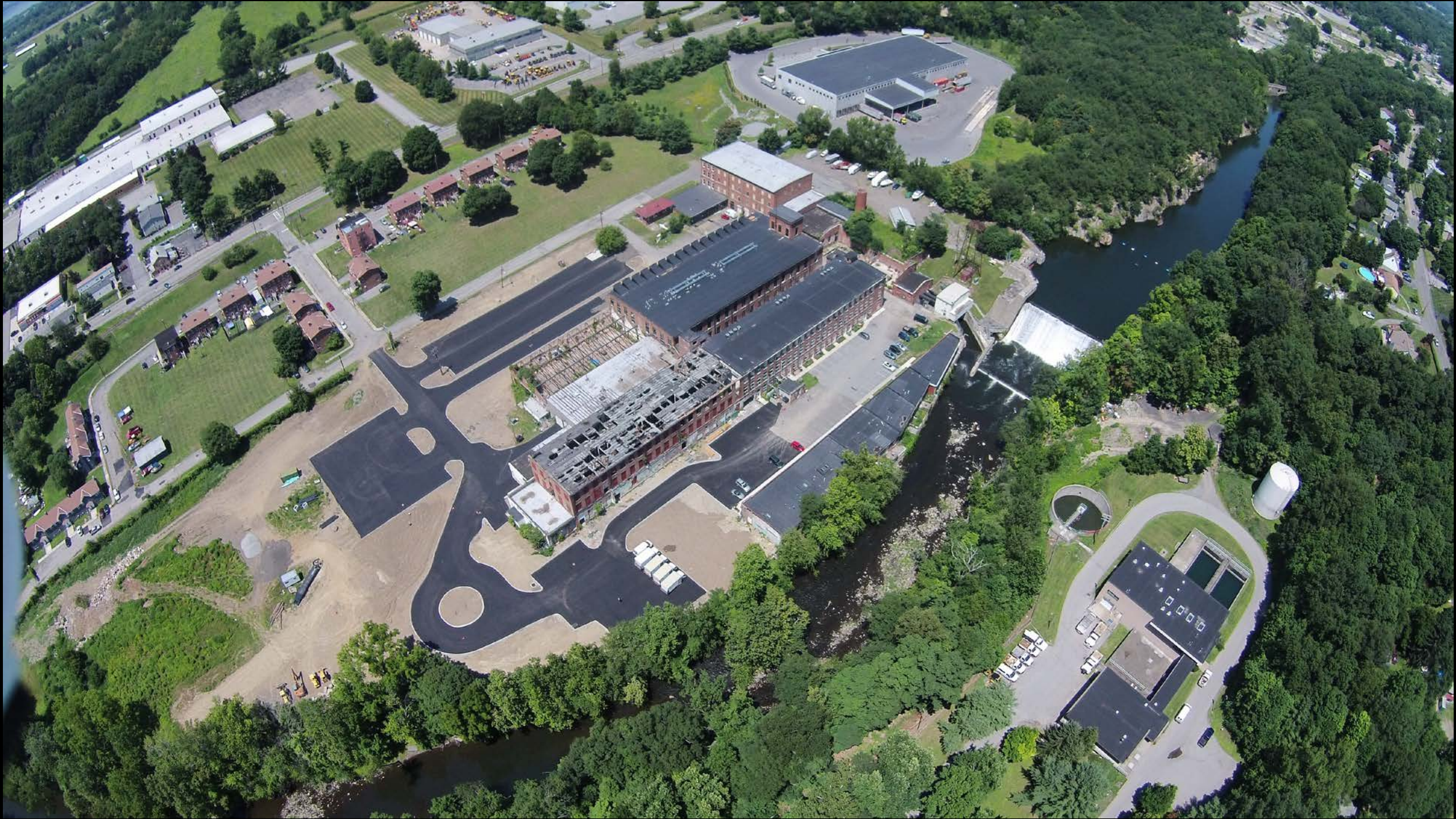
## CITY OF BEACON ZONING June 6, 2018











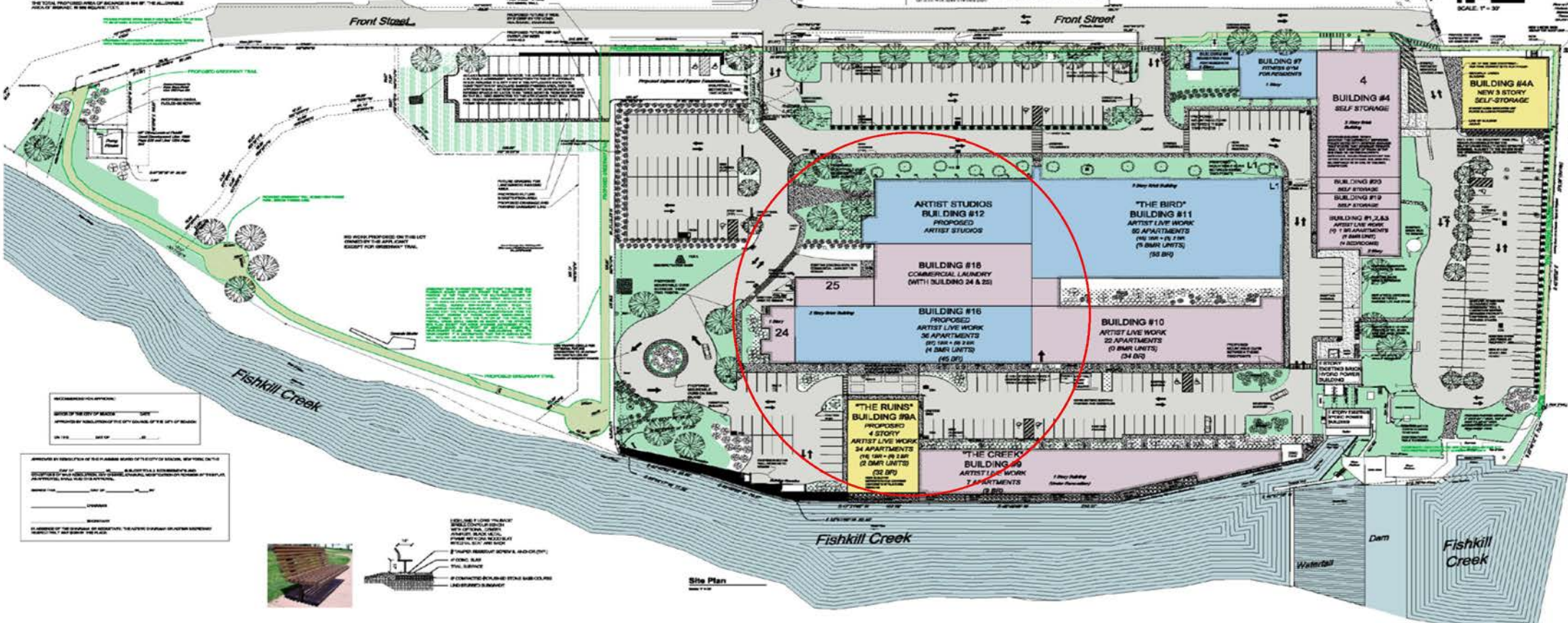


## Index of Drawings

**Journal:** *Journal of Management Education*



## Index of Drawings

[illegible]

## Site Plan

Greenway Trail Bend

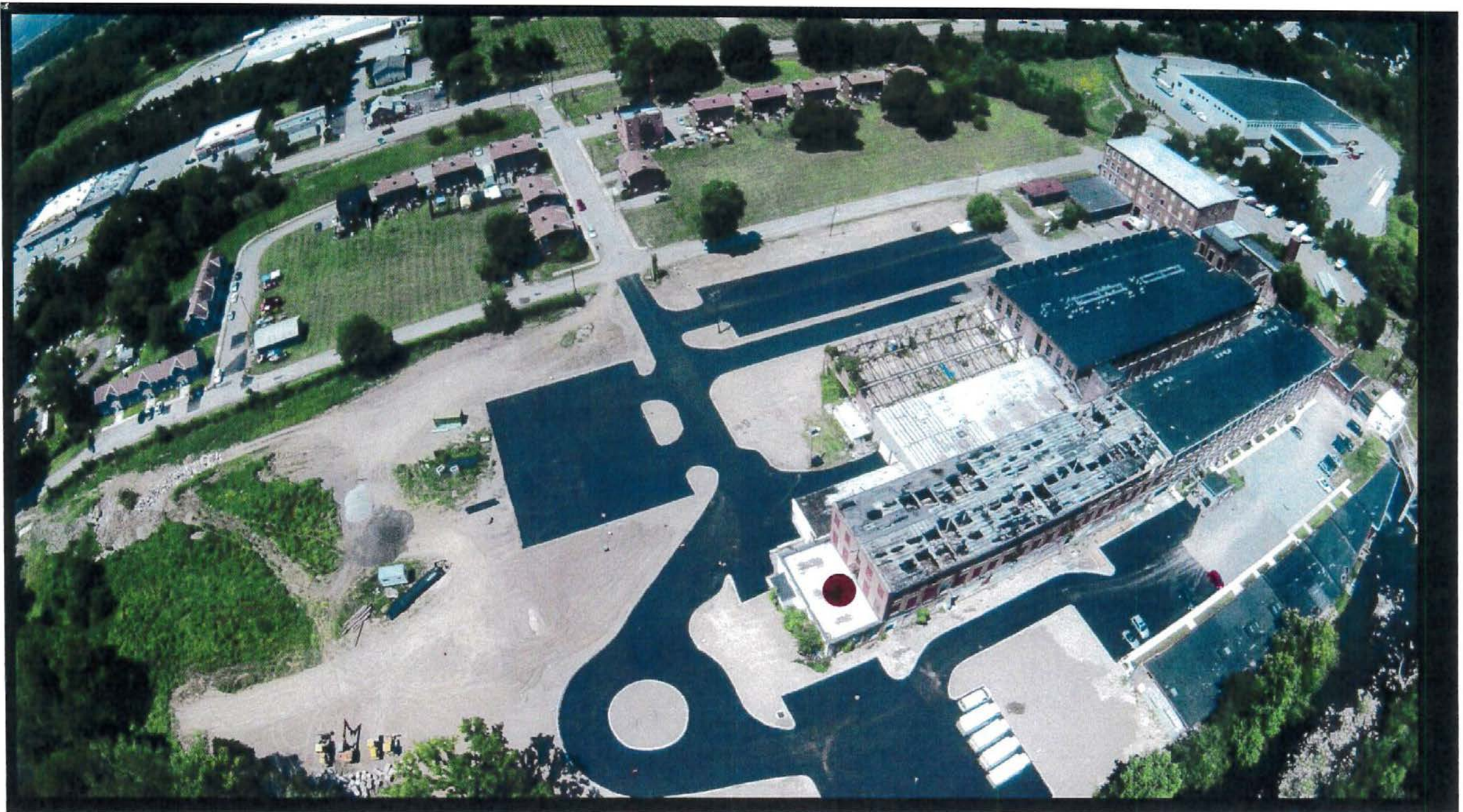












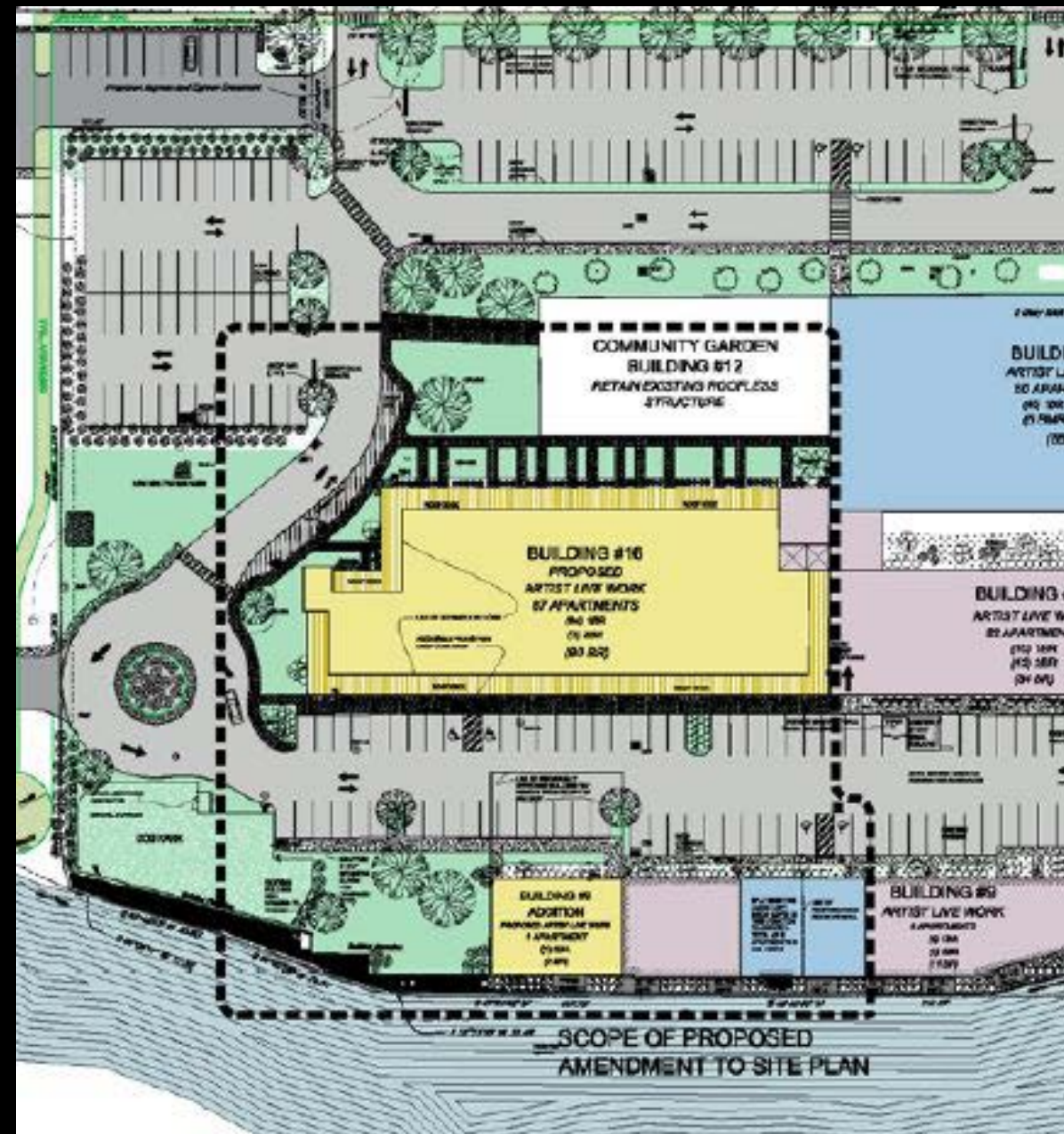
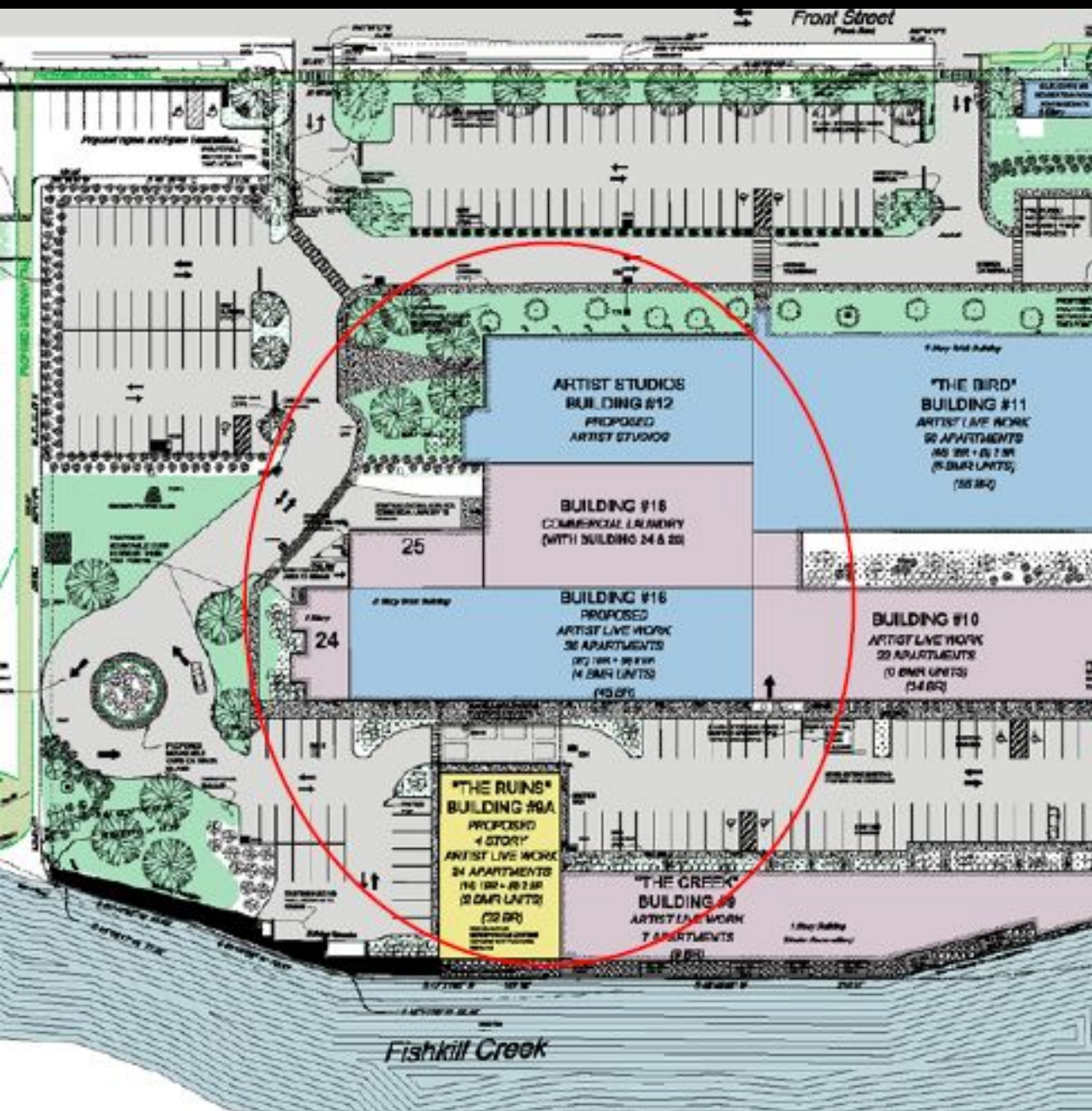
















View





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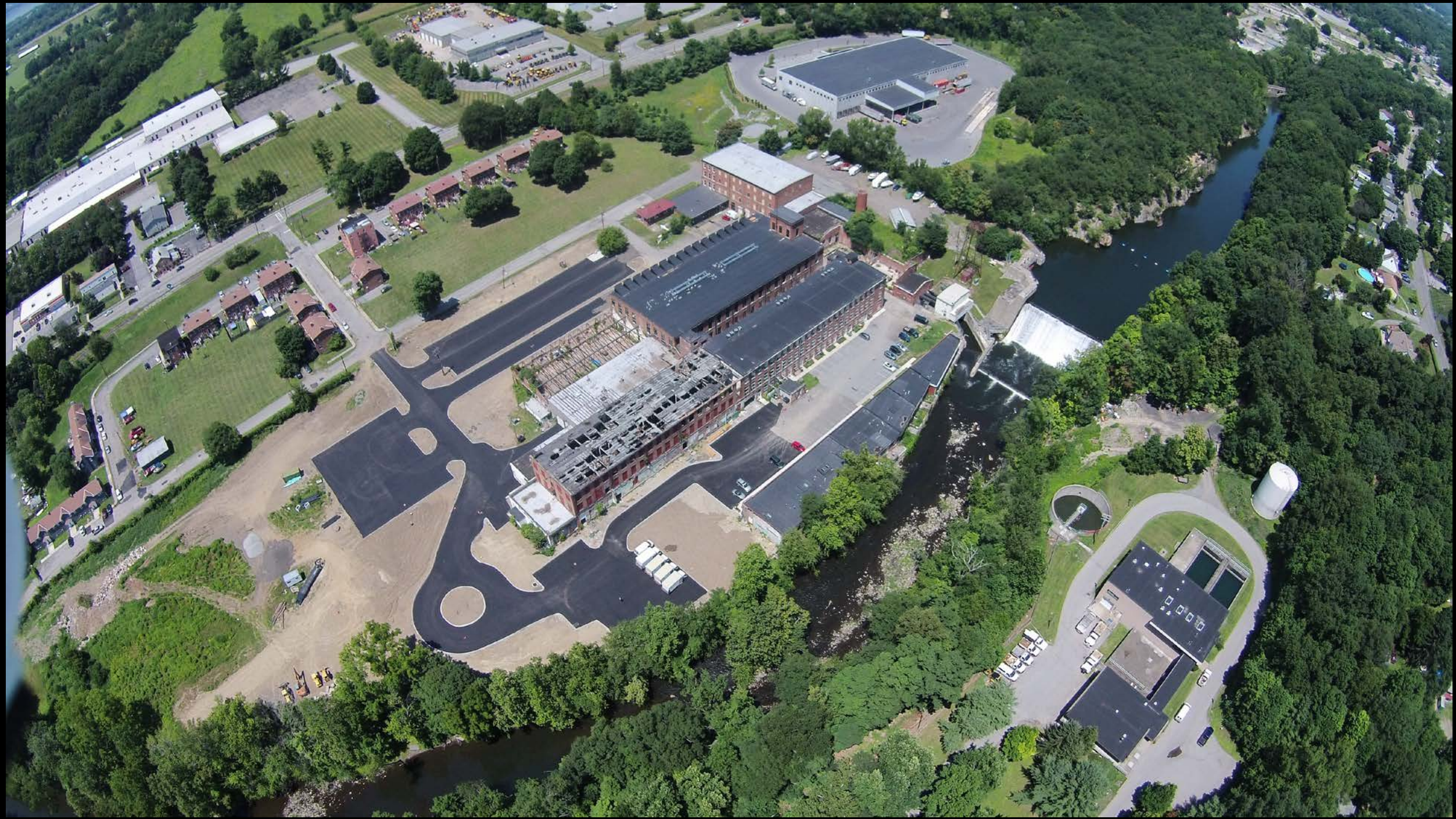
View





View









MECHTRONICS

584285  
10.35 Ac.

JESCO (TRACTORS)

542256  
5 Ac. (d)

RE COMMUNITY  
(RECYCLE CENTER)

9.4 Ac. (c)

CHEMPRENE

503193

508186

1 FAM  
APTS.  
BAR

AUTO ZONE

FAMILY DOLLAR

CAR WASH

APTS.

564191  
2.5 Ac. (c)

CITY OF BEACON  
(VACANT LAND)

VACANT

594217  
1.4 Ac. (c)

529161  
1.4 Ac. (c)  
APTS.

502133  
2.3 Ac. (c)

VACANT

535128  
3.5 Ac. (c)

CITY OF BEACON  
(WATER DEPT.)

590165  
8.7 Ac.













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.

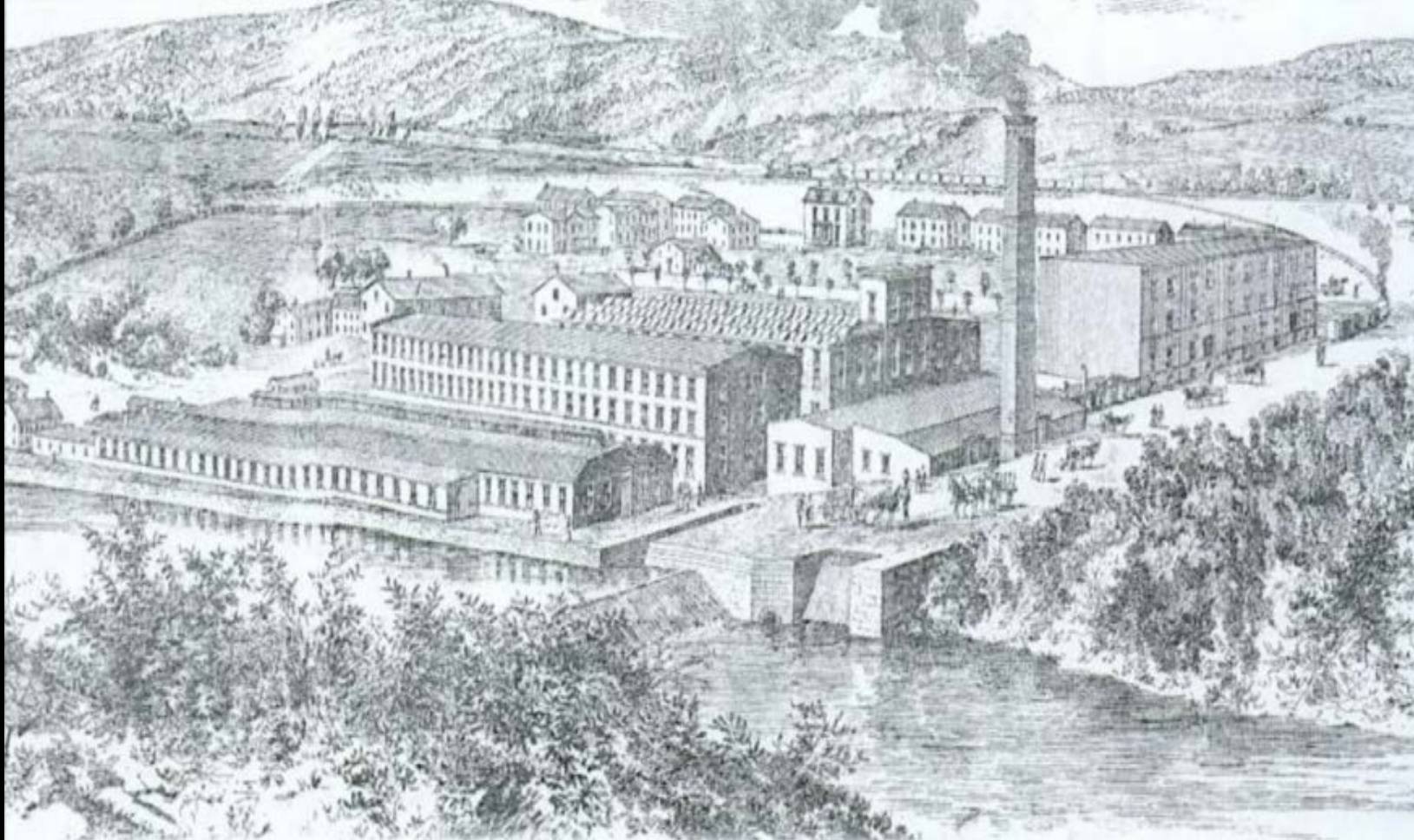


# Groveville Mill Historic Complex

- 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.

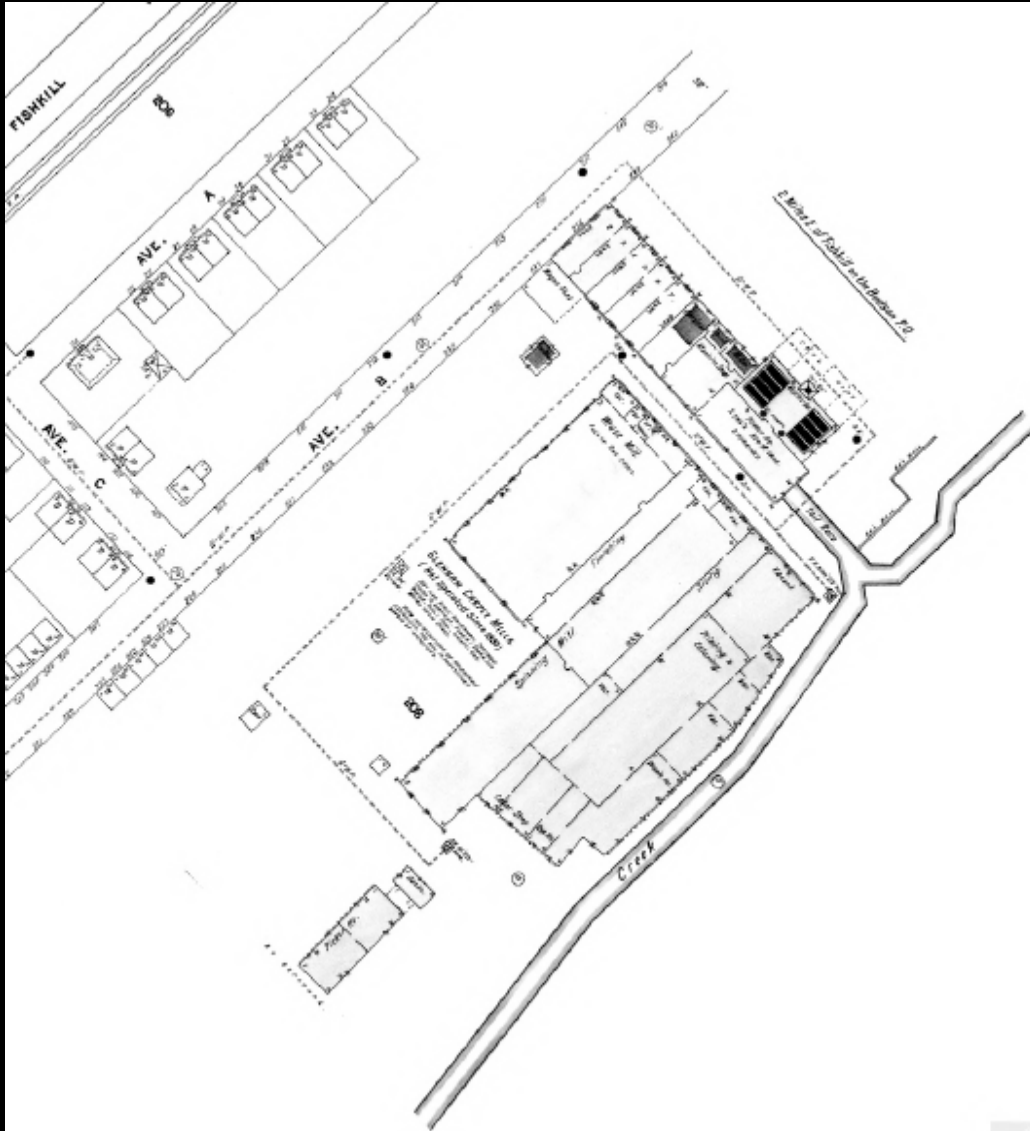


# Groveville Mills, circa 1879.



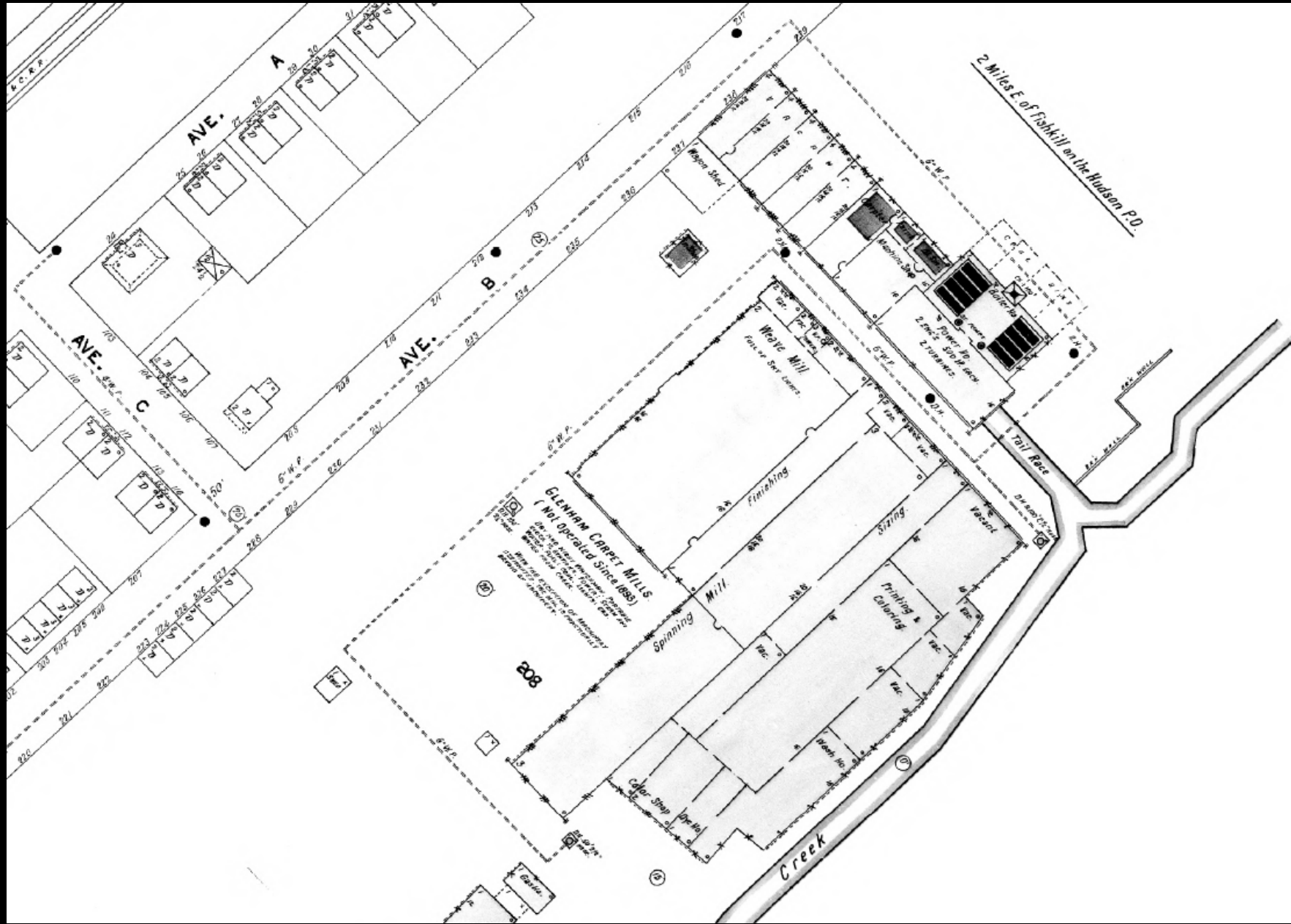
Robert Murphy, *History of Beacon* 1998

## 1904 Sanborn Fire Insurance Map

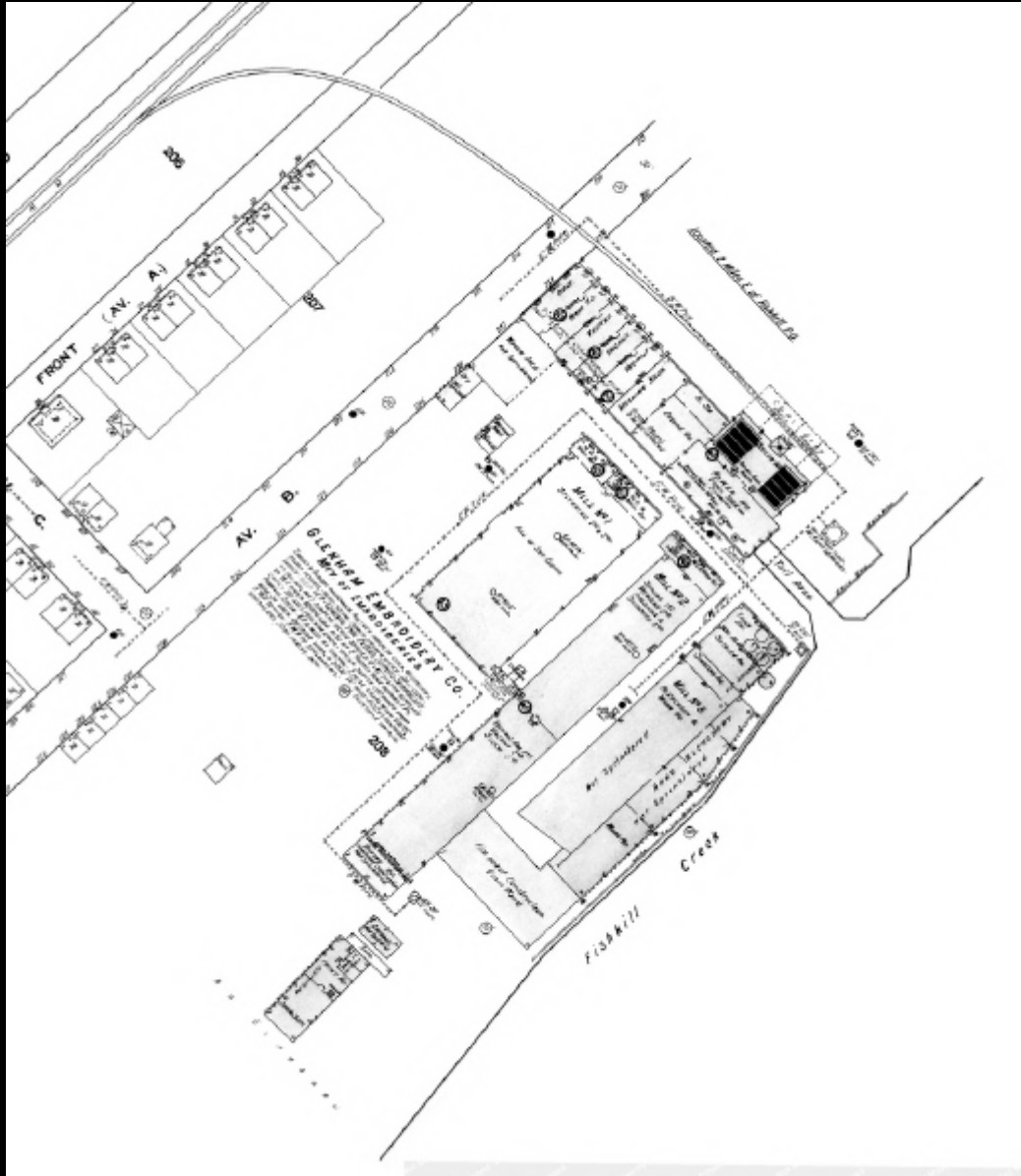


- the historic mill complex spanned the entire space between Building 16 and Building 9
- 100 foot tall chimney was located at the boiler house.
- Building 4, a series of conjoined small warehouses, was documented as four stories high, with an overall height of 55' above grade



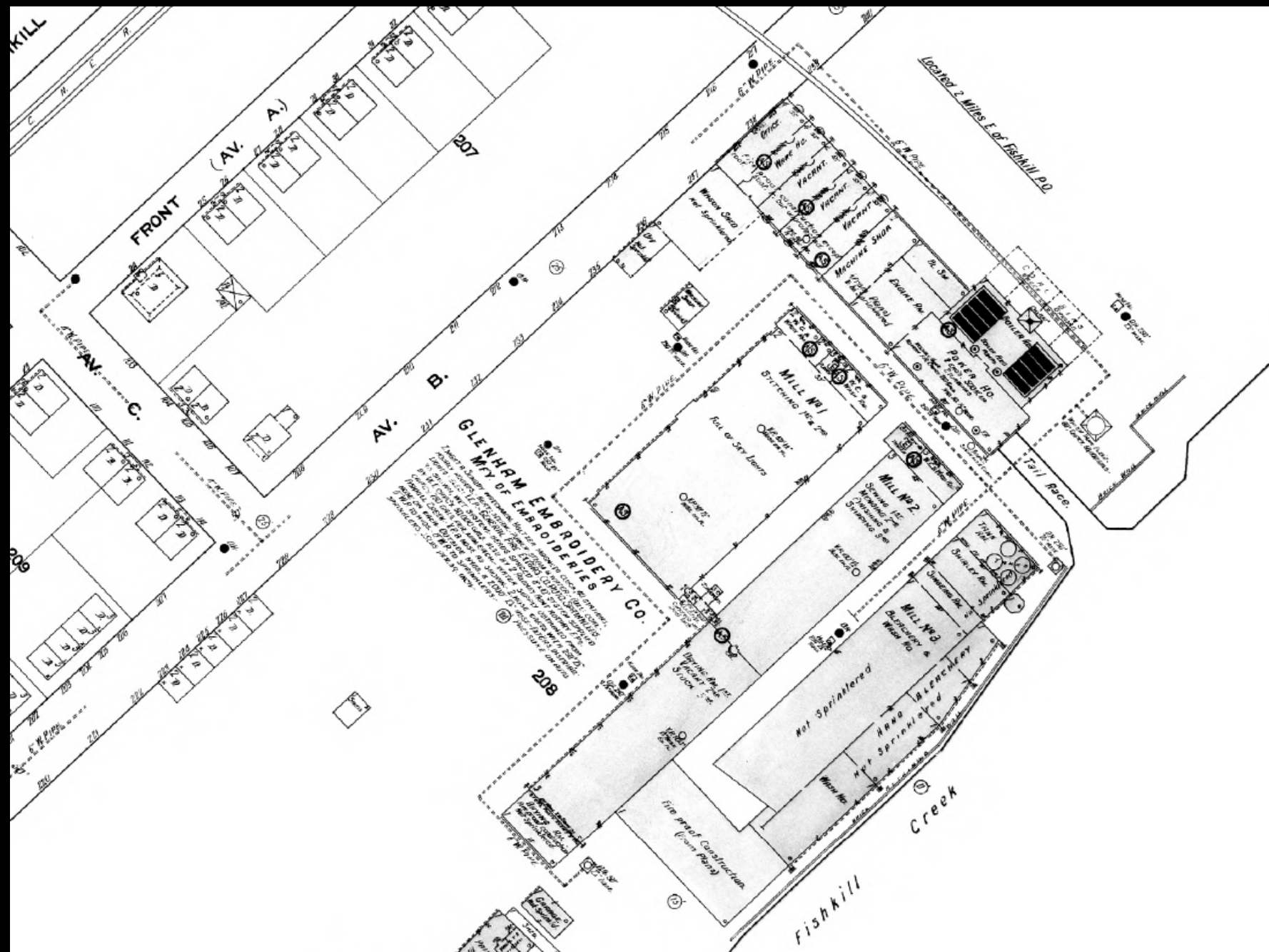


## 1912 Sanborn Fire Insurance Map



- 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.





## 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

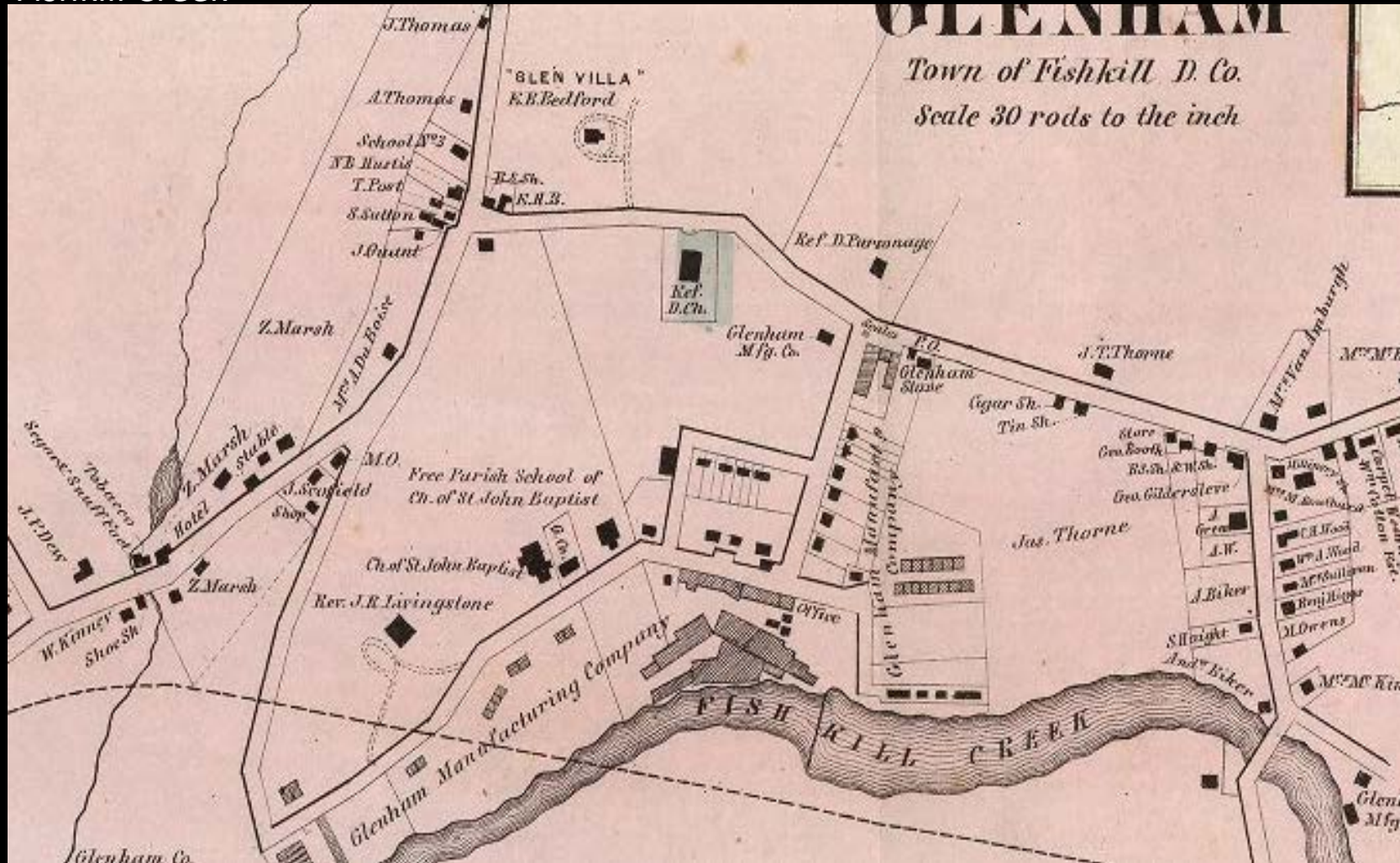


Historic Birds Eye View Matteawan NY, 1886



# Nineteenth Century Neighbors

Glenham Manufacturing Company, located north of Groveville Mills, along Fishkill Creek



1867 F.W. Beers Fishkill, Dutchess County, New York.



# 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