United States Department of the Interior
National Park Service

1007

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 Mica Insulator Company

other names/site number

2. Location

street & number 797 & 845 Broadway ☐ not for publication

city or town Schenectady ☐ vicinity

state New York code NY county Schenectady code 093 zip code 12305

3. State/Federal Agency Certification

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

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Richard Rupert DSHPO 11/14/11
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:)

for Edson H. Beall 1.4.12
Signature of the Keeper Date of Action

Mica Insulator Company
Name of Property

Schenectady, NY
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	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	**Total**

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

INDUSTRY/manufacturing facility

Current Functions
(Enter categories from instructions.)

VACANT/NOT IN USE
GOVERNMENT/government office

7. Description

Architectural Classification
(Enter categories from instructions.)

OTHER/daylight factory

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: CONCRETE, TERRA COTTA, BRICK
roof: OTHER
other: .

Narrative Description

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

Summary Paragraph

The Mica Insulator Company encompasses two adjacent industrial buildings at 797 and 845 Broadway in the city of Schenectady, New York. The company constructed 845 Broadway in 1915 (with later additions) for its Micanite Works and 797 Broadway in 1946 to house its corporate offices and Lamicoid manufacturing. The two buildings were later connected by an exterior walkway at the third-story level. Historically the buildings were functionally related as major components of Mica Insulator's extensive manufacturing and research facilities and headquarters. At the company's peak, the complex totaled twenty-three structures on the site. Today, these two buildings are the only ones that remain from that complex. The four-story, flat-roofed Micanite Works is an example of daylight factory design, constructed of a reinforced concrete skeleton with large bays of original multi-pane industrial sash and an open floor plan; it is vacant and largely intact from the company's ownership. The three-story Lamicoid Building, a later daylight factory, was modeled on the earlier building but has a steel structure with parged brick curtain walls and concrete floors. Although it has been recently rehabilitated, slightly compromising its design, the Lamicord Building retains its original form, scale, window openings, and embellishment. Although the two buildings were designed approximately 30 years apart and with different structures and materials, they are very similar in exterior appearance and together have a unified presence along Broadway.

Narrative Description

SITE

The complex is located on the east side of Broadway (formerly Center Street or Villa Street) between the overpasses for Interstate 890 to the north and railroad tracks to the south. The buildings are sited on an irregularly shaped, sloped lot bounded to the west by Broadway, to the north by an adjacent property, to the east by a sharply rising hillside, and to the south by railroad tracks. The buildings are in the west center of the lot, set back slightly from the street by a public sidewalk and narrow landscaped strip. There is a paved surface parking lot to the north and east and an overgrown portion of the lot and gravel parking area to the south.

MICANITE WORKS, 845 BROADWAY

The Micanite Works is a four-story, twelve-bay factory building extending along Broadway with an accretion of additions to the rear ranging from one to four stories. The original building, erected in 1915, was T-shaped with a main three-story rectangular section, two bays deep, parallel to Broadway, and a one-story rectangular wing perpendicular to the rear. Over several decades, the building was expanded through a series of additions of various heights and sizes that largely filled in the T. The expansion culminated with the addition of a fourth story to the main section that was completed, in two phases, by the mid-1940s. When the Lamicoid Building was constructed to the north in 1946, a third-story walkway was added to connect the two buildings.

Designed as a daylight factory, the unadorned building is of reinforced concrete construction. It is constructed with an exposed structural skeleton of vertical concrete piers and horizontal floor plates and flat roofs. The large, open bays created by this structure were typically filled with steel multi-pane industrial window units and low terra-cotta block spandrels and concrete sills. Some bays have been infilled and others are entirely open after windows were removed. Additions are in keeping with the appearance of the factory building and are a mix of reinforced concrete, concrete block, terra-cotta block, and brick. On the façade and north elevation, the fourth-story addition is nearly indistinguishable from the original structure, while on the south elevation a slight set back is evident. The former main pedestrian entrance to the building is evident at the southernmost bay of the façade, which has been altered with a single leaf metal slab door and terracotta block infill; the steel tripartite transom remains. Other pedestrian and vehicular entrances are located throughout the additions

The interior plan of the building is still largely that of a daylight factory. Each floor on the main section of the building features an open, longitudinal space bisected by a single row of concrete columns. The fourth floor is divided into two spaces and has steel columns. As the building evolved, new internal openings were made to connect to the additions. There are loading dock areas and storage facilities on the first floor. Smaller spaces, likely offices, research labs, and

related facilities, are often located at the ends of floors and in the additions. Interior spaces are largely unfinished with ductwork, wiring, and plumbing running along ceilings throughout. Partitions are a mix of terra-cotta tile (typical for the original building) and plastered concrete block. Several stairs and lifts serve the building.

The building is currently vacant and in fair condition overall. It appears that when the company's machinery was taken out of the building, large holes were punched in interior walls, and windows and exterior doors were removed. Many of the extant window units were broken or left open. Roof leaks are evident in several areas. Unfilled window and door openings and unsecured entry points have left the building open to vandals, animals, and weather, all of which, combined with lack of maintenance, have caused damage throughout the interior. Despite its current condition, however, the building retains a high degree of physical integrity, remains clearly readable as a daylight factory and conveys its historical association with early twentieth century industry in Schenectady.

LAMICOID BUILDING, 797 BROADWAY

The Lamicoid Building is located to the north of the Micanite Works and separated from it by a narrow driveway that is blocked from the street by a fence. It is a three-story, flat-roofed building with a thirteen-bay façade (west elevation) extending along Broadway. The first story is rectangular in plan, while the upper stories are U-shaped. Penthouses, for roof access and mechanicals, rise to a fourth story on the façade and north elevation.

The building has a steel load-bearing structure with brick curtain walls and concrete floors. Like the Micanite Works, the Lamicoid Building also has a structural skeleton of vertical piers and horizontal floor plates and large open bays that form a clear fenestration grid. The façade, north and south elevations are parged, as they were originally, and painted, while the upper stories of the east (rear) elevation are exposed brick; additional window and door openings have been made to the east elevation. Doors are now aluminum and glass or solid units. The locations of the original entrances (the main entry in the center façade bay, as well as secondary openings on the north and south elevations) have been retained. Aluminum windows have replaced the original glass block units (and steel industrial windows in some locations), but the large penthouse opening on the façade is still filled with glass block. However, the sizes of the original window openings and their locations have been retained throughout, thus maintaining the original rhythm and proportions of the exterior.

According to the permit drawings for the original construction, the interior of the building was predominantly open in plan with rows of structural columns. Stairwells, elevators, and spaces partitioned for individual offices and for toilet and locker rooms were clustered along the east (rear) wall and in an area on the west. Today, the interior has been adapted for use as offices and new finishes have been added, including suspended ceilings, carpeting and vinyl tile, and drywall partitions. Areas in the core of the building have been retained for open office space. This has been sub-divided by half-height partitions, and original columns and other buildings components can still be seen. Private offices, toilet rooms, and stairwells survive along the east wall and have been extended along the west.

Mica Insulator Company
Name of Property

Schenectady, NY
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.)

INDUSTRY

ARCHITECTURE

Period of Significance

1915 – 1946

Significant Dates

1915

1946

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

Cultural Affiliation

Architect/Builder

William Lee Stoddard

Turner Construction Company

Period of Significance (justification)

The period of significance is defined by the years of construction for the two extant buildings from the Mica Insulator Company's complex on Broadway in Schenectady. Micanite Works (845 Broadway) was constructed in 1915 as the company was expanding its presence in the city. Lamicoid Building (797 Broadway) followed in 1946 to house manufacturing of a new product line as well as to relocate the company's headquarters from NYC to Schenectady.

Criteria Considerations (explanation, if necessary)

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

The Mica Insulator Company is significant under **Criterion A** for its association with the Mica Insulator Company, a pioneering electrical insulation firm that was founded in 1893 by Edison Machine Works (later GE) researchers, expanded its operations in the city and internationally, and became one of Schenectady's leading industries. The complex includes two adjacent buildings: the Micanite Works at 845 Broadway, constructed in 1915 for the production of mica-based products, and the Lamicoid Building at 797 Broadway, constructed in 1946, which served as both a manufacturing facility and the company's principal offices. Together, the buildings represent the variety of products the company produced, as well as the development of the company itself. The buildings are also significant under **Criterion C** as representative examples of daylight factories, embodying the distinctive characteristics of that design type. The Micanite Works was built with a reinforced-concrete structure, and the Lamicoid Building was a steel-framed building with reinforced concrete floor slabs. The buildings are similar in size, scale, massing, fenestration and embellishment.

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

CRITERION A: THE MICA INSULATOR COMPANY

The Mica Insulator Company operated in Schenectady in the first half of the 20th century, at a time when the city was booming as an important industrial center. The city was home to advancements in engineering and technology and in the application of research to the manufacturing and marketing of innovative modern products. At the height of its industrial prowess, Schenectady was known as "the city that lights and hauls the world." With the opening of the Erie Canal in 1825 and the spread of rail lines in the area in the early 19th century, Schenectady connected to a wide reaching transportation network, making it an attractive location for manufacturing firms. The city flourished in the mid- to late-19th century with the growth of electricity and locomotive manufacturing; the impact that those twin industries had on the history of Schenectady cannot be underestimated. The General Electric Company (GE) and the American Locomotive Company (ALCO) were Schenectady's most prominent businesses and together they were associated the city with the world's largest industrial concerns. While GE and ALCO were undisputedly at the top, newspaper accounts at the time often mentioned a third company in the same sentence as the two giants – the Mica Insulator Company. Even later, Mica Insulator was lauded as having "long reigned as Schenectady's third largest industry."[i]

The Mica Insulator Company was founded in 1893 on the research and inventions of Charles W. Jefferson, who had been head of GE's insulating department, and his colleague Arthur H. Dyer. Jefferson (1863-1956) came to the United States from England about 1880. In 1885, he made his way to New York City, where he went to work for Edison Machine Works (later GE); the following year he relocated with the company to Schenectady. While at GE, Jefferson and Dyer invented a process for manufacturing a man-made substitute for the large sheets of raw mica (a shiny mineral silicate that separates into thin leaves) being used for electrical insulators, as well as a method for molding those sheets into forms.[ii] They patented their processes, left GE, and took their invention to Eugene Munsell & Co., a manufacturer of heating and cooking stoves that had started in New York City in 1840 and, in 1860, moved to Elizabeth, New Jersey. Because mica was used extensively for stove windows, Munsell & Co. was a major broker of raw mica. Munsell & Co. purchased their patents, and the heads of Munsell – Eugene Munsell, Lewis Kingsley and Franklin Brooks – joined with Jefferson and Dyer to establish the Mica Insulator Company in 1893. (The substance the company produced, called Micanite, was an outstanding insulator for electrical uses and, with the explosion of industry around electricity and electrical products, Mica Insulator would quickly outgrow its parent company. Munsell & Co. would eventually become the Raw Mica Division of Mica Insulator.)[iii]

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[i] "Mica Firm Has Edison Background," *Times Union (Albany)*, May 11, 1958.

[ii] In 1892, just prior to the formation of the Mica Insulator Company, Jefferson and Dyer presented to the American Institute of Electrical Engineers a paper they had authored on Micanite and its application for electrical insulation. The paper explained the process for creating artificial mica sheets by pulverizing mica, mixing it with cement, and building up large plates. Micanite utilized domestic mica, an abundant and inexpensive raw material that was essentially a waste product of the mining industry. Plates could be made as large as one square yard and equaled the electrical resistance of the best mica from India, at that time the standard. From *The Electrical Engineer*, January 13, 1893, p. 35.

[iii] "Mica Insulator Plan Here Keeps Pace With Modern Development," *Schenectady Gazette*, May 7.1927. ""Coffee to Succeed Jefferson as Mica Co. Manager," *Schenectady Gazette*, Dec. 12, 1929.

Although originally incorporated in Elizabeth, New Jersey, Mica Insulator intended from the start to do business in Schenectady.[iv] During its first year in operation, it opened an office in New York City and established a factory on Dock Street in Schenectady, along the Erie Canal and rail lines. By 1915, the company was expanding its presence in Schenectady. It developed its Dock Street property into a three-building facility for the manipulation of raw mica, storage and stock rooms, and offices.[v] At the same time, the company began to build a second complex in Schenectady on Villa Street (later Center Street, now Broadway). This complex included the company's Empire Works, ultimately a group of at least thirteen structures for manufacturing its Empire-brand linseed oil-treated cloth and paper insulation products. In 1915, the company added the Micanite Works (now 845 Broadway), a large, three-story factory devoted to its mica-based products.

Throughout the first half of the 20th century, Mica Insulator enjoyed great success. Having produced the first-ever laminated mica sheet material, the company parlayed that innovation into a variety of effective insulating substances. During the 1900 Paris Exposition, Mica Insulator won a gold medal for its early products in the Department of Machinery and Electricity Division.[vi] Not engaged in manufacturing alone, the company was committed to expanding and diversifying its product line through research, developing new materials, and adapting its products – as well as the raw materials and methods already in place – to a variety of applications for the electrical industry and beyond.

By locating manufacturing facilities in Schenectady, the Mica Insulator Company benefitted from proximity to GE and GE's dominance of the electrical industry. By the start of the 20th century, GE was diversifying to become involved with all things related to electrifying the world. As the demand for electricity and electronic products grew, so did the demand for insulating substances. In fact, Mica Insulator was called a "chip off the old block" – that block being GE.[vii] Mica Insulator was a key component of the cluster of interconnected and interdependent industries that either grew out of or formed around GE in Schenectady. For decades it was at the forefront of mica research and development, eventually becoming a leader in the field of insulating substances. During the company's heyday it claimed to be the largest manufacturer of mica insulation in the world. It was reported, "Products of the Mica concern are widely known outside of Schenectady and practically every automobile manufactured and sold carries some piece of [M]icanite turned out by the Schenectady plant … The goods made here are sent to all parts of the world."[viii] The company boasted in 1928 that at that time there were "only two companies in the country of sufficient size to make mica insulation for their own use," the implication being that Mica Insulator supplied it to the rest, including "many foreign countries and into every state in the Union."[ix]

At least nineteen patents were awarded to Mica Insulator during its lifetime. In addition to Micanite, the company's product lines included: M.I.C. and Linolac for insulating varnishes; Linotape for oiled tape; Conducell for cable splicing joints; Kablak for varnished cloth and paper; Mico for untreated insulating tapes; and Conduline for filling compound. In 1931, the company started manufacturing a line of plastic laminates that were filled with mica powder. It was known under the trade name Lamicoid. Like the company's other mica-based products, Lamicoid was an excellent electrical insulator, plus it was resistant to abrasion and stains. It could be formed into sheets, rods or molded parts for electrical and electronic equipment. It could also be engraved for use as instrument dials, nameplates, tags, and other signage or fabricated for decorative applications.

The Mica Insulator Company grew to have offices in New York, Chicago, Cleveland, Pittsburgh, Cincinnati, San Francisco, Los Angeles, Seattle and Toronto, Canada. It addition to its manufacturing operation in Schenectady and operated a plant in London, England. In 1945, the company announced that it would move its general offices from New York City to Schenectady.[x] The following year, it further developed its Broadway complex with construction of another large, three-story building to the immediate north of the Micanite Works. The new building (now 797 Broadway) was identified on the permit drawings as the "Office and Lamicoid Building for the Mica Insulator Company" and served as both a manufacturing facility – laminating presses were located on the first floor – and the company's principal offices. At the company's peak, the Broadway complex totaled 23 structures devoted to diversified research and manufacturing activities and served as the company's international headquarters. The local Mica Insulator workforce expanded from 75 workers at the original Dock Street factory to over 500 at the Broadway site by the 1950s.

[iv] "New Jersey," *New York Times*, Mar. 1, 1893.
[v] The company sold the Dock Street property in 1924.
[vi] "Paris Exposition Awards," *New York Times,* Aug 18, 1900.
[vii] "Edison in 1892 Visualized Big Electric Future," *Schenectady Gazette*, 6/11/1936.
[viii] "Mica Products Made at Local Plant Have an Extensive Market," Schenectady Gazette, Sept. 19, 1927.
[ix] "Industries Already Here Favor New Ones," *Schenectady Gazette*, Sept. 28, 1928.
[x] Mica Will Move Up-State," *New York Times*, Sept. 15, 1945.

Despite its success and growth, the Mica Insulator Company began to have difficulties in the 1950s, a decade marked by continual labor struggles. In 1953, workers discontented with the company union voted to be represented by the UE, the United Electrical, Radio and Machine Workers of America, as workers at GE were. The following year, workers went on strike, and it was reported that nearly all 500 plus employees were either picketing or refusing to cross the line.[xi] In 1956, Minnesota Mining and Manufacturing Company (3M) bought the company, instituted management changes, and laid off 200 workers in 1957 alone.[xii] Over the next several years, the Mica Insulator workforce was reduced to 180.[xiii] Mica Insulator became the MICO Division of 3M in 1962.[xiv] In 1974-75, 3M ended its production of mica products and sold the Broadway property. Buildings were demolished from the site in subsequent decades; only the Micanite Works and Lamicoid Building remain of the once thriving Mica Insulator Company complex.

CRITERION C: DAYLIGHT FACTORY

Starting in the mid-19th century, innovations in construction materials and methods – specifically the use of reinforced concrete – transformed the design of industrial buildings in the United States, resulting in multi-story, lighter, fire-resistant structures with brighter, more open interiors that were also less expensive to build. Prior to these innovations, factories and warehouses were typically constructed of brick walls and wooden-beam floors, where load-bearing constraints limited the number and size of window openings in exterior walls and required interior supporting walls that partitioned the manufacturing floors and further cut off light and ventilation to the center of the building. Around 1900, a new industrial building type, now known as the daylight factory, evolved out of the revolutionary approach to construction and became the modern standard in the first decades of the 20th century.

Ernest L. Ransome (1844-1917) is credited with being the first major builder in the United States to use reinforced concrete as a structural system. In *A Concrete Atlantis*, architectural historian Reyner Banham identified Ransome as "the apparent inventor of the concrete frame in its American version and thus of the true Daylight factory."[xv] Ransome emigrated from England by 1870, working first in California (and later New York City), where his focus evolved from cement-block construction systems to monolithic poured concrete. In the 1880s, he patented a type of steel reinforcing rod and developed a method for embedding those rods in concrete. He used his technique to create an entirely new structural system characterized by an exposed skeleton (frame or grid) of reinforced concrete piers and floor slabs. With the frame serving as the supporting structure, exterior walls were largely free of the constraints of bearing load and interiors walls were all but unnecessary. The numerous, large openings between the exterior piers were filled – potentially from pier to pier and floor to ceiling – with steel sash windows to permit ample daylight and ventilation deep into large, multi-story buildings. The need for fewer internal supports made possible largely unobstructed work floors and more accommodating spaces for large manufacturing equipment and processes. The additional benefit was that this daylight factory could be constructed more quickly and inexpensively that previously possible. Further, it was believed to create a more efficient and effective environment to house a manufacturing enterprise – processes, machinery and workers – one that would lower production costs and have positive impact on the cost of doing business.

In addition to Ernest Ransome, other firms adopted the techniques of the daylight factory to great success. One of the most successful was Turner Construction Company, the contractor for the Mica Insulator Company's Micanite Works. Turner Construction formed in New York City in 1902 by Henry C. Turner (1871-1954), who had studied civil engineering at Swarthmore College and subsequently worked for Ransome for over a decade before striking off on his own. With expertise in the design and construction of reinforced concrete structures, Turner became a prominent contractor with numerous commissions for industrial buildings as well as those for other types of uses. Within its first 15 years, Turner worked on projects for Western Electric, Standard Oil, Kodak, Squibb, American Can, and others, and established branch offices in Philadelphia, Buffalo, and Boston. Among the company's best-known projects were the Gair Company Warehouse No. 3 (1905; William Higginson) in Brooklyn, which was at the time the largest concrete building in the United States, and the Brooklyn Army Supply Base (1914; Cass Gilbert). Turner Construction continues to be in operation and is

[xi] "Mica Protests Mass Picketing, 550 Are Out," *Schenectady Gazette*, Sept. 24, 1954.
[xii] "New Industries Not Only Answer to Job Cuts," *Schenectady Gazette*, July 30, 1957.
[xiii] "Mica Cutbacks 'Complained' to Blessing," *Schenectady Gazette*, Sept. 13, 1960.
[xiv] "New Products Change Mica Name to MICO," *Schenectady Gazette*, July 14, 1962.
[xv] Reyner Banham, *A Concrete Atlantis: U.S. Industrial Building and European Modern Architecture 1900-1925* (Cambridge: MIT Pr., 1986), p. 32.

a leading international builder with offices across the country.[xvi]

Constructed in 1915 with later additions, the Micanite Works is a fine and largely intact example of an early-20th century daylight factory. It was designed by architect William Lee Stoddart and built by Turner Construction.[xvii] Constructed in the heyday of the electric revolution as Mica Insulator was beginning to grow and diversify, the Micanite Works was hailed in the *Schenectady Gazette* as the "model of modern manufacturing buildings of the period:"

> About 2,500 yards of concrete are being used in the construction with 140 tons of reinforced steel. The building rests on piles which were driven from 20 to 30 feet deep ... The building is to be absolutely fireproof throughout with concrete steel doors and steel window casings and wire glass. The building will be three stories when complete, but it is to be finished with a temporary wooden roof so that at any time one or more stories may be added to it. The main building is 200 feet by 50 feet by 40 feet high and the wing is 150 feet by 50 feet.[xviii]

The original portion of the building exhibits all of the key characteristics of a daylight factory, including an exposed reinforced concrete frame structure and floor slabs, large open bays filled with steel industrial sash, and open interior floor plans. It was designed to receive an addition if the company's growth required expansion of the facility. Architects and engineers were urged to consider this sort of adaptation and "... insofar as it is possible or economical, will design the structure so that the business can readily expand along prearranged lines with a minimum amount of disturbance of the existing plant."[xix] From its construction through the mid-1940s, Mica Insulator expanded the Micanite Works with a series of rear additions as well as the fourth-story addition. These changes were consistent with the original plan for the facility and do not detract from the form and character-defining features of the building.

More than 30 years later, the company modeled its new Lamicoid Building on the adjacent Micanite Works[xx]. Constructed in 1946, the Lamicoid Building is similar in appearance to it and extends the concept of daylight factory with its grid of a structural skeleton and large window openings. This later building, however, is not entirely a reinforced concrete structure; it has a steel frame construction with brick curtain walls and reinforced concrete slab floors. The Lamicord Building represents the company at its peak, an international firm that continued to expand its product lines and chose to move its headquarters to Schenectady. More important, it was constructed with a size, scale, massing, fenestration and embellishment that were similar to the earlier Micanite Building. Despite window replacement and interior alterations, the Lamicoid Building retains most of its character-defining feature, as well as original window openings. The Micanite Works and Lamicoid Building complement each other in their design and, together, reflect history of an important local company.

[xvi] Betsy Hunter Bradley, *The Works: The Industrial Architecture of the United States* (New York: Oxford University Press, 1999), p. 22. Also, the company newsletter: *Turner News*, centennial edition (New York: Turner Corporation, March 2002).

[xvii] Prominent architect William Lee Stoddart (1868-1940) designed the Micanite Works (as well as much of the Empire Works, since demolished) for the Mica Insulator Company. Stoddart studied architecture at Columbia University and established a practice in New York City in 1905, after apprenticeships in Atlanta and a decade working for George B. Post. In 1908, he partnered with another architect on the Schenectady County Court House commission. Stoddart had a prolific practice and worked throughout the eastern United States, with a particular focus in the South. He is best known for his work designing urban hotels in the early 20th century. To date, research has yielded only one other example of a factory building designed by Stoddart: the Davis & Lawrence Company building was constructed in 1919 as a three-story concrete office and factory building at what is now 4401 Bronx Boulevard in New York City. If this is accurate, the Micanite Works is a rare example of this building type in Stoddart's career. Stoddard worked with Turner Construction on at least one other project, an 8-story reinforced-concrete addition to the San Juan Hotel in Orlando, Florida, in 1922.

[xviii] "Mica Company's Model Building," *Schenectady Gazette*, July 7, 1914.

[xix] Albert M. Wolf, "Industrial Building Design an Important Factor" in *Engineering World: A Journal of Engineering & Construction*, Vol. 18, no. 5 (Chicago: International Trade Press, May 1921), p. 319.

[xx] Few details have been found on the Lamicoid Building. Engineer Leon Harvey Phelps stamped the construction drawings for the building. Phelps was originally from Indian Falls, New York. He graduated in 1909 from the University of Michigan with a degree in civil engineering and worked for a time for the American Bridge Company.

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Bradley, Betsy Hunter. *The Works: The Industrial Architecture of the United S*tates. New York: Oxford University Press, 1999.

Clifton, Angie, Marvin C. Housworth, and Adam Ronan. "Stoddard, William Lee (1868-1940)." In *North Carolina Architects & Builders: A Biographical Dictionary*. Raleigh, NC: North Carolina Libraries/Digital Scholarship & Publishing Center, 2009. http://ncarchitects.lib.ncsu.edu/people/P000117 (accessed 6/13/2011).

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Electrical Engineer: A Weekly Review of Theoretical and Applied Electricity 15 (March 15, 1893),

New York Times: March 1, 1893; August 18, 1900; October 3, 1940; September 15, 1945; September 28, 1954; August 22, 1955.

Schenectady Gazette: July 7,1914; December 27, 1918; October 2, 1920; April 20, 1927; May 7, 1927; September 19, 1927; September 28, 1928; December 21, 1929; January 7, 1930; June 11, 1936; March 11, 1946; August 30, 1948; September 24, 1954; September 26, 1956; July 30, 1957; September 13, 1960; July 14, 1962.

Times Union (Albany): February 5, 1956, May 11, 1958.

Wolf, Albert M. "Industrial Building Design an Important Factor." *Engineering World: A Journal of Engineering and Construction* 18 (May 1921): 319-20.

Schenectady Deeds. Office of the Schenectady County Clerk, Schenectady, NY.

Schenectady Insurance Maps. New York, NY: Sanborn Map Company, 1900 (updated to 1912), 1914 (updated to 1929), 1930 (updated to 1961).

Schenectady Building Permit Database & Drawings. Efner City History Center, Archives of the City of Schenectady, NY.

"Industry" files and photographs at Schenectady County Historical Society, Schenectady, NY.

Photographs at Efner City History Center, Archives of the City of Schenectady, NY.

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: _____

Mica Insulator Company
Name of Property

Schenectady, NY
County and State

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 7.34
(Do not include previously listed resource acreage.)

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	18	585697	4739505	3			
2				4			

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

The boundaries correspond to Parcel 49.38-1-8.11 (797 Broadway) and Parcel 49.38-1-8.12 (845 Broadway) on the current tax map for the City of Schenectady. Acreage is from Schenectady County Real Property Tax Service Agency Image Mate Online.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are those that currently serve as the existing site for the two extant Mica Insulator Company buildings.

11. Form Prepared By

name/title Patricia Connolly Altman
organization PACA Preservation, LLC date 11/1/2011
street & number PO Box 677 telephone 518/821.2575
city or town Kinderhook state NY zip code 12106
e-mail paltman@paca-preservation.com

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:

Mica Insulator Company
Name of Property

Schenectady, NY
County and State

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.

Name of Property: Mica Insulator Company, 797 & 845 Broadway

City or Vicinity: Schenectady

County: Schenectady State: New York

Photographer: Patricia Altman, PACA Preservation, LLC

Date Photographed: December 2011

1 of 5. NY_Schenectady County_Mica Insulator Company_0001
845 Broadway, west façade (left) and south elevation (right), facing northeast

2 of 5. NY_Schenectady County_Mica Insulator Company_0003
845 Broadway, north elevation (right) and east (left) elevation, facing southwest

3 of 5. NY_Schenectady County_Mica Insulator Company_0004
797 Broadway, west façade (right) and north elevation (left), facing southeast

4 of 5. NY_Schenectady County_Mica Insulator Company_0006
797 Broadway, east elevation, facing southwest

5 of 5. NY_Schenectady County_Mica Insulator Company_0007
845 Broadway, 3rd floor interior, facing south

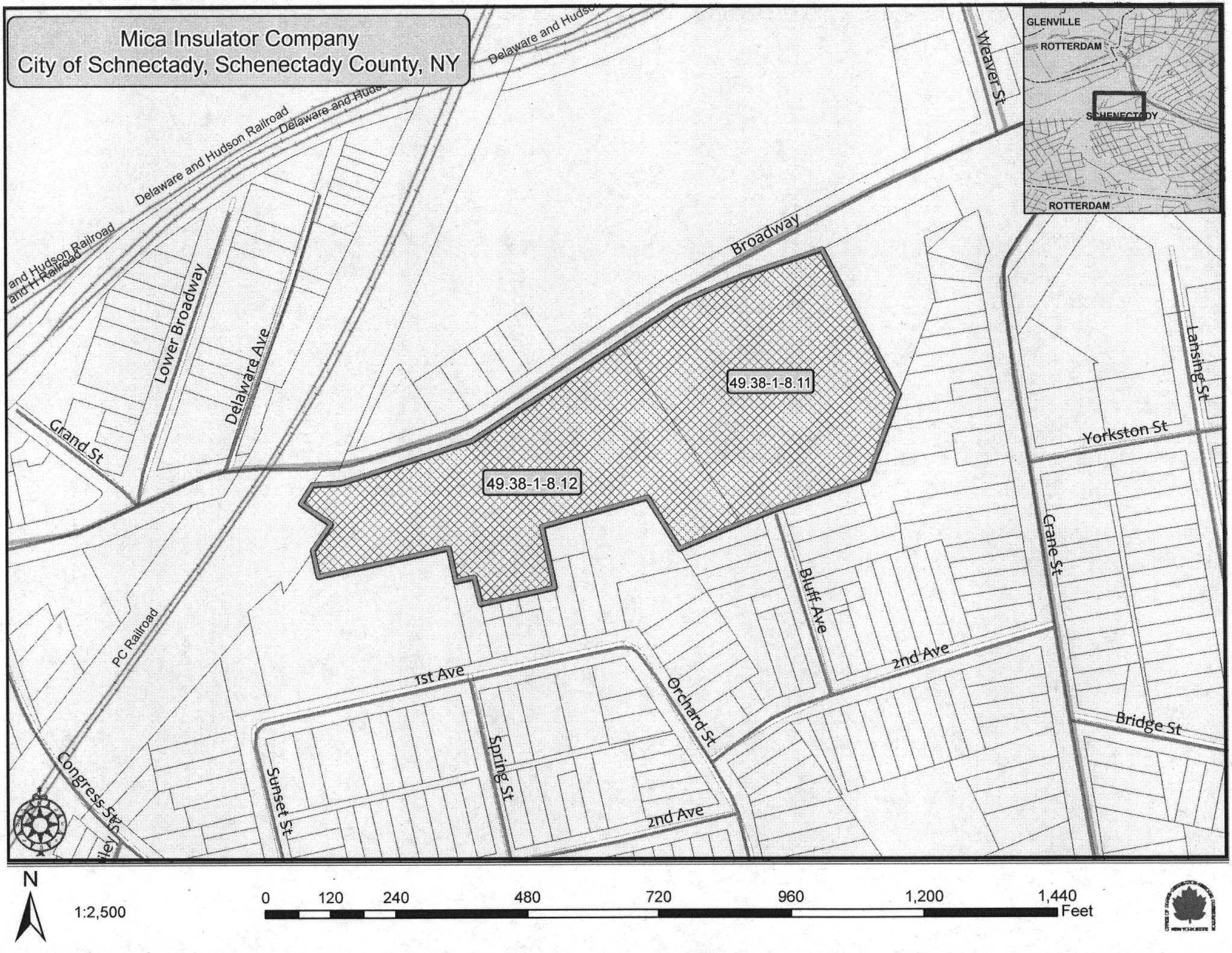
Property Owner:

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

name Broadway Group II, LLC

street & number 695 Rotterdam Industrial Park telephone 518-356-4445

city or town Schenectady state NY zip code 12306


Mica Insulator Company
City of Schnectady, Schenectady County, NY
GLENVILLE
ROTTERDAM
SCHENECTADY
ROTTERDAM
Delaware and Hudson Railroad
Delaware and Hudson Railroad
Weaver St
Broadway
Lower Broadway
Delaware Ave
Grand St
49.38-1-8.11
49.38-1-8.12
Lansing St
Yorkston St
Crane St
Bluff Ave
2nd Ave
Bridge St
PC Railroad
1st Ave
Orchard St
Spring St
Sunset St
2nd Ave
Congress St
N
1:2,500
0
120
240
480
720
960
1,200
1,440
Feet

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Mica Insulator Company

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Schenectady

DATE RECEIVED: 11/25/11 DATE OF PENDING LIST: 12/16/11
DATE OF 16TH DAY: 1/03/11 DATE OF 45TH DAY: 1/10/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11001007

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

√ ACCEPT ___RETURN ___REJECT 1.4.12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA_____

REVIEWER_____ DISCIPLINE_____

TELEPHONE_____ DATE_____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

1 of 5: NY-Schenectady County-Mica Insulator Company-0001
845 Broadway, west facade (left) and
south elevation (right), facing northeast

5795795, NY_Schenectady County_Mica Insu

FUJI, MPL, 11/04/11

2 of 5
NY_Schenectady County_Mica Insulator Company_0002
845 Broadway, north elevation (right) and
east elevation (left), facing southwest


797

3 of 5
NY-Schenectady County-Mica Insulator Company-0003
797 Broadway, west facade (right) and
north elevation (left), facing southeast

4 of 5
NY-Schenectady County-Mica Insulator Company-0004
797 Broadway, east elevation, facing southwest

5 of 5
NY-Schenectady County-Mica Insulator Company-0005
845 Broadway, 3rd floor interior, facing south

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

SCHENECTADY QUADRANGLE
NEW YORK
7.5 MINUTE SERIES (TOPOGRAPHIC)
SW/4 SCHENECTADY 15' QUADRANGLE

Mica Insulator Co.
Schenectady Co. NY
UTM 18 585697 4739505
Schenectady Quad

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography from aerial photographs by photogrammetric methods. Aerial photographs taken 1952. Field check 1954

Polyconic projection
10,000-foot grid based on New York coordinate system, east zone
1000-meter Universal Transverse Mercator grid ticks zone 18, shown in blue. 1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 4 meters south and 34 meters west as shown by dashed corner ticks

Red tint indicates areas in which only landmark buildings are shown

Unchecked elevations are shown in brown

There may be private inholdings within the boundaries of the National or State reservations shown on this map

Revisions shown in purple compiled from aerial photographs taken 1978 and other source data. This information not field checked. Map edited 1980

SCALE 1:24000
1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 KILOMETER

MN GN
13° 231 MILS 0°43' 13 MILS
UTM GRID AND 1980 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

NEW YORK
QUADRANGLE LOCATION

Purple tint indicates extension of urban areas

ROAD CLASSIFICATION
Heavy-duty — Light-duty
Medium-duty — Unimproved dirt
Interstate Route · U. S. Route · State Route

SCHENECTADY, N. Y.
SW/4 SCHENECTADY 15' QUADRANGLE
N4245—W7352.5/7.5
1954
PHOTOREVISED 1980
DMA 6269 IV SW—SERIES V821

ISBN 0-607-41816-9
9 780607 418163

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1981

United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

April 11, 2011

Mr. Frank Ronkese, VP/Director of Taxation
Development at Broadway, LLC
695 Rotterdam Industrial Park
Schenectady, NY 12306

PROPERTY: **Mica Insulator Company, 797 and 845 Broadway, Schenectady, NY**
PROJECT NUMBER: **25605**

Dear Mr. Ronkese:

The National Park Service (NPS) has reviewed the Historic Preservation Certification Application -- Part 1 for the property cited above, and has determined that the property appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

Because the property contains more than one building, and those buildings were functionally related historically to serve an overall purpose, program regulations require NPS to determine which of the buildings contribute to the significance of the historic property, and therefore will be "certified historic structures" when the property is listed.

Based on the documentation presented, the following buildings appear to contribute to the significance of the property:

- 845 Broadway, constructed 1914, enlarged 1946, reinforced concrete construction with original multi-pane industrial sash, open floor plan.
- 797 Broadway, constructed 1946, brick curtain walls with parge coat, concrete floors, original window openings.

This determination is preliminary only. These buildings will become "certified historic structures" only when the property is listed in the National Register of Historic Places:

As you plan your rehabilitation, we strongly recommend that you review the Preservation Briefs and other preservation-related information provided online by the National Park Service at http://www.nps.gov/history/hps/tps/tax/index.htm to help you plan a successful rehabilitation that will preserve the historic character of this building/site/complex and will meet the Secretary of the Interior's Standards for Rehabilitation. The National Park Service also strongly encourages applicants to submit the Part 2 – Description of Rehabilitation - prior to beginning work, in order to ensure conformance with the Standards.

Federal regulations also require NPS to review the rehabilitation work as a single overall project, and to issue rehabilitation certification on the merits of the overall project rather than for each structure. Consequently, your Part 2 of the application, the Description of Rehabilitation, must describe all proposed work on the property, although the 20% investment tax credit is based only on costs for the rehabilitation of "certified historic structures"

A copy of this decision will be forwarded to the Internal Revenue Service. If you have any questions regarding the review of your Part I application, please contact the State Historic Preservation Office or me at 202-354-2278.

Sincerely,

Roger Reed, Historian
National Register of Historic Places

Enclosure

cc: IRS
NY SHPO
Patricia Altman

Form 10-168
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009

RECEIVED
JAN 31 2011
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

NPS Office Use Only
NRIS No:

NPS Office Use Only
Project No: 25605

Instructions: Read the instructions carefully before completing application. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. **Name of Property:** Mica Insulator Company - Micanite Works

Address of Property: Street 845 Broadway

City Schenectady County Schenectady State NY Zip12305

Name of historic district:

☐ National Register district ☐ certified state or local district ☐ potential district

2. **Check nature of request:**

☐ certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.

☐ certification that the structure or building, and where appropriate, the land area on which such structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes

☐ certification that the building does not contribute to the significance of the above-named historic district.

☒ preliminary determination for individual listing in the National Register.

☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.

☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project contact:**

Name Patricia Altman, PACA Preservation LLC

Street PO Box 649 City Kinderhook

State NY Zip 12106 Daytime Telephone Number 518-821-2575

4. **Owner:**

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to $10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name Frank Ronkese, VP/Director Of Taxation Signature [signature] Date 1/31/11

Organization Development at Broadway LLC

Street 695 Rotterdam Industrial Park City Schenectady

State NY Zip 12306 Daytime Telephone Number 518-356-4445

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application – Part 1" for the above-named property and hereby determines that the property:

☐ contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.

☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.

☐ does not contribute to the significance of the above-named district.

Preliminary determinations:

☒ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.

☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.

☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.

☐ does not appear to qualify as a certified historic structure.

4/12/11 [signature] 202.354.2278

Date National Park Service Authorized Signature National Park Service Office/Telephone No.

☐ See Attachments

OFFICE OF THE MAYOR

CITY OF SCHENECTADY
NEW YORK

Gary R. McCarthy
Acting Mayor

City Hall, 105 Jay Street, Rm 111
Schenectady, N.Y. 12305-1938
(518) 382-5000
Fax: (518) 382-5272
gmccarthy@schenectadyny.gov

September 8, 2011

Ms. Ruth L. Pierpont
Acting Deputy Commissioner
NYS Office of Parks, Recreation & Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189
Waterford, NY 12188-0189

Re: Mica Insulator Co., 797-845 Broadway
Nott Street School, 487 Nott Street

Dear Ms. Pierpont:

This is in response to your notification that the above-referenced properties are being considered by the State Review Board for nomination to the State and National Registers of Historic Places.

As Acting Mayor of Schenectady, I would like to express my full support for listing the former Mica Insulator Company building and the former Nott Street School on the State and National Registers of Historic Places. You should know that we fully support the application for this designation at both locations.

Thank you for this opportunity to provide you with Schenectady's strong support for this designation. If you need anything further in this regard, please feel free to contact me.

Sincerely,

Gary R. McCarthy

GRM;rg;lms

DEPARTMENT OF DEVELOPMENT
City of Schenectady

RICHARD E. PURGA
Acting Director & Community Development Supervisor
(518) 382-5147 & 382-5149
E-Mail: rpurga@schenectadyny.gov

STEVEN STRICHMAN
Zoning & Empire Zone Officer
(518) 382-5049
E-Mail: sstrichman@schenectadyny.gov
ANN PETERSEN, LEED AP
Homeownership Coordinator
(518) 382-5199 Ext. 5392
E-Mail: apetersen@schenectadyny.gov

CHRISTINE S. PRIMIANO
Principal Planner
(518) 382-5147
E-Mail: cprimiano@schenectadyny.gov

MAUREEN GEBERT
Coordinator, Schenectady Heritage Area
(518) 382-5128
E-Mail: mgebert@schenectadyny.gov

SEP 22 2011

September 20, 2011

Travis Bowman
Historic Preservation Field Services Bureau
New York State Office of Parks,
Recreation and Historic Preservation
Peebles Island, P.O. Box 189
Waterford, NY 12188-0189

Re: Nott Street School
Mica Insulator Company

Dear Mr. Bowman,

At its regularly scheduled meeting on September 19, 2011, the Schenectady Historic District Commission reviewed the National Register of Historic Places Registration Forms for both Nott Street School located at 487 Nott Street, Schenectady and Mica Insulator Company located at 797 & 845 Broadway, Schenectady.

The Commission supports the nomination to list the aforementioned properties in the State and National Registers and believes they meet the criteria under which properties are evaluated for listing.

The Commission determined that the inclusion of these properties in the State and National Registers and the subsequent economic incentives available through the historic tax credit programs will serve to bring the currently vacant properties to productive use consistent with Secretary of the Interiors Guidelines for Rehabilitation.

If you have any questions regarding this matter, feel free to contact me at 382-5147, or by e-mail at msmith@schenectadyny.gov.

Sincerely,

Matthew Smith
Staff Liaison to the Schenectady
Historic District Commission

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

15 November 2011

Alexis Abernathy
National Park Service
National Register of Historic Places
1201 Eye St. NW
8th Floor
Washington, D.C. 20005

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to enclose nine new National Register nominations to be considered for listing by the Keeper of the National Register:

Boardman-Mitchell House, Richmond County
Christ Building, Nassau County
John Lehman House, Schoharie County
Watkins Glen Commercial Historic District, Schuyler County
Tabernacle Baptist Church, Oneida County
Potter Hollow District #19 School, Albany County
Temple B'Nai Israel, Cattaraugus County
John P. Somers House, Erie County
Mica Insulator Company, Schenectady County

Thank you for your assistance in processing these proposals. Please feel free to call me at 518.237.8643 x 3261 if you have any questions.

Sincerely:

Kathleen LaFrank

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office