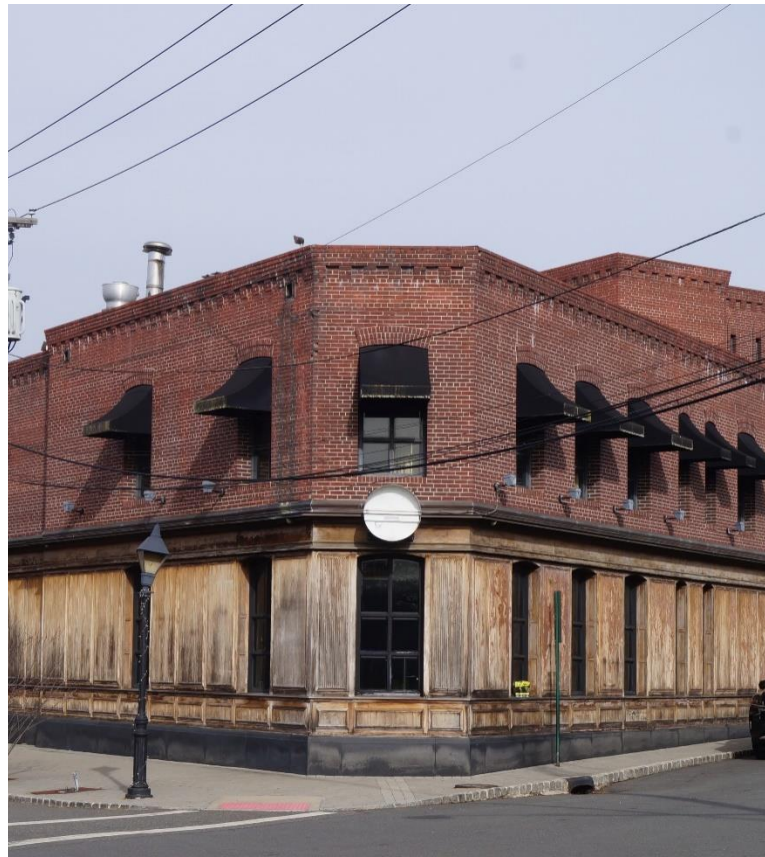




Landmark Nomination Report Review

Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



PREPARED FOR:

34 LABEL STREET ASSOCIATES

JULY 31, 2023



87 Hibernia Avenue
Rockaway, NJ 07866

E2 Project Management LLC

Landmark Nomination Report Review

Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey

PREPARED FOR:

34 LABEL STREET ASSOCIATES

PREPARED BY:



E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE, ROCKAWAY, NJ 07866

REPORT AUTHORS:
Scott Wiczorek, MA, RPA

July 31, 2023

EXECUTIVE SUMMARY

On behalf of 34 Label Street Associates, E2 Project Management, LLC (E2PM) has conducted an independent review of both an original and a revised Nomination Report for Landmark Status for the proposed "Label Street Manufacturing District." In December 2022, the Montclair Township Historic Preservation Commission (HPC) sponsored Kathleen M. Bennett, HPC Chair, to prepare a Nomination Report for 4 buildings located within Block 3307, Lots 5, 6, & 7, aka 16, 18 Label Street and 6-10 Erie Street in the Township of Montclair, Essex County. The proposed district consists of three contiguous parcels bounded by Forest Street, Label Street, Erie Street, and Oak Place. Revisions were made in June 2023. This review report addresses the revised Nomination Report.

An examination of the Historic Preservation Element of the Montclair Master Plan, adopted by the Township Committee in November 2016, reveals **The Label Street Manufacturing District is Not Identified in the Historic Preservation Element of the Master Plan.** The description of the proposed Walnut Street and Walnut Street Business Areas in the Master Plan notes that the areas consist of a wide range of building types, including single- and multi-family houses, commercial structures, apartment buildings, railroad infrastructure, and industrial development and a wide range of architectural styles, including Queen Anne, Craftsman, and various 20th century Revival styles. It notes that the Walnut Street Area "is known for its historic association with the development of the railroad and nearby commuter housing." Notably, there is no discussion of the characteristics that the Report claims qualify Label Street as a historic resource—specifically, the manufacturing use that provides the basis for the proposed designation. In fact, in the entirety of the Historic Preservation Element of the Master Plan, the word "manufacturing" is mentioned only once- in relation to residents commuting to New York.

The Nomination Report for the proposed Label Street Manufacturing District fails to make its case as to the justification for designating the three subject parcels as local landmarks either individually or as a district. The Nomination Report lumps three distinctly different properties representing several disparate periods of significance and areas of historic significance under a forced and false umbrella of a cobbled-together "District." Indeed, the name of the proposed "Label Street Manufacturing District" implies a uniting tie exists between the three parcels involving the manufacture of goods. However, Parcel 1 contains a former motor vehicle inspection station significant for its role in automotive history and the development of vehicle safety regulations with a period of significance of 1937-1998. Parcel 2 contains a former appliance warehouse built in 1950. Parcel 3 contains a former office building converted into a nightclub and a former warehouse converted into a commercial retail space. The Nomination Report failed to demonstrate a unifying historic event, theme, or architectural style or developmental plan which unites them as a district. As a result, **the proposed Label Street Manufacturing District does not qualify as a historic or landmark district and should not be designated as such.**

Treated separately, Parcel 1 is a good surviving example of a former motor vehicle inspection station which has undergone a sympathetic renovation and conversion into a restaurant. Parcel 2 has no significant historic associations as evidenced by it being glossed over in the significance statements. Finally, Parcel 3 contains two older structures which no longer retain integrity of design, setting, materials, workmanship, or feeling.

E2PM recommends that **Parcel 1 is eligible for landmark status under Criteria 1 and 3** for its association with the emergence of car safety regulations and vehicular standards through New Jersey and the United States, and as a well-preserved surviving example of early motor vehicle stations and its association with local Montclair Clifford C. Wendehack. **Parcels 2 and 3 are not recommended eligible for landmark status as they lack historic association (Parcel 2) and integrity (Parcel 3).**

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



TABLE OF CONTENTS

EXECUTIVE SUMMARY	II
TABLE OF CONTENTS	III
1.0 INTRODUCTION	6
2.0 SITE SPECIFIC HISTORY	16
3.0 NOMINATION REPORT'S STATEMENTS OF SIGNIFICANCE AND FOUNDATIONAL ASSUMPTIONS.....	36
4.0 FACTUAL CONSIDERATIONS FOR THE STATEMENTS OF SIGNIFICANCE	39
5.0 CONCLUSIONS.....	53
BIBLIOGRAPHY	54
APPENDIX A RESUMES OF KEY PERSONNEL	

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



LIST OF FIGURES

FIGURE		PAGE
1	TAX MAP SHOWING THE PROPOSED "LABEL STREET MANUFACTURING DISTRICT.".....	7
2	PHOTO KEY MAP	8
3	1877 EGRAVING OF THE REBUILT CRUMP & EVERDELL FACTORY IN MONTCLAIR. (<i>MONTCLAIR TIMES</i> , NOVEMBER 10, 1877).	17
4	SANBORN MAP KEY	18
5	1885 SANBORN FIRE INSURANCE MAP SHOWING THE SUBJECT PROPERTY.....	19
6	1890 ROBINSON'S <i>ATLAS OF ESSEX COUNTY, NEW JERSEY</i> SHOWING THE SUBJECT PROPERTY.	20
7	1894 DEPICTION OF THE UNITED STATES PRINTING COMPANY AT MONTCLAIR. LABEL STREET IS TO THE LEFT AND ERIE STREET IS IN THE FOREGROUND.	21
8	1906 MUELLER ATLAS MAP SHOWING THE SUBJECT PROPERTY.	22
9	1907 SANBORN FIRE INSURANCE MAP SHOWING THE SUBJECT PROPERTY.....	24
10	1922 PHOTOGRAPH OF THE NEW JERSEY COATED PAPER COMPANY IN MONTCLAIR.	25
11	1926 PHOTOGRAPH OF THE NEW JERSEY COATED PAPER COMPANY IN MONTCLAIR.	25
12	1930 PHOTOGRAPH OF THE FORMER NEW JERSEY COATED PAPER COMPANY IN MONTCLAIR.	26
13	1933 FRANKLIN ATLAS SHOWING THE SUBJECT PROPERTY.	27
14	1934 SANBORN FIRE INSURANCE MAP SHOWING THE SUBJECT PROPERTY.....	28
15	1938 PHOTOGRAPH OF THE FORMER MOTOR VEHICLE INSPECTION STATION AT THE CORNER OF LABEL STREET AND FOREST STREET. (<i>MONTCLAIR HISTORY CENTER</i> <i>ONLINE</i>).....	29
16	NEWSPAPER CLIPPING FOR THE LEASE OF FORMER US PRINTING COMPANY FACTORY. (<i>MONTCLAIR TIMES</i> , JULY 19, 1945).....	31
17	1954 AERIAL IMAGE SHOWING THE SUBJECT PROPERTY.....	32
18	1958 <i>MONTCLAIR TIMES</i> PHOTOGRAPH SHOWING WOMEN PICKETING OUTSIDE THE PRESTIGE KNITTING MILL AT 18 LABEL STREET.....	33
19	1996 SITE PLAN SHOWING PROPOSED IMPROVEMENTS TO PARCEL 3.	34
20	2002 AERIAL IMAGE SHOWING THE SUBJECT PROPERTY.....	35

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



LIST OF PLATES

PLATE		PAGE
1	16 LABEL STREET. VIEW SOUTHEAST. WIECZOREK: 2/16/2023.	9
2	16 LABEL STREET. VIEW EAST. WIECZOREK: 2/16/2023.	9
3	16 LABEL STREET. VIEW NORTHWEST. WIECZOREK: 2/16/2023.	10
4	18 LABEL STREET. VIEW NORTHWEST. WIECZOREK: 2/16/2023.	11
5	2 ERIE STREET, PART OF 6-10 ERIE STREET PARCEL. VIEW NORTHWEST. WIECZOREK: 2/16/2023.	11
6	2 ERIE STREET, PART OF 6-10 ERIE STREET PARCEL. VIEW NORTH. WIECZOREK: 2/16/2023.	12
7	2 ERIE STREET, PART OF 6-10 ERIE STREET PARCEL. VIEW WEST. WIECZOREK: 2/16/2023.	12
8	6-10 ERIE STREET. VIEW NORTHWEST. WIECZOREK: 2/16/2023.	13
9	6-10 ERIE STREET. VIEW SOUTHWEST. WIECZOREK: 2/16/2023.	13
10	6-10 ERIE STREET. VIEW SOUTHEAST. WIECZOREK: 2/16/2023.	14
11	2 ERIE STREET, PART OF 6-10 ERIE STREET PARCEL IN 1955. (MONTCLAIR HISTORY ONLINE).	47
12	2 ERIE STREET, PART OF 6-10 ERIE STREET PARCEL. VIEW NORTHWEST. WIECZOREK: 2/16/2023.	47
13	6-10 ERIE STREET PARCEL IN 1938 (LOWER LEFT CORNER). (MONTCLAIR HISTORY ONLINE).	48

1.0 INTRODUCTION

1.1 PROJECT DESCRIPTION

On behalf of 34 Label Street Associates, E2 Project Management, LLC (E2PM) is conducting an independent review of a Nomination Report for Landmark Status for the proposed "Label Street Manufacturing District." In December, 2022, the Montclair Township Historic Preservation Commission (HPC) sponsored Kathleen M. Bennett, HPC Chair, to prepare a Nomination Report for 4 buildings located within Block 3307, Lots 5, 6, & 7, aka 16, 18 Label Street and 6-10 Erie Street in the Township of Montclair, Essex County (see Figure 1). The proposed district consists of three contiguous parcels bounded by Forest Street, Label Street, Erie Street, and Oak Place.

34 Label Street Associates, owners of two of the buildings included in the proposed landmark Nomination Report, disagree with the Nomination Report's findings and recommendations. 34 Label Street Associates has retained E2 Project Management, LLC to independently review the Nomination Report for Local Landmark Status and evaluate if the report, its material arguments and base assumptions, and its conclusions are consistent with both Montclair Code and the criteria for landmark status. This review included a thorough reading of the Nomination Report, discernment of its foundational assumptions, and primary document research to verify the proposed Statements of Significance.

1.2 DESCRIPTION OF NOMINATED LANDMARK SITE

DEFINITIONS

HISTORIC	Having historical, architectural, cultural, aesthetic or other significance, as defined by the provisions of this article.
LANDMARK	Any real property, man-made structure, natural object or configuration or any portion or group of the foregoing of historical, architectural, cultural, scenic or archaeological significance.
LANDMARK DISTRICT or DISTRICT	One or more historic sites and intervening or surrounding property significantly affecting or affected by the quality and character of the historic site or sites.
SITE	Any real property, whether public or private, with or without improvements, which is the location of a significant event or series of events, a prehistoric or historic occupation or activity, or a building, structure or object or any configuration, portion or group of the foregoing which has been designated by the Commission as having historical, archaeological, cultural, scenic or architectural significance pursuant to the provisions of this article.

PROPERTY DESCRIPTION

The "Label Street Manufacturing District," as proposed by the Nomination Report consists of three parcels of land located between Forest Street, Erie Street, Label Street, and Oak Place. Parcel 1, identified as 16 Label Street, consists of Montclair Township tax block 3307, Lot 5 (see Figure 2 and Plates 1 to 3). This parcel is located at the corner of

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
 Proposed "Label Street Manufacturing District"
 Montclair Township, Essex County, New Jersey

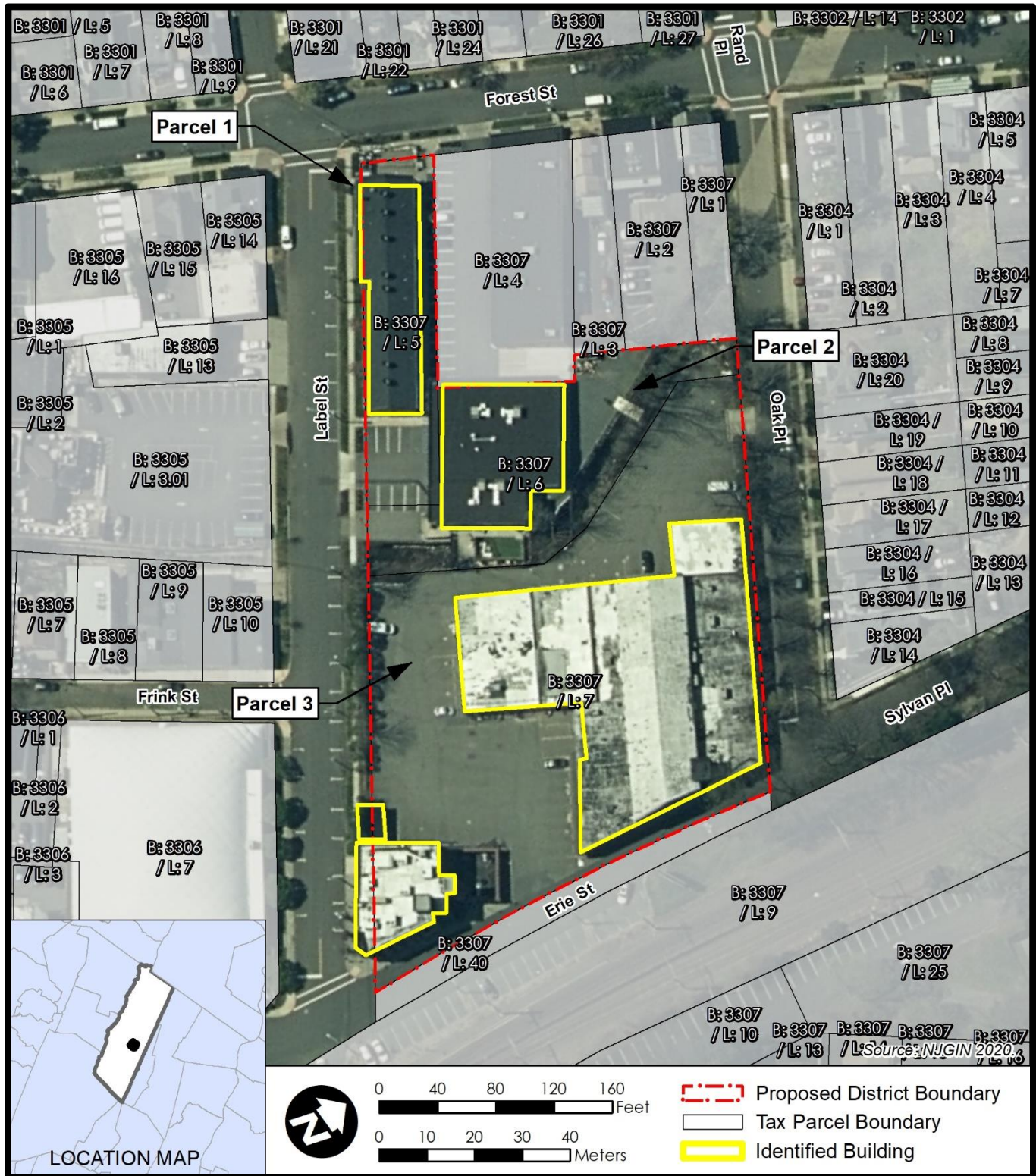


FIGURE 1: TAX MAP SHOWING THE PROPOSED "LABEL STREET MANUFACTURING DISTRICT."

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
 Proposed "Label Street Manufacturing District"
 Montclair Township, Essex County, New Jersey

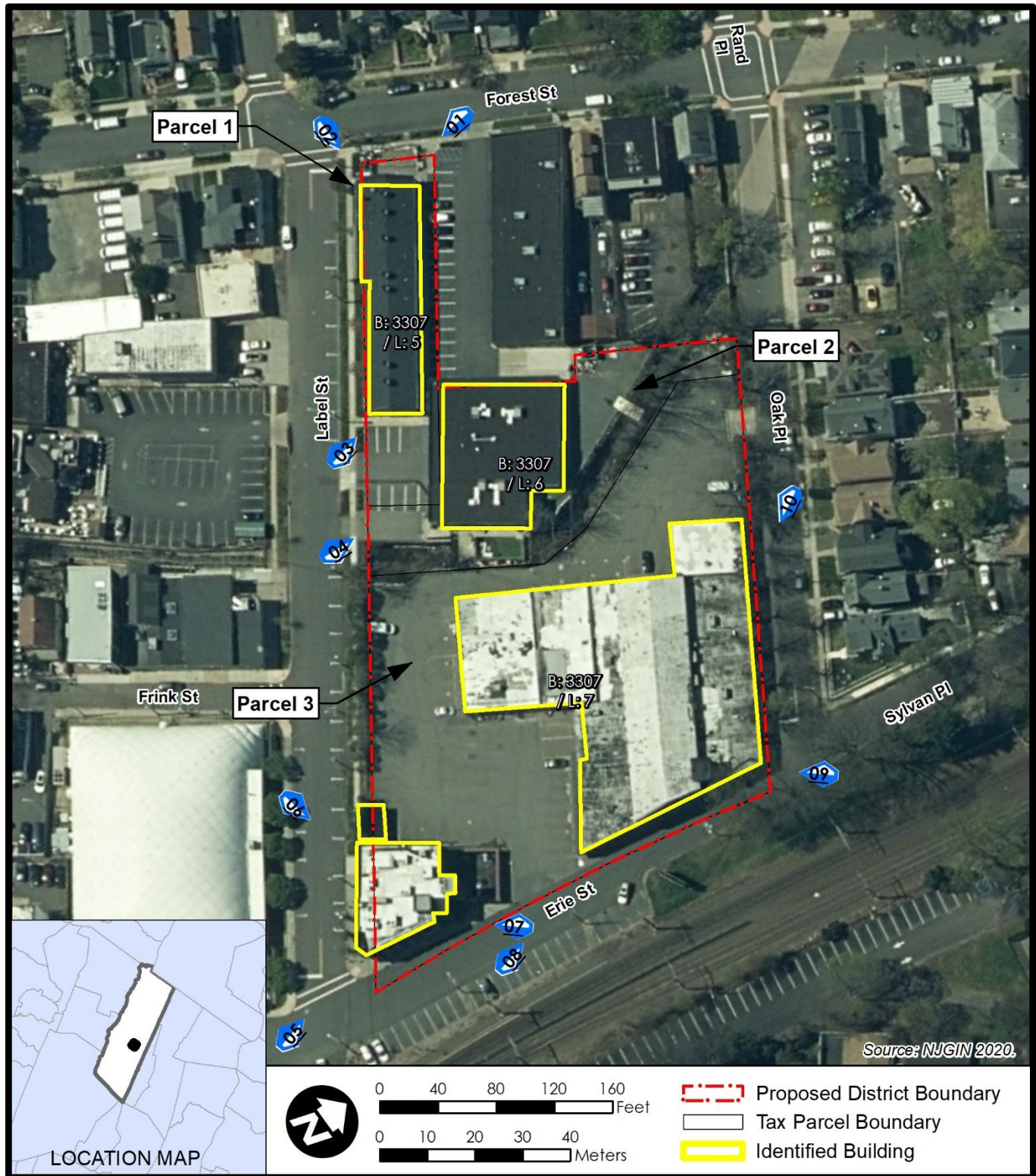


FIGURE 2: PHOTO KEY MAP

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



PLATE 1: 16 LABEL STREET. VIEW SOUTHEAST. WIECZOREK: 2/16/2023.



PLATE 2: 16 LABEL STREET. VIEW EAST. WIECZOREK: 2/16/2023.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



PLATE 3: 16 LABEL STREET. VIEW NORTHWEST. WIECZOREK: 2/16/2023.

Forest and Label Streets. The one-story brick building occupying this parcel was built in 1937 by the Township of Montclair and leased to the State of New Jersey as a motor vehicle inspection station. The massive two-bay gabled end building faces northwest on Forest Street with ten large inset window bays with multi-pane lights extending down each side. A one-story lean-to addition projects from the southwest elevation along Label Street. The northeast and southwest elevations are corbeled at the frieze while the pedimented gabled ends at the northwest and southeast elevations are undecorated except for a slight corbeled projection at the roofline.

Parcel 2, also identified as 18 Label Street, occupies Township of Montclair Block 3307, Lot 6 (see Figure 2 and Plates 4). The parcel is centrally located within Block 3307 and is occupied by a one-story cinder block structure with a stepped parapet and low-slope roof. The seven bay southwest elevation fronts onto Label Street and is fenestrated with multilight windows of varying configurations. Several windows are missing original sills suggesting a later addition to the building while a poured concrete lintel and a brick-infilled lintel cap the openings on the east side of the elevation.

Parcel 3, identified as 6-10 Erie Street, occupies Township of Montclair Block 3307, Lot 7 (see Figure 2 and Plates 5 to 10). Two buildings occupy this parcel. The first building, located at the corner of Label and Erie Streets (2 Erie Street), is a two-story brick building of irregular form occupying a corner lot and facing both Label and Erie Streets. The corner is clipped at the intersection to provide an additional facet. The lower level is clad with wainscot paneling with a copper gutter serving as a belt course between stories. The upper story is clad in common bond brick with a corbeled and dentiled frieze. Fenestration consists of tall multi-light windows with beveled glass. Window surrounds are segmental arches with cloth awnings at the upper story. A square tower projects from the flat roof while a second square tower is appended to the northeast elevation. Large additions are inset at the northwest and northeast elevations. A brick enclosed courtyard is appended to the northeast elevation.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



PLATE 4: 18 LABEL STREET. VIEW NORTHWEST. WIECZOREK: 2/16/2023.



PLATE 5: 2 ERIE STREET, PART OF 6-10 ERIE STREET PARCEL. VIEW NORTHWEST. WIECZOREK: 2/16/2023.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



PLATE 6: 2 ERIE STREET, PART OF 6-10 ERIE STREET PARCEL. VIEW NORTH. WIECZOREK: 2/16/2023.



PLATE 7: 2 ERIE STREET, PART OF 6-10 ERIE STREET PARCEL. VIEW WEST. WIECZOREK: 2/16/2023.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



PLATE 8: 6-10 ERIE STREET. VIEW NORTHWEST. WIECZOREK: 2/16/2023.



PLATE 9: 6-10 ERIE STREET. VIEW SOUTHWEST. WIECZOREK: 2/16/2023.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



PLATE 10: 6-10 ERIE STREET. VIEW SOUTHEAST. WIECZOREK: 2/16/2023.

The second building within Parcel 3 is a one-story brick warehouse located at the corner of Erie Street with Oak Place (6-10 Erie Street) with a central end-gabled clerestory and one-story lean-to additions on the northeast and southwest elevations (see Plates 8 to 10). The southwest elevation contains the primary entrance and is clad in parged concrete block. The southeast elevation is composed of three primary bays consisting of the two lean-tos and a central bay containing the clerestory. Segmental-arched window bays occupy the façade, many of which have been infilled with bricks and/or iron vents. The Façade is parapeted above the roofline. The northeast elevation again contains numerous segmental-arched window bays which contain multilight windows in various configurations. The northwest elevation resembles the southeast elevation. Several small one-story additions extend from the northwest and southwest elevations.

1.3 CRITERIA FOR EVALUATION

While the ultimate authority for designating a historic or landmark district is vested in the governing body, one of the duties of a Historic Preservation Commission is to recommend to the planning board the creation of such districts. A "historic district" is defined as "one or more historic sites and intervening or surrounding properties significantly affecting or affected by the quality and character of the historic site or sites." (See previous definition and See the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-4). Any proposed historic district must likewise be shown on the historic preservation plan element of the Master Plan. The designation of historic sites and historic districts are required to be made based on identifications in the historic preservation plan element of the Master Plan. (See N.J.S.A. 40:55D-65.1.)

The criteria for evaluating the potential for a historic resource to be eligible for local landmark status are set forth in Montclair Township Municipal Code Section 347-135A which states:

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



“the Commission shall consider as worthy of designation those buildings, structures, objects, sites and districts that have integrity of location, design, setting, materials, workmanship, feeling and association and that meet one or more of the following criteria:

- (1) Are associated with events that have made a significant contribution to the broad patterns of our history.
- (2) Are associated with the lives of persons significant in our past.
- (3) Embody distinctive characteristics of a type, period, or method of construction; that represent the work of a master; that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction.
- (4) Have yielded or may be likely to yield information important to prehistory or history.
- (5) Are otherwise of particular historic significance to the Township of Montclair by reflecting or exemplifying the broad cultural, political, economic or social history of the nation, state, region or community.”

1.4 SCOPE OF WORK AND PERSONNEL

The Nomination Report review consisted of background research, a pedestrian site visit, and photo documentation. As part of the background research, E2PM consulted records on file at NJHPO’s online Lucy database, land records maintained by the Essex County Clerk, primary and secondary documentary sources, and reports curated and maintained on the NJDEP DataMiner website.

E2PM’s Cultural Resources Sector Manager, Scott Wiczorek, MA, RPA served as the Project Manager and the Principal Investigator for Historic Architectural Resources. Resumes of Key Personnel are included in Appendix B.

2.0 SITE SPECIFIC HISTORY

To better understand the proposed "Label Street Manufacturing District," E2PM conducted background research to establish a historic context for the development and land use of Parcels 1, 2, and 3. Sources consulted for this history include local historic texts, primary documents such as land deeds on file at the Essex County Clerk's office, newspaper articles, and other contemporaneous records. Following is the site-specific history:

Per the Nomination Report and an online article by Richard Sheaff of the Ephemera Society of America, Samuel Crump, Sr. founded a label printing company named *Crump & Co.* in 1832 on Fulton Street, New York City (Bennett 2022; Sheaff 2023). The factory operated in New York during Samuel Crump, Sr.'s entire career. Upon his retirement in 1861, Samuel Crump, Jr. continued the label printing business by taking on a business partner – William Everdell. Operating under the moniker of *Crump & Everdell*, the partners – both residents of New Jersey with Crump living in Verona and Everdell living in Woodbridge – sought to relocate their business outside the city (Essex County Deeds Book T18, Page 99). On February 1, 1876, the partners purchased several parcels of land from Henry A. Dike in Montclair spanning both sides of the newly laid Label Street (Essex County Deeds Book R18 Page 484; Book R18, Page 486; Book R18, Page 488; Book R18, Page 489; Book T18, Page 99).

The deed registered with the Essex County Clerk in Book T18, Pages 99 & specifically describes portions of the subject property where Samuel Crump and William Everdell built their first factory in Montclair. The metes and bounds for the parcel are as follows:

"Beginning at the northeasterly corner of lands of Loomis and Frink, and at the intersection of the center line of a new street with the westerly line of the Montclair Railway Company; thence North twenty eight degrees forty nine minutes east one hundred and thirty seven feet nine inches, said corner being along said company's westerly line to its intersection with the southerly line of lands of Amos Crane; thence along his said line by its several courses (1) North forty six degrees thirty one minutes West four hundred and fifteen feet and four inches to the center of Toney's Brook; thence (2) North fourteen degrees thirty one minutes East one hundred and four feet and six inches; then (3) North eight degrees and forty four minutes West one hundred and seventy six feet and ten inches to an intersection with the center line of Forest Street; thence along said center line South thirty six degrees and forty six minutes West three hundred and forty four feet and eight and one half inches to the intersection with the center line of the new street aforementioned; thence along said last mentioned center line six hundred and one feet and five inches to the place of Beginning."

The "new street" referenced in the deed is Label Street. Four other parcels purchased of Henry A. Dike on the same day all lie on the west side of Label Street and are situated outside the subject property (Essex County Deeds Book R18 Page 484; Book R18, Page 486; Book R18, Page 488; Book R18, Page 489).

An article published on April 21, 1877 in the *Montclair Times* describes the factory as it stood at that time:

"The works of the firm as perhaps all know are situate nearly opposite the depot of the Montclair and Greenwood Lake Railroad, the ground composing several acres, on which are built dwelling houses occupied by employees of the firm. The factory is a superb two-story brick structure being over two hundred feet long to which are built several additions and out-houses used for a gas machine, etc."

Unfortunately, on July 4, 1877 tragedy struck the factory as a fire raged out of control and demolished the building. By August 18, 1877, the *Montclair Times* printed that:

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



"The bids for erection of Crump's new establishment were all in on Thursday of this week. The new building will be architecturally a great improvement on the old one, the roof and general exterior appearance having been planned with an idea to appearance as well as utility" (*Montclair Times* August 18, 1877).

A week later, Crump issued the masonry contract for the factory to John Burns, a bricklayer with experience in New York City (*Montclair Times* August 25, 1877). By November 10 that same year, the *Montclair Times* published a follow up article about the newly constructed factory (see Figure 3). According to the article:

"The main building is 236 feet long and 62 feet wide, and after passing the office is one unbroken floor throughout its entire length and breadth. The roof is supported by twenty immense trusses – each formed of one great timber running entirely across the building and each end resting upon a buttress of brick, two feet thick built in the main wall; above this timber are many other somewhat smaller in size and a number of great iron bolts, each doing its portion of the work of bearing the great roof above...At the peak of the roof and running its entire length is a lantern, the sides of which are formed entirely of glass" (*Montclair Times* November 10, 1877).

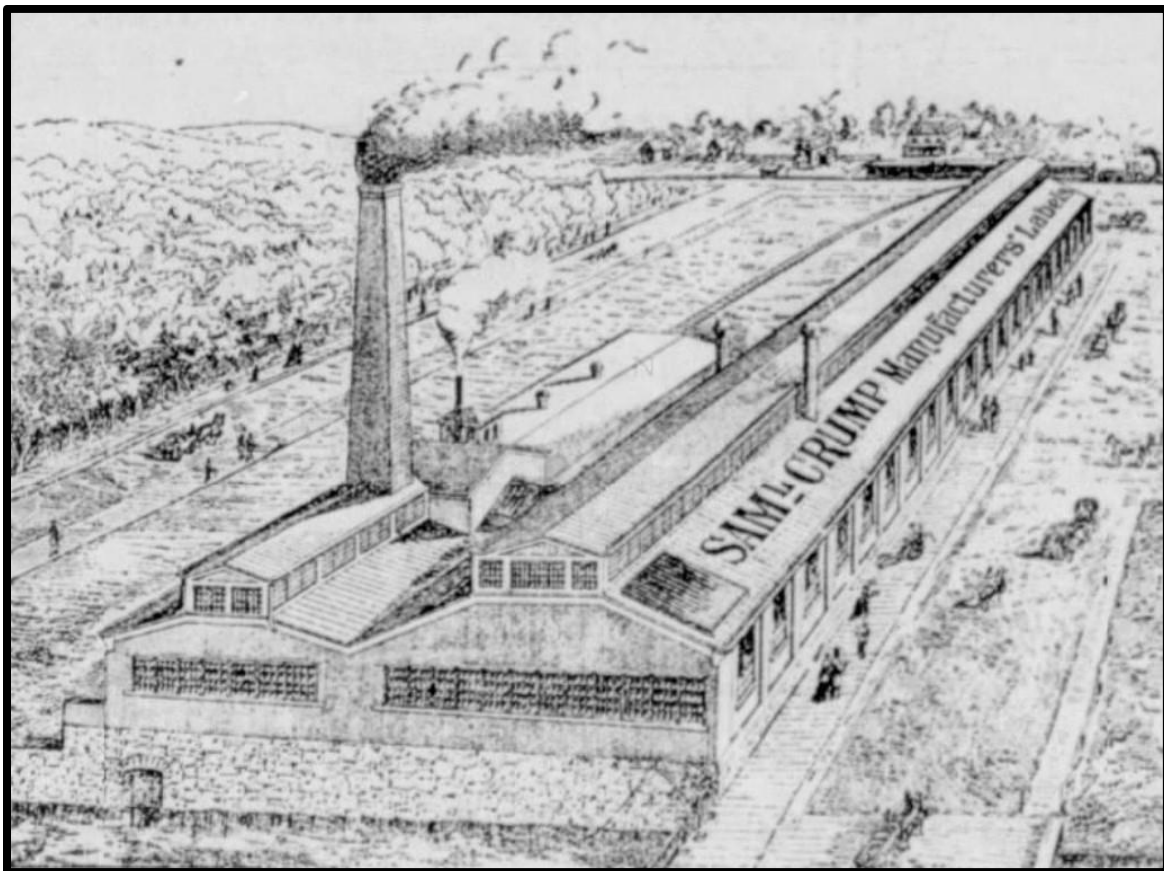


FIGURE 3: 1877 EGRAVING OF THE REBUILT CRUMP & EVERDELL FACTORY IN MONTCLAIR. (*MONTCLAIR TIMES*, NOVEMBER 10, 1877).

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



Despite being a major employer in Montclair, Crump and Everdell's works developed a reputation as a local nuisance, specifically concerning the disposal of industrial wastes into Toney's Brook. A letter to the editor of the *Montclair Times* complained that "It is surprising how little interest our people take in the sanitary condition of their own town...Mr. Crump has acknowledged that the refuse from his factory is of the rankest poison. Without Doubt the prime cause of the prevalence of sickness in our town is owing to these intolerable nuisances..." (*Montclair Times* March 8, 1879). The complaints about Crump's polluting the brook would continue for years to come. Despite the complaints, Crump commissioned an addition to his factory in

December 1879 to add more color press machines as well as a two-hundred-foot addition with a seventy-foot tower at each end for paper drying in 1881 and a two-story brick addition measuring 40 x 67 feet at the Forest Street end of the property in 1885 (*Montclair Times* December 27, 1879; May 21, 1881).

The earliest cartographic depiction of the property containing Crump's factory is the 1885 Sanborn Fire Insurance Map. Fire insurance maps typically provide a great degree of detail since the maps informed actuaries and insurers about the various degrees of risk behind insuring a particular property. The maps would typically provide information about the construction type, building/room uses, presence of fire suppression or firefighting apparatus and other relevant data (see Figure 4).

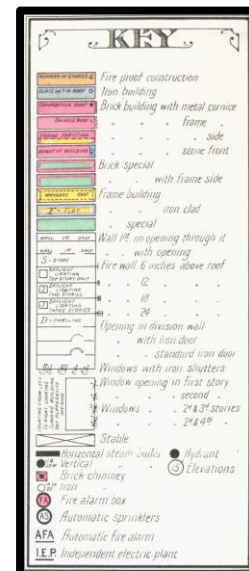


FIGURE 4:
KEY TO SANBORN

The 1885 Sanborn Map for Montclair depicts the factory for Crump's Label Co. one the northeast side of Label Street and southeast of Forest Street (see Figure 5). As mentioned above, additional parcels associated with Crump & Everdell's work are also depicted on the southwest side of Label Street. With respect to the engraving depicted in Figure 3, the factory described and depicted in 1877 is the section of the mapped structure located southeast of Toney Brook. The additions described in subsequent news articles are depicted northwest of the brook while a freight house is depicted to the southeast along the railroad tracks. At the south corner of the property near the intersection of Label Street with the railroad is depicted a small, framed store building covered with iron cladding.

Expansion to Crump's factory continued in 1888 when a 40 x 100-foot addition was appended to the complex (*Montclair Times* February 4, 1888). The next cartographic depiction of the factory complex appears in 1890 published in Elisha Robinson's *Atlas of Essex County, New Jersey* (see Figure 6). While lacking the detail of a fire insurance map, the depiction does distinguish between wood frame buildings and brick buildings. Several important details to note on this map are 1) a wood frame building at the corner of Label Street with the Railroad; 2) Oak Street does not yet exist; 3) the northeast half of the subject property now adjacent Oak Street is shown as vacant and undeveloped.

William Everdell retired from the partnership around 1888 and Samuel Crump subsequently founded the *Samuel Crump Label Company*. However, this company lasted only until 1890 when Samuel Crump sold his factory to the firm of Hinds & Ketchum of Brooklyn, New York, founded by two of Crump's former employees (*Montclair Times* July 12, 1890). Within months of the sale, the new firm scaled back the operation in Montclair to the point that by September the *Montclair Times* printed that "What was once the scene of continued activity is beginning to look deserted and discarded" (*Montclair Times* September 27, 1890). Hinds & Ketchum dissolved within a year and consolidated with a new concern named the United States Printing Company of Ohio with plans to enlarge and renovate the Montclair factory while also reducing its labor force (*Montclair Times* September 12, 1891). The United States Printing Company possessed a reputation for printing playing cards, wallpaper, and other bulk specialty items.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
 Proposed "Label Street Manufacturing District"
 Montclair Township, Essex County, New Jersey

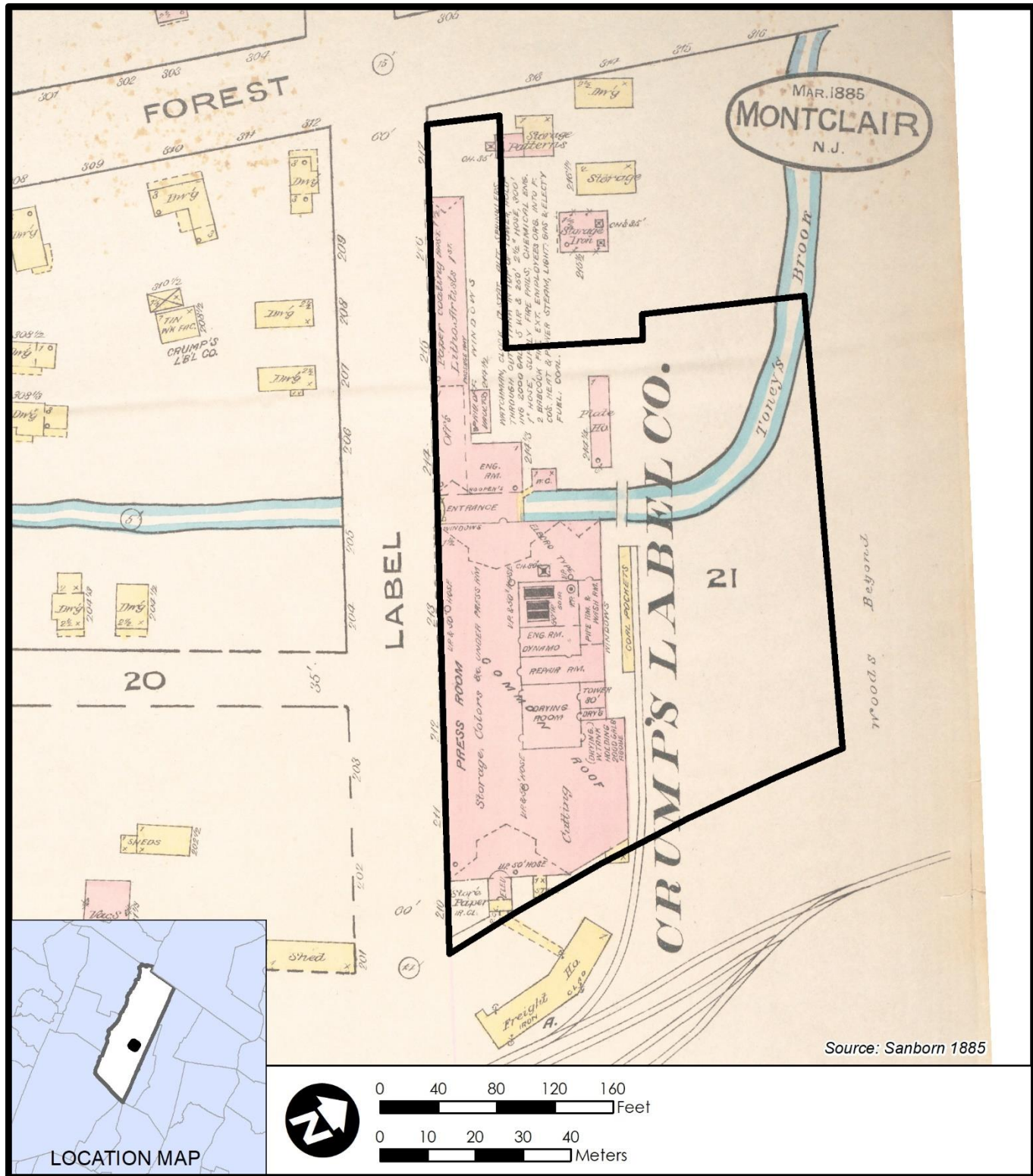


FIGURE 5: 1885 SANBORN FIRE INSURANCE MAP SHOWING THE SUBJECT PROPERTY.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



FIGURE 6: 1890 ROBINSON'S ATLAS OF ESSEX COUNTY, NEW JERSEY SHOWING THE SUBJECT PROPERTY.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



An 1894 engraving of the United States Printing Company's factory in Whittemore's History of Montclair depicts the property's extant buildings at that time (see Figure 7). Arrangement of buildings in this depiction resembles that depicted in the 1890 Robinson Atlas. No improvements are visible at the corner of Oak and Erie Streets while a building at the intersection of Label Street with the Railroad appears to be wood frame as indicated on the 1890 cartograph.

Under the ownership of the United States Printing Company of Ohio, the property expanded through the purchase of additional parcels in 1897. The company purchased two parcels from the estate of Alfred J. Crane (Essex County Deeds Book W30, Page 61) and one parcel from John Casper Gressing (Essex County Deeds Book W30, Page 63). The next major cartographic depiction of the property appears in the Mueller *Atlas of Essex County, New Jersey* for 1906 (see Figure 8). Notable changes in the factory property include the expansion of the factory lot size as described in the parcel purchases above, and the replacement of several buildings. Of note to the subject property, the building at the intersection of the Railroad's property with Label Street, formerly depicted as a wood frame structure clad with iron sheeting, is now depicted as a brick building. This indicates that the earliest a brick building stood at that location is sometime between 1894 and 1906.

Another important change to note is the presence of Oak Place connecting Forest Street to Erie Street. Several parcels along Oak Place, those purchased in 1897 from Crane and Gressing, are shown as the property of the United States Printing Company. Two of the lots, near the intersection of Erie and Oak, are depicted as having frame dwellings on them.



FIGURE 7: 1894 DEPICTION OF THE UNITED STATES PRINTING COMPANY AT MONTCLAIR. LABEL STREET IS TO THE LEFT AND ERIE STREET IS IN THE FOREGROUND.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey

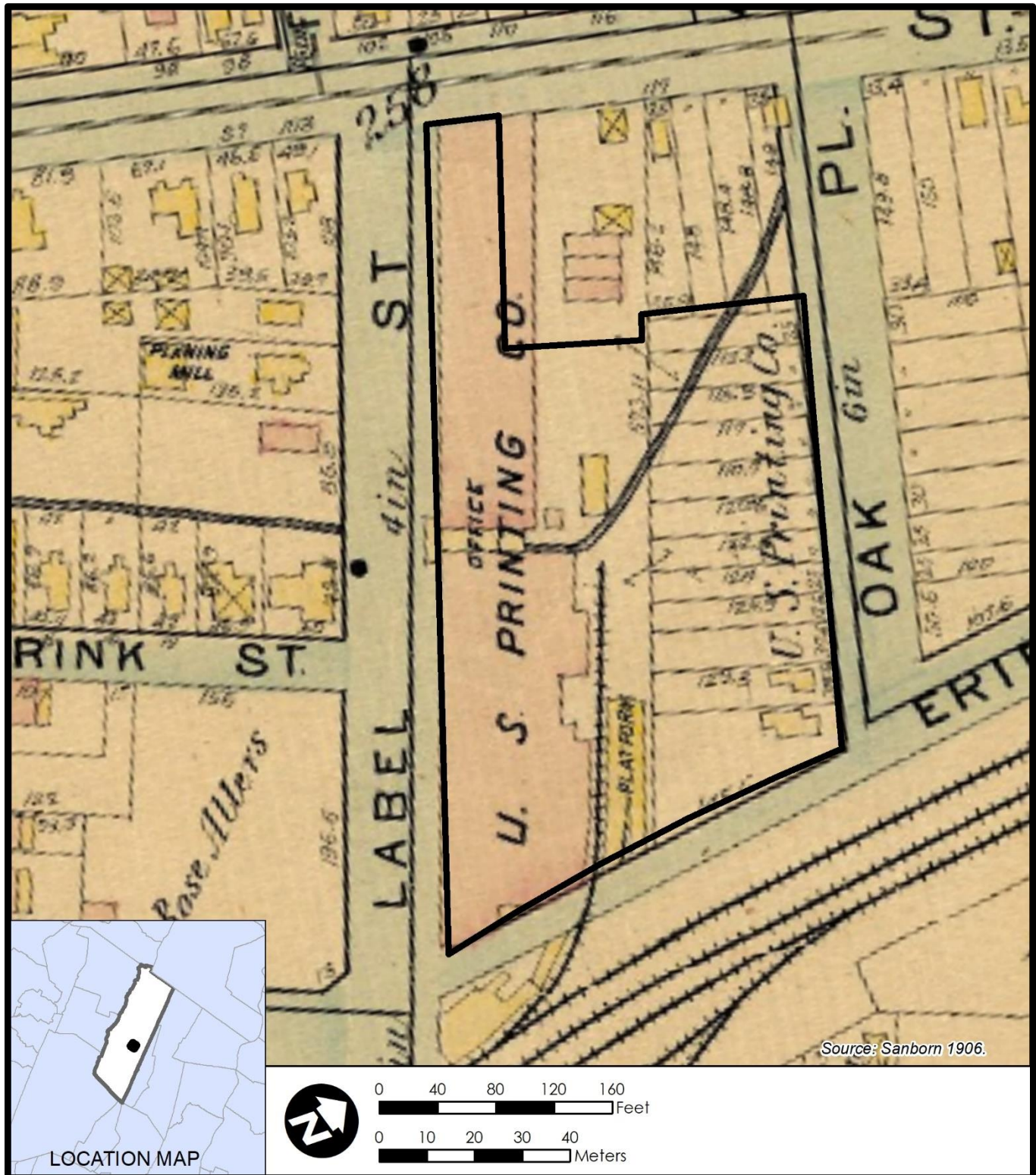


FIGURE 8: 1906 MUELLER ATLAS MAP SHOWING THE SUBJECT PROPERTY.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



The 1907 Sanborn map provides much greater detail with respect to the buildings within the subject property (see Figure 9). The map more clearly depicts at the corner of Erie and Label Streets a building resembling the current building within the subject property at that intersection. In addition, a new shipping, packaging, and cutting warehouse is depicted within the property at the intersection of Oak Place with Erie Street. The map indicates this structure contained a tall central bay with a clerestory flanked by two one-story bays. The southwest wall, according to this map lays open to the weather likely to facilitate loading and unloading freight from rail cars.

On April 24, 1908 the New Jersey Coated Paper Company, Inc. incorporated with a principal address of Label and Erie Streets, Montclair, New Jersey (New Jersey State Library 2023). According to an article in the *Montclair Times*, the firm purchased outright the Montclair factory from the United States Printing Company (*Montclair Times* August 8, 1908). Despite appearing like a new concern had purchased the factory, the New Jersey Coated Paper Company simply existed as a subsidiary of the United States Printing Company though no longer focused on making labels or playing cards like previous iterations but instead on cardstock and specialty wallpapers.

As the company's operation expanded under the new focus, an article in the *Montclair Times* stated that:

"The Company has just caused to be torn down a familiar landmark in Montclair. This was the old eighty-five-foot brick stack that was erected thirty-two years ago. The other stack, a steel structure, which stood alongside, will also be removed. Both will be substituted with a 100-foot steel stack that will be part of the improved power plant that is being installed by the company" (*Montclair Times* February 20, 1909).

The factory continued implementing improvement programs. In 1915 the company built a one-story brick addition to the Label Street building measuring 39 x 45 feet and a firebrick shed at its railroad siding with the Erie Railroad (*Montclair Times* August 28, 1915; July 21, 1917). An advertisement from 1922 for the New Jersey Coated Paper Company shows the factory as it existed at that time (see Figure 10). The company expanded its range of products since the advertisement indicates the company produced calendars, post cards, Christmas seals, cigar box flaps, cigar bands, and can and box labels. Another round of improvements to the property included the construction of a mezzanine platform in 1926 (*Montclair Times* February 24, 1926). The 1926 accompanying photograph of the factory shows a former railroad siding and numerous additional buildings formerly present on the site (see Figure 11).

In 1927 the United States Printing and Lithographic Company of Cincinnati, Ohio decided to discontinue operation of the New Jersey Coated Paper Company putting numerous employees out of work (*Montclair Times* May 11, 1927). With the factory out of operation, the Town of Montclair began its own improvements to the property for the betterment of the community. These improvements included demolition of a dam under the factory which diverted water from Toney Brook into the factory's turbines (*Montclair Times* September 14, 1927). In 1929 the Town of Montclair purchased the property from the successor to U.S. Printing—the International Paper Company (*Montclair Times* June 26, 1929; July 10, 1929). During its early years of ownership, the Town of Montclair utilized the massive spaces afforded by the complex for a host of events. In 1930 the town hosted a business and automobile show at the factory (see Figure 12; *Montclair Times* October 4, 1930).

While owned by the township, the factory faced demolition from the onset. As early as 1931, Montclair's civic leaders sought to raze the factory and redevelop the site. In January of 1931, following the success of the business and automobile show, town officials advanced a plan to redevelop the site as a civic center (*Montclair Times* January 21,

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
 Proposed "Label Street Manufacturing District"
 Montclair Township, Essex County, New Jersey

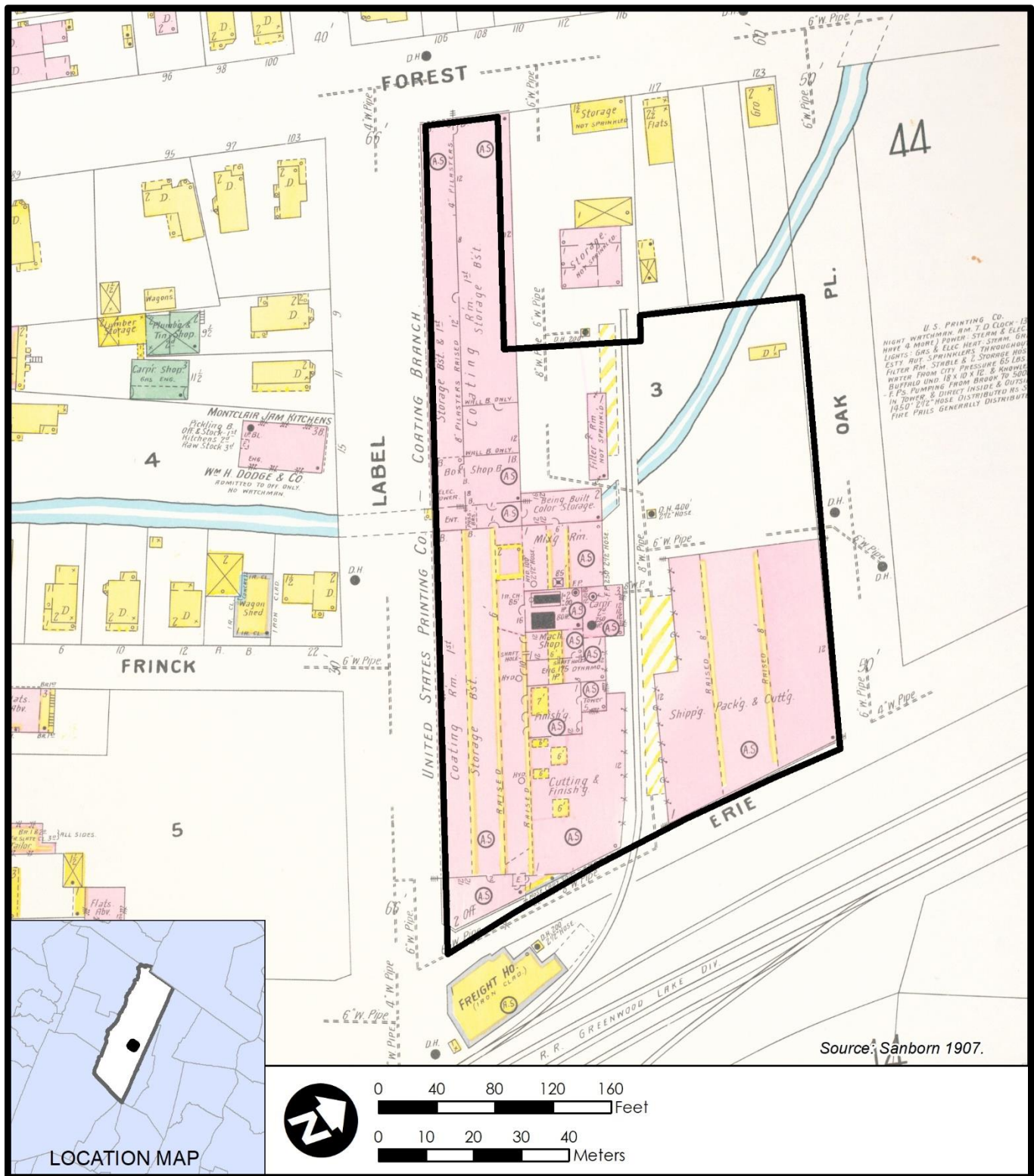


FIGURE 9: 1907 SANBORN FIRE INSURANCE MAP SHOWING THE SUBJECT PROPERTY.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey

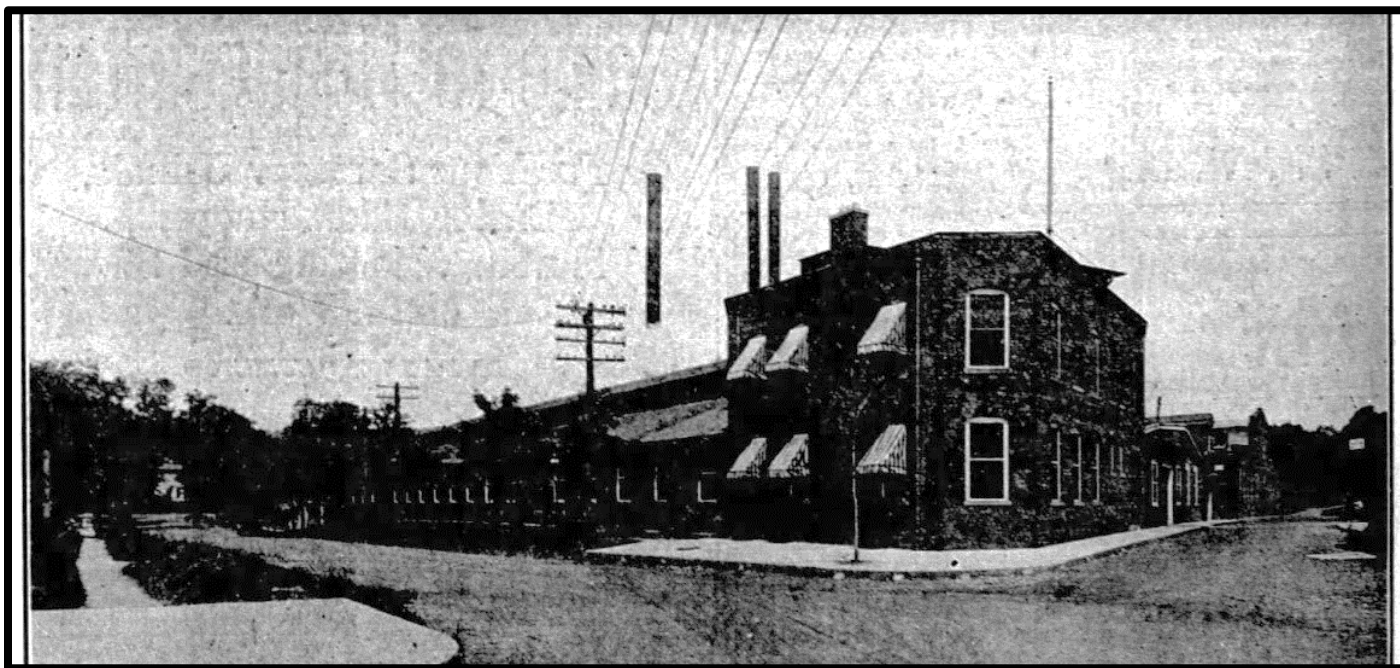


FIGURE 10: 1922 PHOTOGRAPH OF THE NEW JERSEY COATED PAPER COMPANY IN MONTCLAIR.

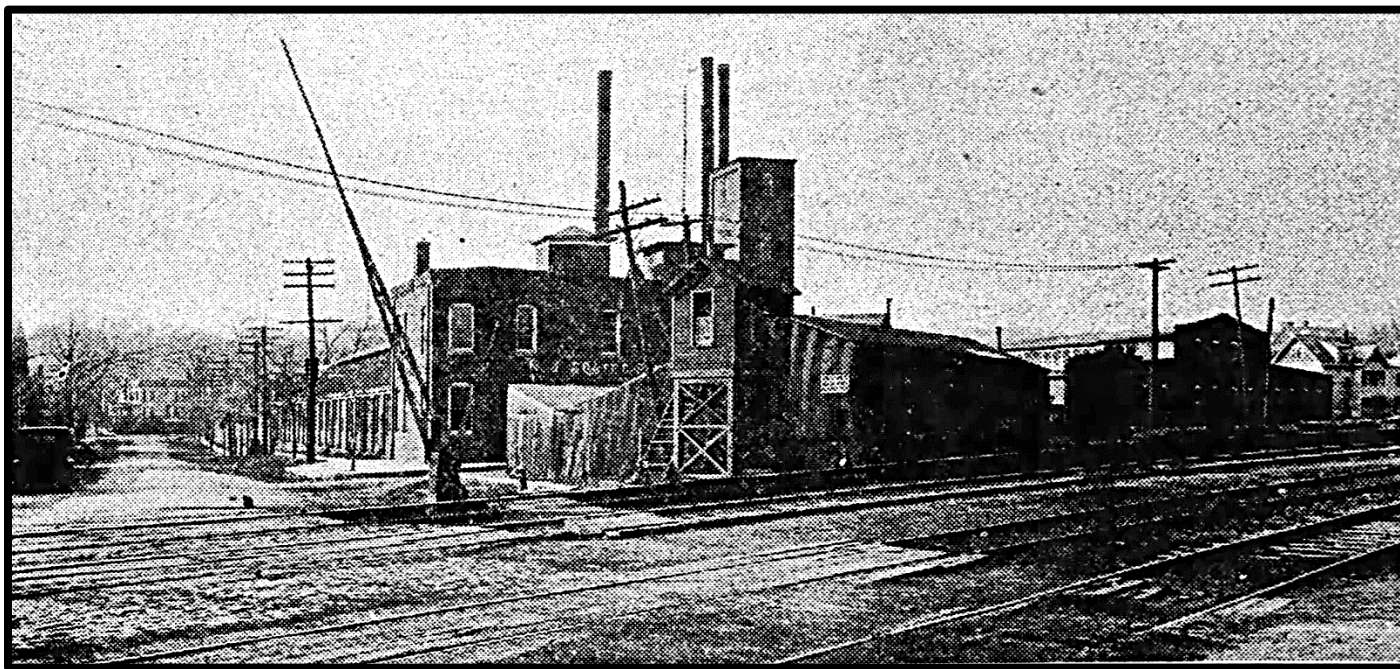


FIGURE 11: 1926 PHOTOGRAPH OF THE NEW JERSEY COATED PAPER COMPANY IN MONTCLAIR.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey

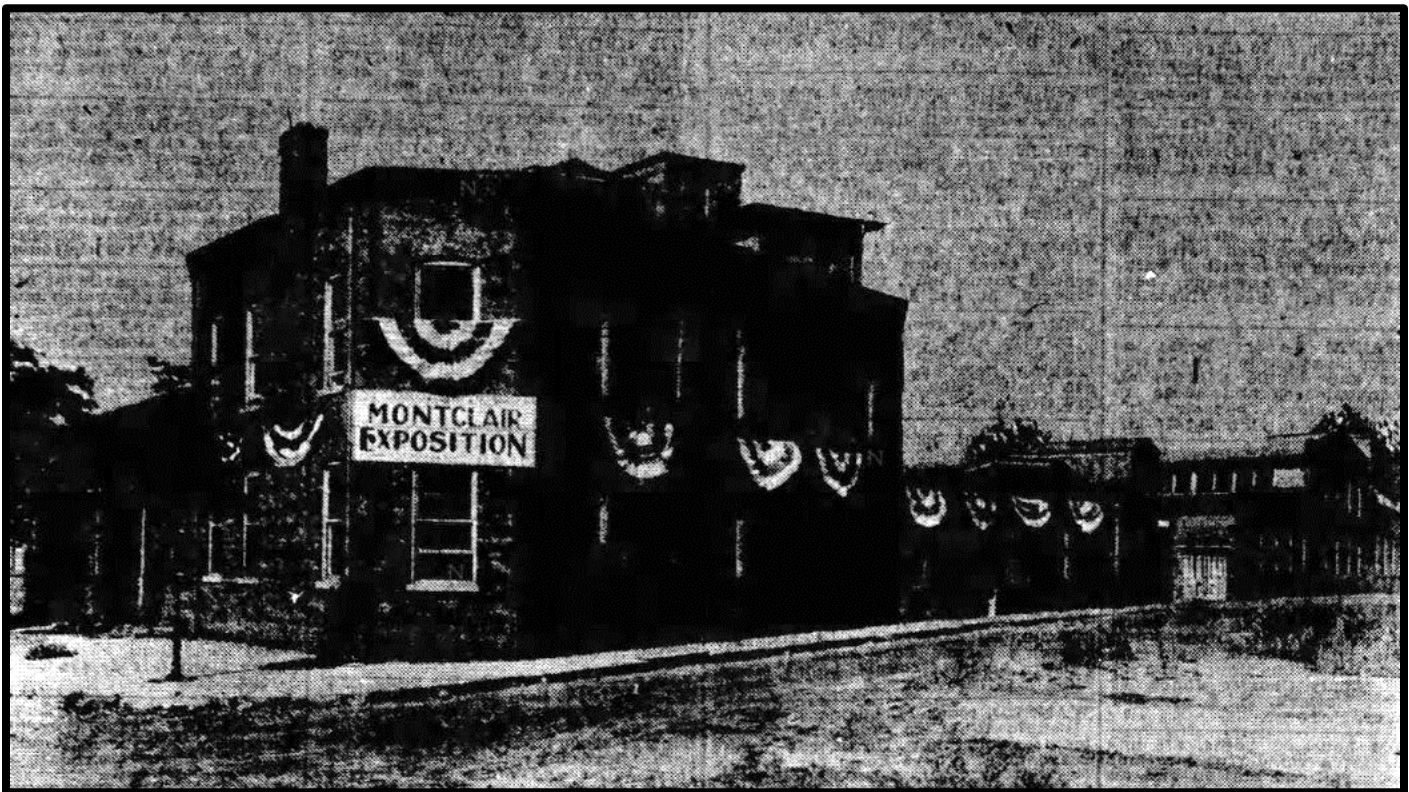


FIGURE 12: 1930 PHOTOGRAPH OF THE FORMER NEW JERSEY COATED PAPER COMPANY IN MONTCLAIR.

1931). Later that year, however, the town repurposed the property to manage the many needy families impacted by the depression. The site became a public storehouse to collect household furnishings, clothing, and other useful goods for impoverished families (*Montclair Times* October 2, 1931).

The 1933 Franklin Atlas of Essex County, New Jersey depicts the former New Jersey Coated Paper Company factory as belonging to the "Department of Welfare" with a mix of both brick and wood framed buildings on the property (see Figure 13; Franklin 1933). The Sanborn map for 1934 depicts the site in greater detail (see Figure 14). The northwestern extent of the building northwest of Toney Brook remained vacant while the factory to the southeast of the brook served as the Town of Montclair's Bureau of Public Welfare as well as a town garage. The brick building at the corner of Label and Erie Streets is noted as office space while the building at the corner of Erie Street and Oak Place is listed as a general warehouse.

In 1934 the town entertained bids to sell much of the scrap from the old factory building including old boilers, generators, engines, and pumps while the town also demolished two of the buildings in 1935 (*Montclair Times* November 30, 1934; February 19, 1935). By the end of 1935, the town toyed with the idea of leasing the property to either the state or federal government (*Montclair Times* December 6, 1935). In 1937 these plans came to fruition as the town leased the land to the State of New Jersey and demolished all the former factory buildings except for two—the office building at the corner of Erie and Label Streets and the warehouse building at the corner of Erie Street and Oak Place (*Montclair Times* March 23, 1937). The demolition of the former factory paved the way for the construction of the Motor Vehicle Inspection Station now present in Parcel 1 of the subject property (see Figure 15).

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey

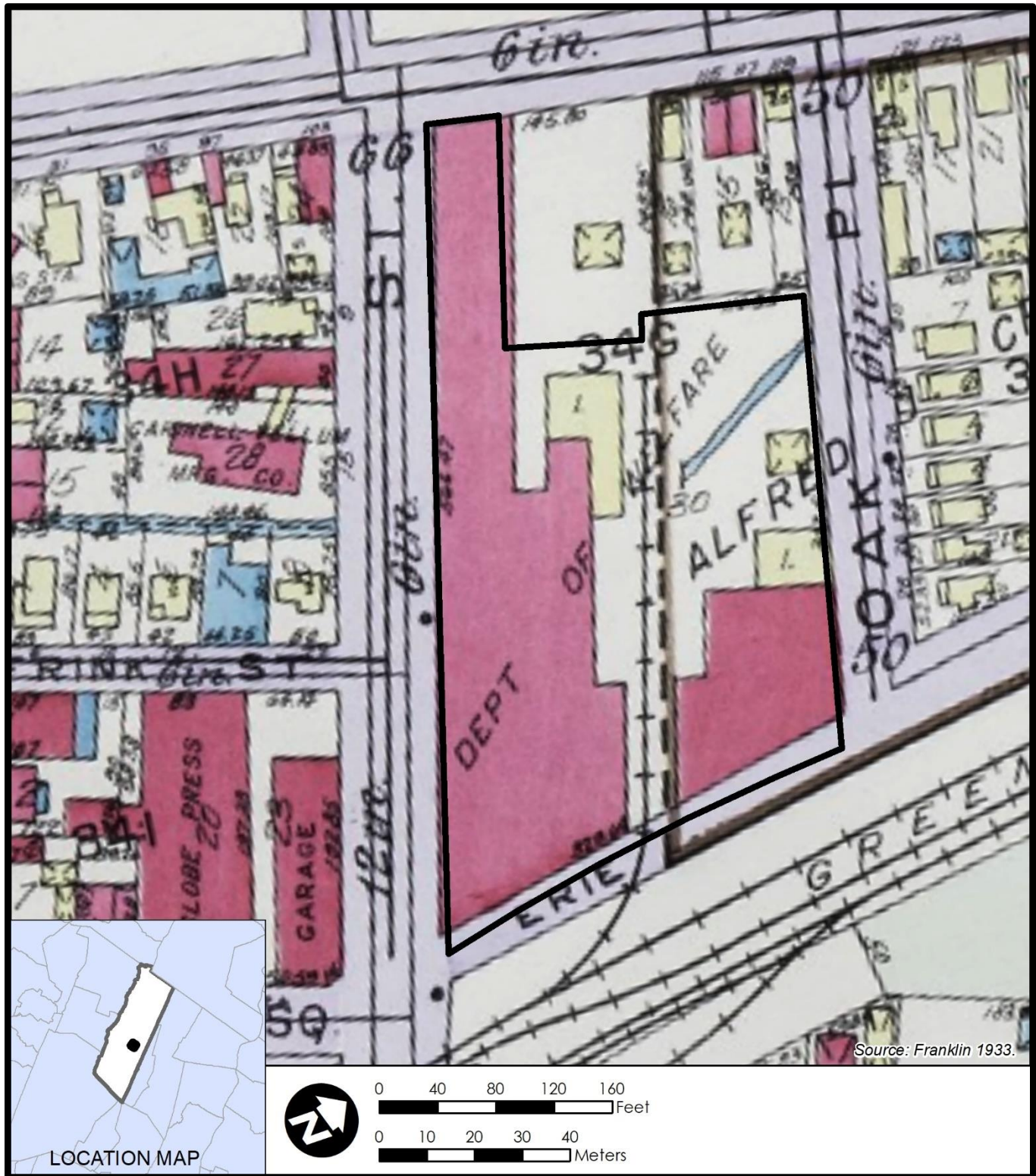


FIGURE 13: 1933 FRANKLIN ATLAS SHOWING THE SUBJECT PROPERTY.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey

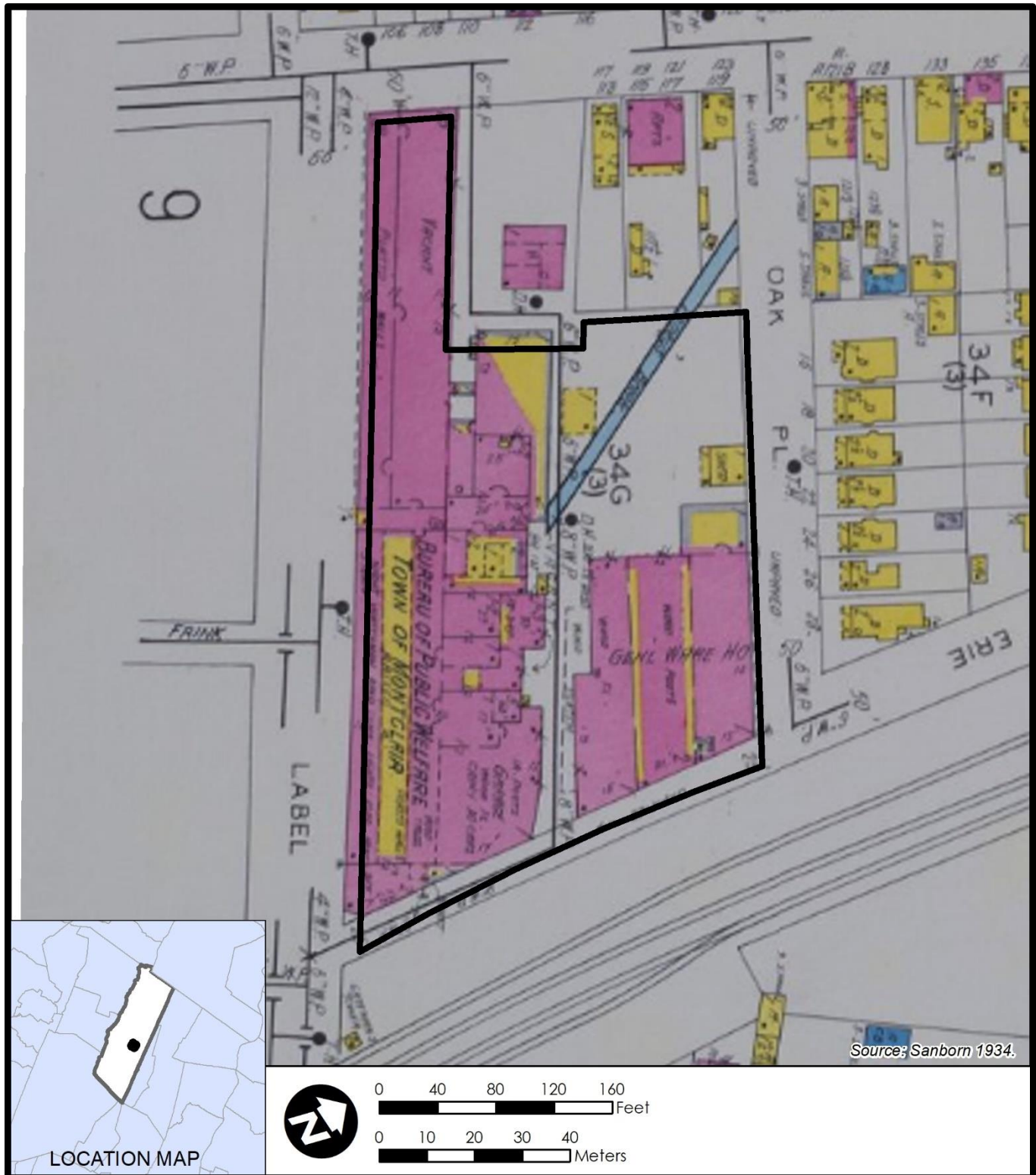


FIGURE 14: 1934 SANBORN FIRE INSURANCE MAP SHOWING THE SUBJECT PROPERTY.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



FIGURE 15: 1938 PHOTOGRAPH OF THE FORMER MOTOR VEHICLE INSPECTION STATION AT THE CORNER OF LABEL STREET AND FOREST STREET. (MONTCLAIR HISTORY CENTER ONLINE).

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



In 1940 the Town of Montclair leased portions of the two remaining buildings to the Oiljak Company. According to the lease (see Figure 16), only half of the ground floor and the whole second floor of the building at the corner of Erie and Label Streets could be used by the company for warehousing and minor assembly functions only (*Montclair Times* September 20, 1940). After the close of World War II in 1945, the Oiljak company asked the Town for an extension on their lease as well as to expand the lease to include the building on the corner of Erie Street and Oak Place (*Montclair Times* July 19, 1945). In 1946 the town sold the property to Oiljak (Montclair Deeds Map 34, Block G, Lot 30).

By 1950, Oiljak sold most of Parcel 2 to Michael Quadrel – owner of a local trucking company (Montclair Deeds Map 34, Block G, Lot 30). A review of Price & Lee’s City Directories for 1951, 1953, and 1955 reveals that buildings at 111 Forest Street (now 107 Forest) and 18 Label Street did not appear in the directory until 1955. Historic aerial images for 1954 show a new square building within Parcel 2 at the location of 18 Label Street suggesting the building is of recent construction (see Figure 17). By 1955 the address for 18 Label Street is listed in the directory associated with Prestige Knitting Mill (Price & Lee 1955). Prestige only operated at that location until 1958 (see Figure 18) and by 1959 the location became part of the R.A. McDonough Retreading Company – a neighboring business focused on re-treading tires located at 111 Forest Street (*Montclair Times* October 2, 1958; March 5, 1959). In 1964 the McDonough Company received approval from Montclair Township to build a one-story addition connecting the building at 18 Label Street to the building at 111 Forest Street (*Montclair Times* June 25, 1964). By 1974 the buildings no longer housed a tire retreading operation, occupied instead by the Sterling Net and Twine Company (*Montclair Times* September 19, 1974).

Oiljak continued to occupy Parcel 3 until 1960 when the company moved to Stroudsburg, Pennsylvania (*Montclair Times* November 9, 1961). After Oiljak left for Pennsylvania, a series of companies occupied the property at Parcel 3. During the 1960s, E.S.R., Inc, a manufacturer of plastic toys utilized the property in Parcel 3 for a short while followed by the Montclair school board, and a heating contractor named Arthur Frutchey & Sons (*Montclair Times* January 11, 1968; June 8, 1972; and November 8, 1979). In 1985 the current owner 34 Label Street Associates obtained Parcel 3. Beginning in 1996, plans circulated to remodel the building at the corner of Erie and Label Streets (see Figure 19). As part of this remodeling, the original building nearly doubled in footprint with additions to the northwest and northeast and a courtyard added to the northeast beyond the addition. Additional changes included the removal of several original exterior walls to open the space and underground expansion beneath the courtyard. Exterior treatments included re-facing the remodeled building with a brick veneer, replacement of the original windows and frames, and a complete gutting of the interior space. Contractors completed the improvements by 2002 when the remodeled space reopened to the public as Richard Cecere’s Restaurant and Lounge (*Montclair Times* August 28, 1997; August 29, 2002; October 10, 2002; January 22, 2004; see Figure 20).

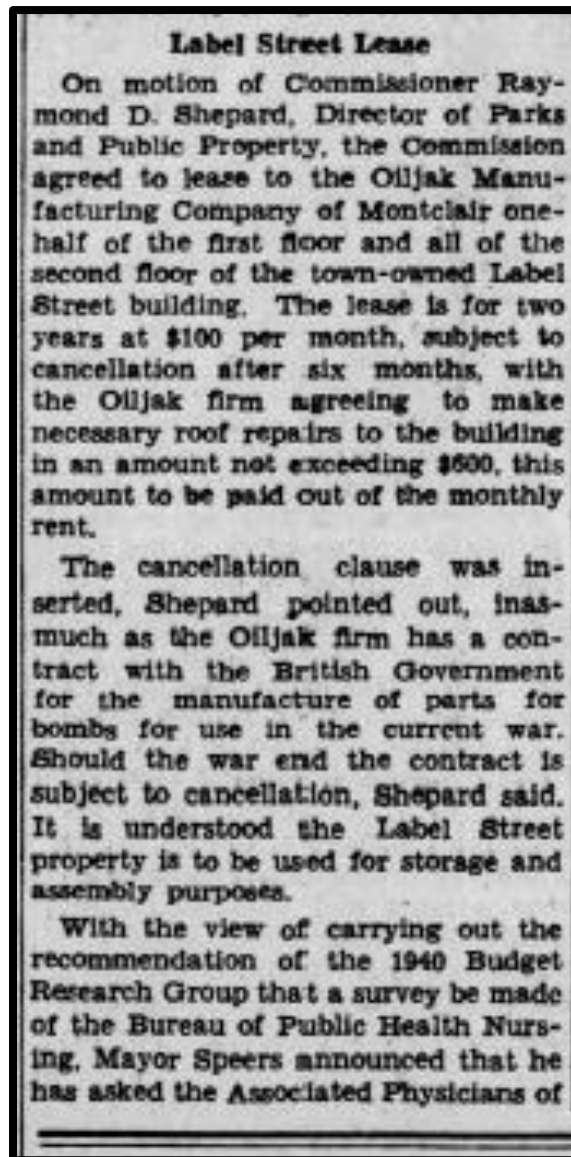


FIGURE 16: NEWSPAPER CLIPPING FOR THE LEASE OF FORMER US PRINTING COMPANY FACTORY. (MONTCLAIR TIMES, JULY 19, 1945).

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



FIGURE 17: 1954 AERIAL IMAGE SHOWING THE SUBJECT PROPERTY.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey

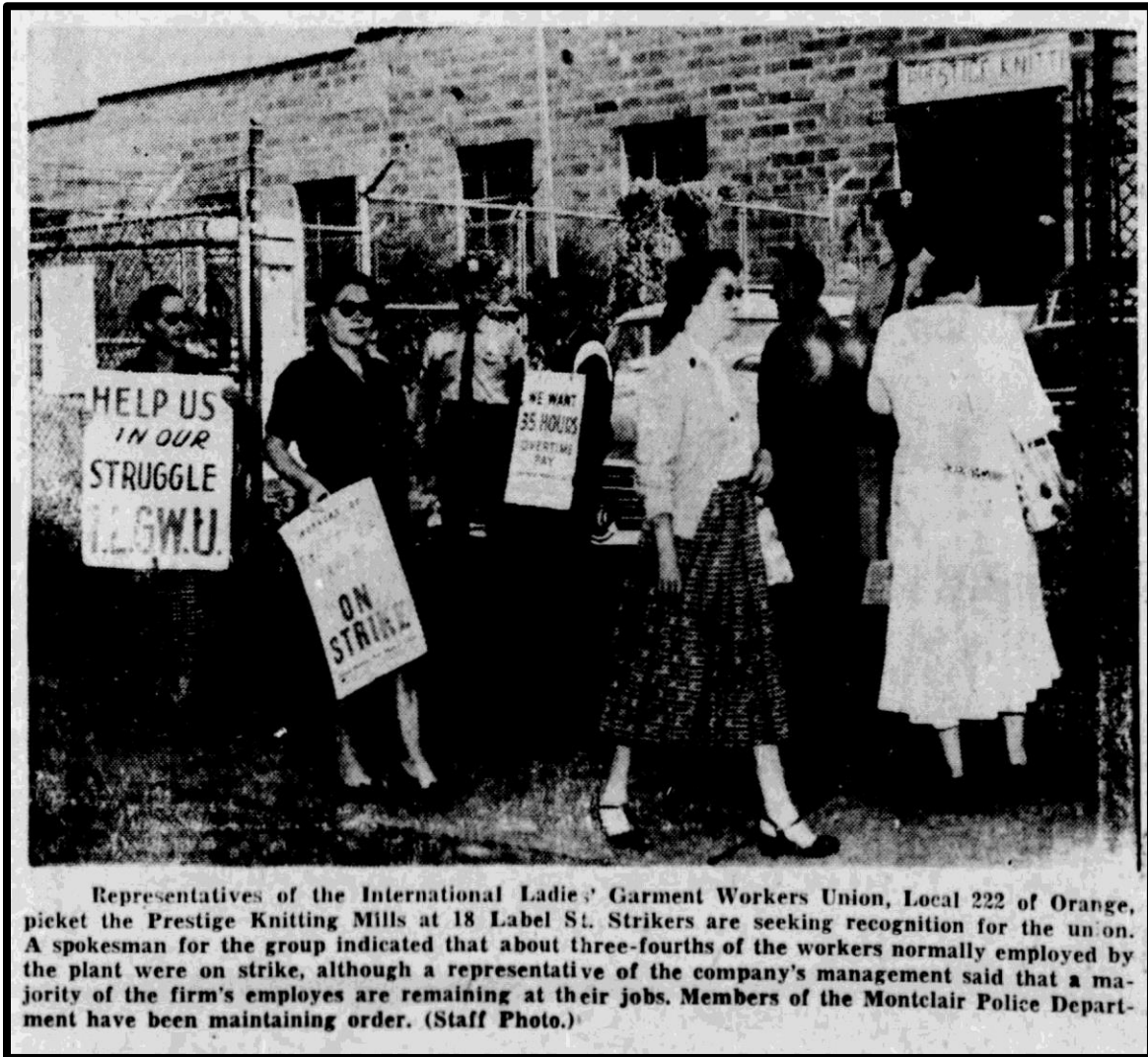


FIGURE 18: 1958 MONTCLAIR TIMES PHOTOGRAPH SHOWING WOMEN PICKETING OUTSIDE THE PRESTIGE KNITTING MILL AT 18 LABEL STREET.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



FIGURE 20: 2002 AERIAL IMAGE SHOWING THE SUBJECT PROPERTY.

3.0 ANALYSIS OF NOMINATION REPORT

According to the Nomination Report, "The three lots located at 16 Label Street, 18 Label Street and 6-10 Erie Street are significant historic properties in the Township of Montclair. In reviewing the criteria for the designation of historic landmarks under **Montclair Code Section 347-135A**, the property meets three of the key criteria elements." The following Statements are directly quoted from the Nomination Report.

Montclair Criterion 1. *Are associated with events that made a significant contribution to the broad patterns of our history:*

Parcel 1 contains a 1937 brick structure, designed by local architect Clifford C. Wendehack, built as a state-operated motor vehicle inspection station pursuant to the enactment of state legislation requiring mandatory motor vehicle inspection. In 1998, State of New Jersey determined that the Montclair Motor Vehicle Inspection Station was eligible for listing in the National Register of Historic Places. This structure retained a high percentage of integrity and is associated with New Jersey's efforts to promote motor vehicle and highway safety. Under NRHP Criterion C, this structure embodies the distinctive characteristics of a ca. 1937 New Jersey Department of Motor Vehicles Inspection Station. The building is emblematic of the shift from rail commuting and rail freight use discussed in detail in this report of the study area, to personal automobile travel and the need for vehicular safety through inspections. In 2010, subsequent interior renovations transformed the building into a restaurant, however, the historic exterior of the building has been maintained.

The subject lot, Parcel 3, containing the two factory buildings, at the corner of Label and Erie Streets and the corner of Oak Place and Erie Street, were constructed by the United States Printing Company. The original complex of the Crump Label Factory and its association with the site reflected post-Civil War industrial growth in the northeast which relied on abundant energy sources including water power and railroad transportation. The United States Printing Company followed the Crump Label Company in this location and continued the traditions associated with the design and production of paper ephemera. Both companies were significant manufacturers of paper labels, calendars, and trade cards demonstrating high quality 19th century design and production. The scale of the buildings, determined from images and fire insurance maps, indicate that it was a substantial industry which employed state-of-the-art machinery, employment practices, and a large labor force. The remaining buildings of the United States Paper Company embody the distinctive characteristics of two 19th century brick buildings, one used as a commercial building and the other as an industrial factory. Subsequent companies utilized the buildings for the manufacture of diverse paper products. Additional businesses in the area directly neighboring the proposed Label Street Manufacturing District demonstrate that this area related to various aspects of the paper and printing industry, creating a district of similar trades.

Toney's Brook provided the initial energy via water-powered mills for the Crump Factory. Water mills powered the first industries of paper and woolen mills along the brook from Walnut to Elm Street, as early as the 17th century. Label Street and the surrounding neighborhood of the proposed historic districts of Walnut Street, Walnut Street Business and the Label Street Workers Housing districts exist as a microcosm of a prosperous early, light industrial area. This image contrasts with the usual representation of Montclair as a wealthy, residential commuter suburb.

The industries' connection to the railroad at the Walnut Street Station was vital for the importation of raw goods and the shipment of finished products that defined and characterized the Label Street district contributing to its manufacturing prosperity and vigor. The railroad service and connections were the key to the economic growth of the Crump Label Factory and firms that subsequently located

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



in the study area. Their reliance on the railroad during this era of significance reflects how transportation developed in the northeast and in national trends in the 19th century. At this site, the Walnut Street Station first operated on the Montclair Railroad and eventually became the New York and Greenwood Lake Railroad, part of the Erie Railroad. Service began in 1873. It was the first stop in Montclair and originated in Croxton in Jersey City.”

Montclair Criterion 2. *Are associated with the lives of persons significant in our past:*

Samuel Crump, founder of the Crump Label Company was an inventor and entrepreneur in the paper industry during the 19th century. He was an inventor of several patented devices which improved label design and production in the paper industry. His decision to locate the Crump Label Company in Montclair contributed to the economic viability of many local citizens and the Township’s prosperity. He created a self-contained factory complex, capable of designing, manufacturing and transporting their products. Crump sought talented artists to create the images he marketed to the American public. He became a prominent citizen in the Township, contributing financial resources and incentive programs to the schools and the orphanage of the township. Crump was one of the first industrial leaders in the country to promote profit sharing programs for his employees and built housing for employees in the neighborhood of the Crump Label Company. Many of these houses are extant and create the proposed Label Street Worker Housing district recommended in the HP Element of the Master Plan. Unfortunately, the diphtheria disease ravaged his household and caused the death of his three small children. This tragedy affected his relationship with Montclair and he ultimately moved to another part of the country. However, the Crump family maintained ties to the community.

Montclair Criterion 5. *Are otherwise of particular historic significance to the Township of Montclair by reflecting the broad cultural and social history of the nation and community.*

The Oiljak Company, which subsequently occupied the two United States Printing Company buildings after the partial Township of Montclair demolition, was a leader in producing products for use in World War II, both nationally and internationally. Known as a “contract” manufacturer, they designed and redesigned products including packaging and shipping for independent companies. Oiljak invented, designed and produced a number of popular objects, including automobile and weapons for the war effort. Oiljak was the largest employer in Montclair during the war years, employing over four hundred people in twenty-four-hour shifts. Oiljak received the renowned “E” award three times during the war years. Oiljak employed engineers who developed new products with innovative designs and materials. The company’s departure for larger and more economical headquarters in Pennsylvania in 1960 was a loss for the community. They were considered an “institution” of Montclair.

Nomination Report Closing Remarks:

These parcels are a part of the larger potential Walnut Street, Walnut Street Business and the Label Street Worker Housing historic districts as identified in the Historic Preservation Element of the Master Plan. These three contiguous lots “demonstrate a unique architectural identity, and is known for its historic association with the development of the railroad and...industrial development.”

Montclair’s Label Street district is a very good example of industrial development in the 19th century in northern New Jersey, albeit on a smaller scale than national models, powered by entrepreneurs who recognized opportunity and were able to capitalize on it, fostering large and successful

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



businesses with the aid of accessible transportation networks, available raw materials, streams for water power, and labor for military contracts and public demand for popular paper, arts and design products and other useful trades and products. Toney's Brook provided a power source to a number of industries along its banks. The proximity of the railroad to Label Street factories contributed to the success of the businesses which demonstrates the expansion and reform of various industries, especially the paper trade, after the Civil War. The 20th century unveiled the next phase of industrial growth with a dedicated effort for providing armaments for World War II. The state automobile inspection station increased safety of those traveling by personal automobile once that mode became popular. The National Parks Service recognizes these diverse examples as emblematic of industrial expansion in the United States. Retaining the character of the neighborhood as a former industrial district important to Montclair's history would benefit the entire community by maintaining and preserving the legacy of the industries and people who lived and worked here and contributed significantly to that legacy.

This study area and proposed historic district is bounded by the proposed Label Street Worker Housing potential historic district to the north and west, which features low-rise residential and light-industry buildings. It is located within the proposed Walnut Street Business potential historic district, which borders the Walnut Street potential historic district as defined in the Historic Preservation Element of the Master Plan of Montclair Township. Toney's Brook still winds its way through the area. There is open space for development, however any development of the area should be respectful of the past, lowrise [sic], light manufacturing building type and ambiance of the neighborhood.

4.0 CONSIDERATIONS FOR SIGNIFICANCE

THE "DISTRICT" PROBLEM:

The statement of significance made for this nomination conflates several disparate periods of significance and areas of historic significance under a singular forced umbrella of a "District." According to the township's code, a District is "One or more historic sites and intervening or surrounding property significantly affecting or affected by the quality and character of the historic site or sites." Unfortunately, this definition is both circular in its logic and ill-equipped to explain what a historic district is. By contrast, a review of the definitions developed by the Department of the Interior for the National Register of Historic Places provides a clearer understanding of a historic district. According to the SOI Guidelines, "A District possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development." In this respect, a historic district consists not only of a group of properties, but a grouping that is bound by either some common historic significance, or by a similarity of design or a common physical development.

The ca. 1937 former New Jersey Department of Transportation Inspection Station on Parcel 1 is opined eligible for the National Register of Historic Places as part of a thematic discontinuous historic district focused on the emergence of automobile transportation and the need for safety regulations. Independent of the remainder of the proposed Label Street Manufacturing District, this property is eligible for local designation status as a well-preserved surviving example of early New Jersey Inspection Stations, as a surviving example of a local architect's work, and for its association with the rise of automobile use in Montclair, Essex County, the State of New Jersey, and throughout the Nation. This historical significance, however, does not translate to the remaining parcels within the proposed district.

The architectural design for the inspection station, developed by Clifford C. Wendehack, is also consistent with other automotive inspection stations erected between 1937 and 1938 as part of a program established by the state to enforce compliance with its motor vehicle inspection law. In total, the State erected 28 stations during this time and several of them bore numerous design similarities differing slightly in materials, service space, and pitch of the parapet. These structures all shared a long, narrow two-lane-wide plan with similar exteriors and large bay doors at each of the gabled ends to allow cars to drive through. While the inspection station on Parcel 1 shares an architectural commonality with other inspection stations built between 1937 and 1938, it does not share any commonality or either design or plan with the other buildings within the proposed Label Street Manufacturing District.

The ca. 1937 former inspection station also possesses a very specific period of significance which does not correlate to the remainder of the proposed historic district. The inspection station operated from its erection in 1937 until 1998 when decommissioned by the New Jersey Department of Transportation. This period of significance post-dates the manufacturing period detailed in the Nomination Report.

Finally, the name of the proposed "Label Street Manufacturing District" implies a uniting tie between the three parcels involving the manufacture of goods. Indeed, as the statement of significance says, "The research reveals a history of industrial development and use in Montclair in the study area which has not been previously recognized as a significant contribution to the pattern of development of the Township, how it developed, where and why." While this statement may be true in the respect that little attention is paid to industrial history in Montclair, the inspection station is simply not historically tied to manufacturing. The building's use as an inspection station concerns the regulatory environment and a reflection of State and National attempts to oversee vehicle safety. As a result, while the former inspection station on Parcel 1 is individually eligible for local designation, it does not belong as a part of a

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



proposed historic district focused on manufacturing nor as a historic district with buildings dating from ca. 1950, 1906, and 1891 as all three are outside both the area of historic significance and the period of historic significance.

In the same respect, Parcel 2, which contains a concrete block building erected ca. 1950 does not belong as part of the proposed Label Street Manufacturing District. The square concrete block building with multiple later additions bears no architectural similarities to any of the other buildings within the proposed historic district via materials, design, or plan. Its date of construction (ca. 1950) is outside the period of significance for the neighboring inspection station as well as for the relict structures once belonging to the United States Printing Company. Finally, according to historic Sanborn maps (Sanborn 1950), the commercial building originally served as a warehouse for appliance sales, temporarily served from 1951 to 1958 to house the Prestige Knitting Mill, then came under the ownership of a tire retreading and sales shop from 1959 until 1974. As with Parcel 1, this property has its own area and period of significance that shares no common historic significance, similarity of design, or common developmental plan with the other properties in the proposed historic district.

Parcel 3 contains two buildings formerly belonging to the United States Printing Company. The first building, erected ca. 1891 is located at the southeast corner of the block at the intersection of Label Street and Erie Avenue. Sanborn maps indicate the building served a commercial purpose as office space for the printing company with the factory complex situated to the northwest of the building (Sanborn 1907). The second building, located in the northeast corner of this parcel—a one-story brick warehouse with a central clerestory erected ca. 1907—is also depicted on this Sanborn map as a commercial building built for shipping, packaging, and cutting as part of the distribution process for the manufactured goods.

The construction dates for these two buildings (ca. 1891 and ca. 1907) do not correlate to the periods of significance associated with parcels 1 (ca. 1937) and 2 (ca. 1950). The United States Printing Company purchased Samuel Crump's operation and continued printing coated wallpapers, cards, and other media at the factory from 1891 until 1927 when the New Jersey Coated Paper Company, a subdivision of the United States Printing and Lithograph Corporation (successor to the United States Printing Company) laid off its workers and shuttered the doors. The mothballed factory stayed vacant until 1929 when the Township of Montclair purchased the land and demolished all but two of the buildings on the site by 1937. While the abandonment of the property in 1927 ended the buildings' association with printing, the demolition of the remainder of the site in 1936-1937 put a nail in the coffin for revitalizing that association.

Guidance from the Department of the Interior states that "For properties associated with historic trends...the period of significance is the span of time when the property actively contributed to the trend," and that "For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions." DOI further clarifies these statements by indicating that "The property must possess historic integrity for all periods of significance" (DOI 1997a, 1997b). The Township's own guidelines also defines integrity as "The authenticity of the historic identity of a building, structure, site, object or district evidenced by the survival of the physical characteristics that existed during its historic or prehistoric period."

While the Nomination Report suggests that the period of significance begins in 1876 with Samuel Crump, the Crump-related elements of the property no longer remain, having been demolished by the Township in 1936-1937. As there are no elements from this period remaining, there is no integrity for a period of significance dating earlier than 1891 when the United States Printing Company erected the earliest of the surviving structures. Similarly, while the Nomination Report suggests the period of significance extends to 1961, large-scale printing of labels and paper products ceased on the property in 1927 with the mothballing of the factory and would never resume following the demolition of the factory complex ca. 1936-1937. Even though the buildings enjoyed subsequent use by the Township,

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



the DOI states that "Continued use or activity does not necessarily justify continuing the period of significance. The period of significance is based upon the time when the property made the contributions or achieved the character on which significance is based" (DOI 1997a). The Nomination Report states that "Montclair's Label Street district is a very good example of industrial development in the 19th century in northern New Jersey," meaning that the buildings achieved their significance based upon their association with the "paper manufacturing" industry.

Architecturally, the buildings differ from each other as much as from the remainder of the proposed Label Street Manufacturing District. The 1891 office space underwent a significant renovation which resulted in the building nearly doubling in size, the removal of two main exterior walls, replacement of all the original windows with incompatible substitutes, cladding of the lower half of the building with paneling and the upper half with brick-faced veneer, the demolition of a one-story addition at the north façade, addition of a new elevator shaft/tower, and a reconfiguration of the window openings on the first and second stories. The 1907 warehouse has been extended in multiple directions over the years with incompatible concrete-block additions appended to the northwest and southwest elevations beginning as early as 1954. The facades for the former warehouse building are simple brick edifices with apparent infill and lacking ornamentation.

As mentioned above, the proposed Label Street Manufacturing District does not meet DOI standards for registration as a district. The collection of unassociated "old buildings" lacks a unifying aspect. Parcel 1 is a former NJ Motor Vehicle Inspection Station significant from 1937 to 1998. Parcel 2 is a former appliance warehouse repurposed as a knitting mill from 1951-1958. Parcel 3 contains a former office and warehouse once associated with a printing company that operated from 1891 to 1927, sat vacant until leased as warehouse space in 1945. The former office remained in use as a storehouse until sold in 1960 while the former warehouse operated as a secondary factory building until 1960. The properties lack a common period of significance, a common area of significance, and lack any architectural continuity or similarities. None of the discussed themes in the Nomination Report link these unassociated properties either historically or aesthetically. As a result, the proposed Label Street Manufacturing District does not qualify as a historic or landmark district and should not be registered as such.

THE "SIGNIFICANCE" PROBLEM:

Unfortunately, the Township's ordinance does not address or define what is meant by "Significance." However, since this word and concept is borrowed from the Department of the Interior, the DOI definition is applicable. The DOI divides significance into two primary aspects: an area of significance and a period of significance. The Area of Significance is further divided into four primary criteria which are echoed in the Township's own preservation ordinance with an added Criterion unique to Montclair. These criteria are:

National Register Criteria	Montclair Criteria	Description
A	1	Are associated with events that have made a significant contribution to the broad patterns of our history.
B	2	Are associated with the lives of persons significant in our past.
C	3	Embody distinctive characteristics of a type, period or method of construction; that represent the work of a master; that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



- distinction.
- D 4 Have yielded or may be likely to yield information important to prehistory or history.
- 5 Are otherwise of particular historic significance to the Township of Montclair by reflecting or exemplifying the broad cultural, political, economic or social history of the nation, state, region or community.

Periods of Significance correlate to areas of significance and represent the periods within which the proposed historic resources derived their association with the area of significance. According to the DOI:

“Period of significance is the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing. Period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction. For prehistoric properties, the period of significance is the broad span of time about which the site or district is likely to provide information; it is often the period associated with a particular cultural group.”

In addition to these definitions, DOI provides guidance about how to apply them with respect to historic properties. The following discussion will examine the significance claims made in the Nomination Report to better understand if the proposed Label Street Manufacturing District meets the requirements for historic significance.

MONTCLAIR CRITERIA 1:

“Are associated with events that made a significant contribution to the broad patterns of our history:

Parcel 1 contains a 1937 brick structure, designed by local architect Clifford C. Wendehack, built as a state-operated motor vehicle inspection station pursuant to the enactment of state legislation requiring mandatory motor vehicle inspection. In 1998, State of New Jersey determined that the Montclair Motor Vehicle Inspection Station was eligible for listing in the National Register of Historic Places. This structure retained a high percentage of integrity and is associated with New Jersey’s efforts to promote motor vehicle and highway safety. Under NRHP Criterion C, this structure embodies the distinctive characteristics of a ca. 1937 New Jersey Department of Motor Vehicles Inspection Station. The building is emblematic of the shift from rail commuting and rail freight use discussed in detail in this report of the study area, to personal automobile travel and the need for vehicular safety through inspections. In 2010, subsequent interior renovations transformed the building into a restaurant, however, the historic exterior of the building has been maintained.

The subject lot, Parcel 3, containing the two factory buildings, at the corner of Label and Erie Streets and the corner of Oak Place and Erie Street, were constructed by the United States Printing Company. The original complex of the Crump Label Factory and its association with the site reflected post-Civil War industrial growth in the northeast which relied on abundant energy sources including water power and railroad transportation. The United States Printing Company followed the Crump Label Company in this location and continued the traditions associated with the design and production of paper ephemera. Both companies were significant manufacturers of paper labels, calendars, and trade cards demonstrating high quality 19th century design and production. The scale of the buildings, determined from images and fire insurance maps, indicate that it was a substantial industry which employed state-of-the-art machinery, employment practices, and a large labor force. The remaining buildings of the United States Paper Company embody the distinctive characteristics of two 19th century brick buildings, one used as a commercial building and the other as an industrial factory. Subsequent companies utilized the buildings for the manufacture of

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



diverse paper products. Additional businesses in the area directly neighboring the proposed Label Street Manufacturing District demonstrate that this area was connected with various aspects of the paper and printing industry, creating a district of similar trades.

Toney's Brook provided the initial energy via water-powered mills for the Crump Factory. Water mills powered the first industries of paper and woolen mills along the brook from Walnut to Elm Street, as early as the 17th century. Label Street and the surrounding neighborhood of the proposed historic districts of Walnut Street, Walnut Street Business and the Label Street Workers Housing districts exist as a microcosm of a prosperous early, light industrial area. This image is in contrast to the usual representation of Montclair as a wealthy, residential commuter suburb.

The industries' connection to the railroad at the Walnut Street Station was vital for the importation of raw goods and the shipment of finished products that defined and characterized the Label Street district contributing to its manufacturing prosperity and vigor. The railroad service and connections were the key to the economic growth of the Crump Label Factory and firms that subsequently located in the study area. Their reliance on the railroad during this era of significance reflects how transportation developed in the northeast and in national trends in the 19th century. At this site, the Walnut Street Station first operated on the Montclair Railroad and eventually became the New York and Greenwood Lake Railroad, part of the Erie Railroad. Service began in 1873. It was the first stop in Montclair and originated in Croxton in Jersey City."

ANALYSIS:

The Department of the Interior provides guidance about how to apply this criterion to historic properties. The DOI states, "Do not confuse area of significance with historic function. Historic function...relates to the practical and routine uses of a property, while area of significance relates to the property's contributions to the broader patterns of American history, architecture, archeology, engineering, and culture" (DOI 1997a). Further, the DOI reminds us that "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A [Montclair's Criterion 1]; the property's specific association must be considered important as well." In addition, they state that "The property you are evaluating must be documented through accepted means of historical or archaeological research...to have existed at the time of the event or pattern of events *and* to have been associated with those events."

The first problem with the statement of significance provided above is that it does not address the proposed Label Street Manufacturing District as a cohesive whole—as a district, but instead as separate properties focusing only on Parcels 1 and 3. As mentioned above, in the discussion regarding the use of the term "District," there is no unifying theme—historic or architectural—which qualifies the proposed Label Street Manufacturing District as a district. If applying the argument made in the Nomination Report for Parcel 1 to the remaining properties (e.g. The building is emblematic of the shift from rail commuting and rail freight use discussed in detail in this report of the study area, to personal automobile travel and the need for vehicular safety through inspections), then Parcels 2 and 3 do not qualify for this criteria as they are not associated nor do they share an important association with transportation history or the development of automotive inspection regulations.

The Nomination Report's statement for Criteria 1 respective of Parcel 3 makes several claims:

- 1) "The original complex of the Crump Label Factory and its association with the site reflected post-Civil War industrial growth in the northeast which relied on abundant energy sources including water power and railroad transportation;"
- 2) "The remaining buildings of the United States Paper [sic] Company embody the distinctive characteristics of two 19th century brick buildings, one used as a commercial building and the other as an industrial factory;"

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



- 3) "The railroad service and connections were the key to the economic growth of the Crump Label Factory and firms that subsequently located in the study area. Their reliance on the railroad during this era of significance reflects how transportation developed in the northeast and in national trends in the 19th century."

Examining these claims, several things become apparent. First, Parcels 1 and 2 date from 1937 and ca. 1950, respectively. All three of the above-mentioned claims pertain to industrial development trends in the northeastern United States during the nineteenth century (1800-1899). However, these trends pre-date the buildings present within each parcel. Therefore, these claims of significance simply do not apply to the district, but instead to an individual property. Next, drilling further down into the claims with respect to Parcel 3 also shows these claims are problematic because none of the Crump-related buildings exist. As the DOI points out, "The property must have an important association with the event or historic trends, and it must retain its historic integrity" (DOI 1997).

There are seven aspects to integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. The DOI states that "To retain integrity, a property will always possess several, and usually most, of the aspects." Without any of the buildings that existed during Crump's ownership of the property, the Parcel lacks Location, Design, Materials, Workmanship, and Association as nothing tangible remains tied to Samuel Crump. Given the redevelopment of the site and the surrounding area, it also lacks setting and feeling. In short, there is no integrity to Crump's relationship to the proposed Label Street Manufacturing District. As a result, claim 1 lacks integrity and is moot as it infers significance for something that does not exist.

Claim 2, above, is also flawed in that it assumes the remaining buildings embody the "distinctive characteristics of two 19th-century brick buildings, one used as a commercial building, and the other as an industrial factory." First, only one building dates to the nineteenth century while the other dates from the early twentieth century as detailed in the Nomination Report. Second, the building used as an "industrial factory" served as a warehouse during the 19th century and throughout the period of significance (e.g. association with the United States Printing Company—mis-labeled United States Paper Company in the Nomination Report—extending from 1891 to 1927). The only evidence indicating that either building ever housed manufacturing comes from a 1950 Sanborn map which calls one a "factory building" more than two decades outside the period of significance. Based upon the documentary record, this claim is conjecture and as the DOI states, "A property is *not* eligible if its associations are speculative" (DOI 1997).

Claim 3 also fails the test to the DOI's guidance. As the DOI states, "The property must have an important association with the event or historic trends...[and] to have existed at the time of the event or pattern of events *and* to have been associated with those events" (DOI 1997). The Nomination Report claims that "[the properties'] reliance on the railroad during this era of significance reflects how transportation developed in the northeast and in national trends in the 19th century." However, this is a misleading claim which on the surface would seem true. As explained in the Nomination Report, the DL&W Railroad arrived in Montclair in 1856 while the Montclair Railroad began in 1867 with service opening in 1872 (New Jersey Secretary of State 1914). Both events predate not only Samuel Crump's establishment of a business here, but, speaking more to the period of significance, they far predate the factory operated by the United States Printing Company. As the DOI states, the property must have "existed at the time of the event or pattern of events." What this relationship illustrates is not how the railroad and transportation networks developed since they already existed prior to the establishment of the printing business within the proposed Label Street Manufacturing District, but how the *businesses* themselves developed respective to the railroads. Businesses needed access to efficient modes of transportation for shipping final products to a broader market and for obtaining cheaper raw materials. With specific respect to Samuel Crump and the United States Printing Companies, the presence of a railroad was but one factor in the decision-making process along with land values relative to Manhattan and Brooklyn, and access to several known paper manufacturers in both Bloomfield and Montclair predating both

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



Crump and United States Printing (e.g. Grant J. Wheeler, the Bloomfield Mill, and Weymouth Paper Mills). Since the properties located within the proposed Label Street Manufacturing District had no association with the development of either already operating, popular railroad, they do not meet the qualifications for Criterion 1.

As none of these claims apply to the proposed Label Street Manufacturing District as a whole, the significance statement does not support nomination of the property. However, as the statement for Parcel 1 applies to that parcel, that property would be individually eligible for nomination. Based upon the flawed claims made in the significance statement, neither Parcels 2 nor 3 are eligible for landmark status.

MONTCLAIR CRITERIA 2:

"Are associated with the lives of persons significant in our past:"

Samuel Crump, founder of the Crump Label Company was an inventor and entrepreneur in the paper industry during the 19th century. He was an inventor of several patented devices which improved label design and production in the paper industry. His decision to locate the Crump Label Company in Montclair contributed to the economic viability of many local citizens and the Township's prosperity. He created a self-contained factory complex, capable of designing, manufacturing and transporting their products. Crump sought talented artists to create the images he marketed to the American public. He became a prominent citizen in the Township, contributing financial resources and incentive programs to the schools and the orphanage of the township. Crump was one of the first industrial leaders in the country to promote profit sharing programs for his employees and built housing for employees in the neighborhood of the Crump Label Company. Many of these houses are extant and create the proposed Label Street Worker Housing district recommended in the HP Element of the Master Plan. Unfortunately, the diphtheria disease ravaged his household and caused the death of his three small children. This tragedy affected his relationship with Montclair and he ultimately moved to another part of the country. However, the Crump family maintained ties to the community.

ANALYSIS:

In examining this statement of significance it becomes apparent that the statement of significance as provided does not apply to any of the resources situated within the proposed Label Street Manufacturing District. As discussed above, Parcels 1 and 2 date from 1937 and ca. 1950, respectively, while the surviving buildings in Parcel 3 date from 1891 and 1906/1907, respectively. None of the identified resources included within the proposed Label Street Manufacturing District date to the period of Crump's ownership or are associated with his operation there. As the DOI points out, "The property must have an important association with the event or historic trends, and it must retain its historic integrity" and that "A property is *not* eligible if its associations are speculative" (DOI 1997). As no tangible elements exist of Samuel Crump's association with these parcels, this statement is moot and does not support the nomination.

MONTCLAIR CRITERIA 3:

"Embody distinctive characteristics of a type, period or method of construction; that represent the work of a master; that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction."

According to the DOI (1997a), this Criterion "Applies to properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork. To be eligible...a property must meet at least one of the following requirements: Embody distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; [and/or]

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



represent a significant and distinguishable entity whose components may lack individual distinction." This last element is key and pertains to evaluating historic districts. Toward this end, the Township's Historic Preservation Consultant states:

"Key elements that someone from 1927 would recognize at 2 Erie Street include its fenestration pattern, the corbelled segmental arched heads at the windows, the brick (which is mostly original about the first floor), the corbelling of the cornice, its location at the corner and in direct relationship to the railroad, and the two towers detailed with tall narrow windows with corbelled surrounds."

The problem is that several of these features never existed as recently as 1955 and were created by the renovations undertaken for the property's conversion to a night club. Photos 11 and 12 depict the property as it existed in 1955 under Oiljak's ownership and today. As seen comparing these photographs, the fenestration pattern at the upper and ground floors has changed as have the window lintels which were originally limestone. None of the "Towers" identified by the Township's consultant had corbelled cornices, or even windows, let alone segmental arched windows. They did, however, have pyramidal frame roofs that no longer remain. In fact, one of the former elevator shafts no longer exists while another is a recent fabrication. The segmental arched window heads depicted in 1955 bear no corbelling or decorative treatment and a brick chimney which pierced the roof at the west corner is no longer present. Limestone surrounds at the north side of the east elevation on the ground-level no longer exist. The massing of the building both toward the north and the west has changed dramatically.

As mentioned above, there are seven aspects to integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. The DOI states that "To retain integrity, a property will always possess several, and usually most, of the aspects." While the building retains its location, it no longer reflects its original design or workmanship as those elements have been covered over with paneling, brick veneers, replacement windows, a modified fenestration pattern, a massive addition that nearly doubles the building's original size and scale, and applied embellishments not original to the building. Many of the original materials have also been replaced with steel beams and reinforcement, veneer brick, frost beveled-glass windows, and concrete block and poured concrete walls and foundations. Respective of setting, the only elements remaining are the other building on the property and the nearby railroad tracks. All the other elements of the setting, the former surrounding buildings (such as the former Walnut Street Station; see Plate 13), the railroad loading docks, the siding, and the former United States Printing Company factory once associated with the building are gone. Given its current design, the building does not convey the feeling of an office once associated with a factory but instead reflects the chintz and flash of a former 1990s nightclub on both the exterior and interior. For these reasons, 2 Erie Street no longer retains integrity and therefore does not qualify for landmark status.

Respective the building at 6-10 Erie Street, the Township's consultant states that it:

"Retains similar characteristics at its Erie Street and Oak Place Facades including its brick masonry, fenestration patterns on the two primary elevations, segmental arched brick masonry openings, the shallow parapets finished with terra cotta copings, and the lantern at the roofline, which extends from parapet to parapet."

A photograph of the former Walnut Street Station taken in 1938 shows the building at 6-10 Erie Street in the background and provides some interesting insight to the comments above regarding integrity. While the building retains its location, it similarly lacks integrity of design, materials, and workmanship. As depicted in 1938, the southwest elevation facing toward the train station is vastly different. The 1938 photograph depicts

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



PLATE 11: 2 ERIE STREET, PART OF 6-10 ERIE STREET PARCEL IN 1955. (MONTCLAIR HISTORY ONLINE).



PLATE 12: 2 ERIE STREET, PART OF 6-10 ERIE STREET PARCEL. VIEW NORTHWEST. WIECZOREK: 2/16/2023.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



PLATE 13: 6-10 ERIE STREET PARCEL IN 1938 (LOWER LEFT CORNER). (MONTCLAIR HISTORY ONLINE).

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



windows and door bays no longer present, while a pent roof now extends across much of the elevation. On the primary elevations called out by the Township's consultant, the fenestration pattern has changed through a mix of glass block and brick infill, conversion of window openings into doorways, and installation of new doorways outside the initial pattern. Other fenestration changes include the substitution of original windows with unsympathetic vinyl and aluminum replacements. Other significant modifications to the building include the construction of two massive concrete block additions which replaced older sections of the building. The first-floor parapet wall on the east elevation has been extended to the south. As with its neighbor at 2 Erie, the setting has changed considerably as the infrastructure which defined the manufacturing operation once present in the property no longer exists. The former rail siding which extended into the property and abutted the warehouse is gone. The factory complex itself is gone while the former office reflects the chintz and glitz of a former nightclub. The nearby Walnut Street Station is no longer present. The former warehouse no longer conveys the feeling of a former factory-related building but instead gives the feeling of a roadside strip mall or commercial retail space.

To put it plainly, contrary to the suggestion of the Township's consultant, a person from 1927 would not recognize these buildings, their surroundings, or feel as if they stood in the same place as back in their own time. Furthermore, these buildings do not possess enough aspects of integrity to meet the DOI's guidance. Given the lack of integrity, the buildings at 2 and 6-10 Erie Street in Parcel 3 are not recommended eligible for landmark status under this criterion. In addition, the building in Parcel 2 is indistinguishable from any other concrete block building (or even the concrete block additions to 6-10 Erie) to be considered eligible for landmark status under this criterion. Finally, the building in Parcel 1, a former motor vehicle inspection station which has undergone a recent sympathetic renovation, is recommended as eligible for landmark status under this criterion as well-preserved example of the work of a local noted architect, Clifford C. Wendehack.

MONTCLAIR CRITERIA 4:

"Have yielded or may be likely to yield information important to prehistory or history."

In the context of the proposed Label Street Manufacturing District, the ability to yield information would pertain to its historic significance. As discussed above, since there is no unifying theme in the significance for this proposed district, it is understood that the significance should pertain to industry and technology focused on printing and manufacturing. However as none of the manufacturing structure remains extant within the property, nor do the machines and technical apparatus of each industry, it is unlikely these properties will yield information important to history. Also, considering the extent of past ground disturbance associated with demolishing the former factory buildings as well as from building the factory, and the re-routed nature of Toney's Brook, the properties are unlikely to be sensitive for prehistoric archaeology. Therefore, the proposed Label Street Manufacturing District and its associated properties are not recommended eligible for landmark status under this criterion.

MONTCLAIR CRITERIA 5:

"Are otherwise of particular historic significance to the Township of Montclair by reflecting the broad cultural and social history of the nation and community."

The Oiljak Company, which subsequently occupied the two United States Printing Company buildings after the partial Township of Montclair demolition, was a leader in producing products for use in World War II, both nationally and internationally. Known as a "contract" manufacturer, they designed and redesigned products including packaging and shipping for independent companies. Oiljak invented, designed and produced a number of popular objects, including automobile and weapons for the war effort. Oiljak was the largest employer in Montclair during the war years, employing over four hundred people in twenty-four-hour shifts. Oiljak received the renowned

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



"E" award three times during the war years. Oiljak employed engineers who developed new products with innovative designs and materials. The company's departure for larger and more economical headquarters in Pennsylvania in 1960 was a loss for the community. They were considered an "institution" of Montclair.

ANALYSIS:

In examining this statement of significance it becomes apparent that the statement of significance as provided does not apply to all the resources situated within the proposed Label Street Manufacturing District. As discussed above, Parcels 1 and 2 date from 1937 and ca. 1950, respectively. The Township of Montclair partitioned off Parcel 1 before Oiljak's 1940 lease and subsequent 1946 purchase of the remaining land from the township. Therefore, Parcel 1 does not have an association with the Oiljak Company.

Parcel 2, on the other hand, formerly belonged to the Oiljak company beginning in 1946 but remained undeveloped during their ownership. The concrete block building did not appear on historic maps until 1950 around the same time Oiljak subdivided their property and sold part to Michael Quadrel. Therefore, the remaining buildings on this parcel do not have an association with the Oiljak Company.

In 1940 Oiljak leased the buildings in Parcel 3 from the Township of Montclair. Per the terms of the lease, the buildings would be used for storage and assembly purposes, not for manufacturing (*Montclair Times* 20 September 1940). The company did not purchase the land until after the close of World War II in 1946. Oiljak's main factory, situated across Label Street from Parcel 3 at the corner of Label and Depot Streets, remained their primary manufacturing facility. While Oiljak did, in fact, become a major employer in Montclair, most of that labor focused on the factory they had operated since 1934 on Depot Street. As indicated in both the terms of Oiljak's wartime lease and on historic Sanborn maps, Parcel 3 served as warehousing at least until 1950. Oiljak sold the property and relocated to Pennsylvania in 1961. Based upon this information, the period of significance for Oiljak's association with Parcel 3 relating to their manufacturing begins ca. 1946 and ends ca. 1961.

As mentioned above, the significance statement above does not apply to Parcels 1 or 2 of the proposed Label Street Manufacturing District. While Parcel 3 did fall under the ownership of Oiljak, its historic association with the company's manufacturing began tentatively between 1946 and 1950 and continued until 1961. However, since 1961 both buildings have undergone significant changes. The 1891 offices of the United States Printing Company underwent a significant renovation in the 1990s which nearly doubled the size of the building, the removal of two main exterior walls, replacement of all the original windows with incompatible substitutes, cladding of the lower half of the building with paneling and the upper half with brick-faced veneer, the demolition of a one-story addition at the north façade, addition of a new elevator shaft/tower, and a reconfiguration of the window openings on the first and second stories.

There are seven aspects to integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. The DOI states that "To retain integrity, a property will always possess several, and usually most, of the aspects." While the building retains its location, it no longer reflects its original design or workmanship as those elements have been covered over with paneling, brick veneers, replacement windows, and a massive addition that nearly doubles the building's original size and scale. Many of the original materials have also been replaced with steel beams and reinforcement, veneer brick, frost beveled-glass windows, and concrete block and poured concrete walls and foundations. Respective of setting, the only elements remaining are the other building on the property and the nearby railroad tracks. All the other elements of the setting, mainly the surrounding buildings, the railroad loading docks, the siding, and the factory once associated with the building are gone. Given its current design, the building does not convey the feeling of an office once associated with a factory but instead reflects the chintz of a former nightclub on

both the exterior and interior. For these reasons, the 1891 building no longer retains integrity and therefore does not qualify for landmark status.

The warehouse building at the corner of Erie and Oak Streets also fails the test with respect to integrity. While the building retains its location, it similarly lacks design, materials, and workmanship. Since sold by Oiljak, the building has received numerous alterations including infilling of original window opening with a variety of materials from brick to glass blocks to cinder block; the construction of two massive concrete block additions which replaced older sections of the building; replacement of original windows with mismatched vinyl and aluminum windows. As with the 1891 building above, the setting has changed considerably as the infrastructure which defined the manufacturing operation once present in the property is no longer present such as the former rail siding and the factory complex itself are gone while the former office reflects the chintz and glitz of a former nightclub. The former warehouse no longer conveys the feeling of a former factory-related building but instead gives the feeling of a roadside strip mall or commercial retail space.

ADDITIONAL CONSIDERATIONS

According to the Nomination Report:

"These parcels are a part of the larger potential Walnut Street, Walnut Street Business and the Label Street Worker Housing historic districts as identified in the Historic Preservation Element of the Master Plan. These three contiguous lots 'demonstrate a unique architectural identity, and is known for its historic association with the development of the railroad and...industrial development.'"

The claims made in this paragraph are incorrect. First, according to the HPC's own Historic Inventory Viewer and the Historic Preservation Element, the proposed Label Street Manufacturing District is not within the Walnut Street potential historic district or Label Street Worker potential historic district. However, it is a subset of the Walnut Street Business Historic District. The quote cited in this passage is also misleading as it is a concatenation of two separate ideas. The first part is "The Walnut Street Area demonstrates a unique architectural identity, and is known for its historic association with the development of the railroad and nearby commuter housing;" while the part after the ellipses refers to an unassociated preceding sentence with a description of the Walnut Street Area which states "The area consists of a wide range of building types, including single- and multi-family houses, commercial structures, apartment buildings, railroad infrastructure, and industrial development" (Building Conservation Associates, Inc. 2016).

The Nomination Report continues to state that:

"Montclair's Label Street district is a very good example of industrial development in the 19th century in northern New Jersey, albeit on a smaller scale than national models, powered by entrepreneurs who recognized opportunity and were able to capitalize on it, fostering large and successful businesses with the aid of accessible transportation networks, available raw materials, streams for water power, and labor for military contracts and public demand for popular paper, arts and design products and other useful trades and products. Toney's Brook provided a power source to a number of industries along its banks. The proximity of the railroad to Label Street factories contributed to the success of the businesses which demonstrates the expansion and reform of various industries, especially the paper trade, after the Civil War. The 20th century unveiled the next phase of industrial growth with a dedicated effort for providing armaments for World War II. The state automobile inspection station increased safety of those traveling by personal automobile once that

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



mode became popular. The National Parks Service recognizes these diverse examples as emblematic of industrial expansion in the United States. Retaining the character of the neighborhood as a former industrial district important to Montclair's history would benefit the entire community by maintaining and preserving the legacy of the industries and people who lived and worked here and contributed significantly to that legacy."

A glaring problem with this paragraph is the opening sentence which ties the proposed Label Street Manufacturing District specifically to 19th century industrial development. However, three of the four buildings originate in the twentieth century while the fourth building underwent a significant remodeling in the 1990s that jeopardized its integrity. The Township's consultant stated previously that "Industrial history in most areas is not a point on a timeline but a linear progression from the original manufacturer...to the subsequent interrelated and evolved companies and manufacturing processes" and in most cases this is true. However, the industrial history for the proposed Label Street Manufacturing District is not a linear progression or a point on a timeline. It is a hyphen. Despite Crump's establishment of a factory in 1876 near the railroad tracks and briefly employing water power until Toney's brook lacked enough flow to power his works, manufacturing in this proposed district ceased in 1927 when United States Printing closed the factory. For nearly twenty years the property hosted commercial and governmental services under the stewardship of Montclair Township. Attempts to bring industry back repeatedly failed despite that Montclair's zoning laws restricted light industrial activities to the area around the railroad since as early as 1916 likely partly a result of the so-called Nolen Plan (Montclair Times 1916; Nolen 1909). The township subsequently demolished the US Printing Company's factory and leased part of the land to the State of New Jersey for a motor vehicle inspection station. Under the Township's ownership, the land remained used for storage and office space even through the 1940s and the war effort. Following Oiljak's purchase of the land, light manufacturing did not return to the property until about 1950 (Sanborn 1950). Two of the properties associated with the proposed district (Parcels 1 and 2) didn't share in any industrial heritage as one was erected for governmental regulatory use and commercial enterprise while the other originally served as warehousing for an appliance retailer. When light manufacturing returned to the property at Parcel 3 for a short 10 years, it was no surprise largely attributed to the fact that the area had been zoned that way. Even today the property serves multiple commercial purposes as it has for more than the past 50 years. In fact, the property has served commercial and governmental interests far longer than it served manufacturing. The story told of industrial development by the proposed Label Street Manufacturing District is that industry failed by the first half of the twentieth century and the world moved on since government-sponsored promotion and zoning couldn't revive it. But this does not reflect the story of industrial development through the Northeast, the remainder of New Jersey, or the Nation as a whole, which began a decline in the 1980s but still remains active.

5.0 CONCLUSIONS

As mentioned previously, one of the duties of a Historic Preservation Commission is to recommend to the planning board the creation of historic districts. A "historic district" is defined as "one or more historic sites and intervening or surrounding properties significantly affecting or affected by the quality and character of the historic site or sites." (See previous definition and See the New Jersey Municipal Land Use Law, [N.J.S.A. 40:55D-4](#)). Any proposed historic district must likewise be shown on the historic preservation plan element of the Master Plan. The designation of historic sites and historic districts are required to be made based on identifications in the historic preservation plan element of the Master Plan (See [N.J.S.A. 40:55D-65.1](#)).

An examination of the Historic Preservation Element of the Montclair Master Plan, adopted by the Township Committee in November 2016, reveals **The Label Street Manufacturing District is Not Identified in the Historic Preservation Element of the Master Plan.** The description of the proposed Walnut Street and Walnut Street Business Areas in the Master Plan notes that the areas consist of a wide range of building types, including single- and multi-family houses, commercial structures, apartment buildings, railroad infrastructure, and industrial development and a wide range of architectural styles, including Queen Anne, Craftsman, and various 20th century Revival styles. It notes that the Walnut Street Area "is known for its historic association with the development of the railroad and nearby commuter housing." Notably, there is no discussion of the characteristics that the Report claims qualify Label Street as a historic resource—specifically, the manufacturing use that provides the basis for the proposed designation. In fact, in the entirety of the Historic Preservation Element of the Master Plan, the word "manufacturing" is mentioned only once- in relation to residents commuting to New York.

The Nomination Report for the proposed Label Street Manufacturing District fails to make its case as to the justification for designating the three subject parcels as local landmarks either individually or as a district. The Nomination Report lumps three distinctly different properties representing several disparate periods of significance and areas of historic significance under a forced and false umbrella of a cobbled-together "District." Indeed, the name of the proposed "Label Street Manufacturing District" implies a uniting tie exists between the three parcels involving the manufacture of goods. However, Parcel 1 contains a former motor vehicle inspection station significant for its role in automotive history and the development of vehicle safety regulations with a period of significance of 1937-1998. Parcel 2 contains a former appliance warehouse built in 1950. Parcel 3 contains a former office building converted into a nightclub and a former warehouse converted into a commercial retail space. The Nomination Report failed to demonstrate a unifying historic event, theme, or architectural style or developmental plan which unites them as a district. As a result, **the proposed Label Street Manufacturing District does not qualify as a historic or landmark district and should not be designated as such.**

Treated separately, Parcel 1 is a good surviving example of a former motor vehicle inspection station which has undergone a sympathetic renovation and conversion into a restaurant. Parcel 2 has no significant historic associations as evidenced by it being glossed over in the significance statements. Finally, Parcel 3 contains two older structures which no longer retain integrity of design, setting, materials, workmanship, or feeling.

E2PM recommends that **Parcel 1 is eligible for landmark status under Criteria 1 and 3** for its association with the emergence of car safety regulations and vehicular standards through New Jersey and the United States, and as a well-preserved surviving example of early motor vehicle stations and its association with local Montclair Clifford C. Wendehack. **Parcels 2 and 3 are not recommended eligible for landmark status as they lack historic association (Parcel 2) and integrity (Parcel 3).**

BIBLIOGRAPHY

Bennett, Kathleen

- 2023 "Nomination Report for Landmark Status: Label Street Manufacturing District." Historic Preservation Commission, Township of Montclair, New Jersey. Revised June 2023.
- 2022 "Nomination Report for Landmark Status: Label Street Manufacturing District." Historic Preservation Commission, Township of Montclair, New Jersey. December 2022.

Department of the Interior

- 1997a *National Register Bulletin: How to Complete the national Register Registration Form.* Department of the Interior, Washington, D.C.
- 1997b *National Register Bulletin: How to Apply the National Register Criteria for Evaluation.* Department of the Interior, Washington, D.C.

Essex County Register of Deeds Office, Newark, New Jersey.

- Deeds, Book T18, Page 99
- Deeds, Book R18, Page 486
- Deeds, Book R18 Page 484
- Deeds, Book R18, Page 488
- Deeds, Book R18, Page 489
- Deeds, Book W30, Page 61
- Deeds, Book W30, Page 63

Franklin Survey Co., Philadelphia.

- 1933 *Atlas of Essex County, New Jersey.*

Montclair Deeds, Map 34, Block G, Lot 30

Nolen, John.

- 1909 *Montclair: The Preservation of its Natural Beauty and its Improvement as a Residence Town.* Report to the Municipal Art Commission. Montclair, New Jersey.

Studer, A.C., Publisher

- The Montclair Times* August 18, 1877
- The Montclair Times* August 25, 1877
- The Montclair Times* November 10, 1877
- The Montclair Times* March 8, 1879
- The Montclair Times* December 27, 1879
- The Montclair Times* May 21, 1881
- The Montclair Times* February 4, 1888
- The Montclair Times* July 12, 1890
- The Montclair Times* September 12, 1891

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



The Montclair Times August 8, 1908
The Montclair Times February 20, 1909
The Montclair Times August 28, 1915
The Montclair Times December 16, 1916
The Montclair Times July 21, 1917
The Montclair Times February 24, 1926
The Montclair Times May 11, 1927
The Montclair Times September 14, 1927
The Montclair Times June 26, 1929
The Montclair Times July 10, 1929
The Montclair Times October 4, 1930
The Montclair Times January 21, 1931
The Montclair Times October 2, 1931
The Montclair Times November 30, 1934
The Montclair Times February 19, 1935
The Montclair Times December 6, 1935
The Montclair Times March 23, 1937
The Montclair Times September 20, 1940
The Montclair Times July 19, 1945
The Montclair Times October 2, 1958; March 5, 1959
The Montclair Times November 9, 1961
Montclair Times June 25, 1964
Montclair Times September 19, 1974)
Montclair Times January 11, 1968; June 8, 1972; and November 8, 1979
Montclair Times August 28, 1997; August 29, 2002; October 10, 2002; January 22, 2004

Mueller, A.H.

1906 *Atlas of Essex County New Jersey. Volume 3.* A.H. Mueller & Co. Philadelphia.

New Jersey State Library

2023 *Corporations of New Jersey, Online Database.* Accessed at njstatelib.org/research_library/new_jersey_resuorces/highlights/corporation_certificates.

Price & Lee

1951 *Montclair, Caldwell, Essex Fells, Verona, Cedar Grove, Glen Ridge, New Jersey: Directory.* The Price & Lee Company, Newark.

1953 *Montclair, Caldwell, Essex Fells, Verona, Cedar Grove, Glen Ridge, New Jersey: Directory.* The Price & Lee Company, Newark.

1955 *Montclair, Caldwell, Essex Fells, Verona, Cedar Grove, Glen Ridge, New Jersey: Directory.* The Price & Lee Company, Newark.

Robinson, Elisha

1890 *Atlas of Essex County, New Jersey.* E. Robinson, New York.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



Sanborn Map Company

- 1885 *Insurance maps of Essex County Orange Village, including South Orange and Millburn Townships, New Jersey.*
Sanborn Map Co. New York.
- 1906 *Insurance maps of Essex County Orange Village, including South Orange and Millburn Townships, New Jersey.*
Sanborn Map Co. New York.
- 1907 *Insurance maps of Essex County Orange Village, including South Orange and Millburn Townships, New Jersey.*
Sanborn Map Co. New York.
- 1934 *Insurance maps of Essex County Orange Village, including South Orange and Millburn Townships, New Jersey.*
Sanborn Map Co. New York.

Sheaff, Richard

- 2023 *Labels by Crump.* The Ephemera Society of America, Online: ephemerasociety.org/labels-by-crump.

Whittmore, Henry

- 1894 *History of Montclair Township: History of the Families Who have been Identified with its Growth and Prosperity.* The Suburban Publishing Company, New York.

34 LABEL STREET ASSOCIATES

Landmark Nomination Report Review
Proposed "Label Street Manufacturing District"
Montclair Township, Essex County, New Jersey



APPENDIX A

RESUMES OF KEY PERSONNEL



SCOTT WIECZOREK, RPA

SENIOR ARCHAEOLOGIST / PROGRAM MANAGER

YEARS OF EXPERIENCE: 23+ years

YEARS WITH E2 PROJECT MANAGEMENT: >4 years

EDUCATION:

Monmouth University, W. Long Branch, NJ

M.A. History, 2003

B.A. Anthropology, 2000

LICENSES - TECHNICAL SPECIALTIES:

Register of Professional Archaeologists (RPA)

Urban archaeology; Industrial archaeology; Historic archaeology;

Prehistoric archaeology; Architectural history; Seriation studies

EMPLOYMENT HISTORY

- E2 Project Management LLC. – Senior Archaeologist / Cultural Resources Program Manager (2018 - Present);
Project Manager (2017 to 2018)
- Dewberry Engineers - Cultural Resources Specialist, (2013 - 2015)
- Richard Grubb & Associates, Inc - Senior Archaeologist / Principal Investigator (2011 - 2012)
- The Louis Berger Group, Inc., - Archaeologist / Principal Investigator (2006 – 2011)
- Independent Historical Consultant (2000 – 2006)
- Various CRM Firms / Archaeological Field Schools — Field Technician/Field Team Leader (1996 – 2003)

QUALIFICATIONS

Mr. Wieczorek is a Registered Professional Archaeologist (RPA) experienced in archaeology and architectural history. He designs and conducts cultural resources investigations for projects undertaken in New York, New Jersey, Maryland, Delaware and Pennsylvania. He has served as a Principal Investigator for several major cultural resources and engineering firms on all phases of archaeological investigations, and specializes in the analysis of prehistoric, historic and industrial artifacts and sites, as well as in the analysis of historic structures. Over the course of his career, he has directed cultural resources surveys in accordance with Section 106 of the National Historic Preservation Act, the National Environmental Policy Act, and other legislative frameworks.

PROFESSIONAL EXPERIENCE

Archaeology

Phase II Proposed Logistics Warehouse, Greenwich Township, Gloucester County, New Jersey. Principal Investigator/Project Manager. Designed, managed, and implemented Phase II archaeological evaluation for proposed logistics warehouse development in Greenwich Township, New Jersey. Included intensive-level background research, data analysis, site interpretation, technical report writing, site photography and documentation.

Proposed Bethlehem UGI Pipeline across Lehigh River, Bethlehem, Lehigh and Northumberland Counties, Pennsylvania. Principal Investigator/Project Manager. Conducted full Phase IA archaeological assessment for pipeline realignment. Included background research, Phase IA evaluation, field record keeping, interpretation of field results, technical report writing, and site photography and documentation.

Proposed Jacob's Creek HDD, Hopewell Township, Mercer County, New Jersey. Principal Investigator/Project Manager. Conducted full Phase I archaeological evaluation for pipeline realignment and horizontal directional drilling at Jacob's Creek in Hopewell Township, New Jersey. Included background research, Phase IA evaluation, Phase IB excavations, field record keeping, interpretation of field results, technical report writing, and site photography and documentation.

Proposed Jacob's Creek HDD, Hopewell Township, Mercer County, New Jersey. Principal Investigator/Project Manager. Conducted full Phase I archaeological evaluation for pipeline realignment and horizontal directional drilling at Jacob's Creek in Hopewell Township, New Jersey. Included background research, Phase IA evaluation, Phase IB excavations, field record keeping, interpretation of field results, technical report writing, and site photography and documentation.

Proposed Jacob's Creek HDD, Hopewell Township, Mercer County, New Jersey. Principal Investigator/Project Manager. Conducted full Phase I archaeological evaluation for pipeline realignment and horizontal directional drilling at Jacob's Creek in Hopewell Township, New Jersey. Included background research, Phase IA evaluation, Phase IB excavations, field record keeping, interpretation of field results, technical report writing, and site photography and documentation.

Proposed Jacob's Creek HDD, Hopewell Township, Mercer County, New Jersey. Principal Investigator/Project Manager. Conducted full Phase I archaeological evaluation for pipeline realignment and horizontal directional drilling at

Jacob's Creek in Hopewell Township, New Jersey. Included background research, Phase IA evaluation, Phase IB excavations, field record keeping, interpretation of field results, technical report writing, and site photography and documentation.

Proposed Jacob's Creek HDD, Hopewell Township, Mercer County, New Jersey. Principal Investigator/Project Manager.

Conducted full Phase I archaeological evaluation for pipeline realignment and horizontal directional drilling at Jacob's Creek in Hopewell Township, New Jersey. Included background research, Phase IA evaluation, Phase IB excavations, field record keeping, interpretation of field results, technical report writing, and site photography and documentation.

Proposed Jacob's Creek HDD, Hopewell Township, Mercer County, New Jersey. Principal Investigator/Project Manager.

Conducted full Phase I archaeological evaluation for pipeline realignment and horizontal directional drilling at Jacob's Creek in Hopewell Township, New Jersey. Included background research, Phase IA evaluation, Phase IB excavations, field record keeping, interpretation of field results, technical report writing, and site photography and documentation.

Proposed Jacob's Creek HDD, Hopewell Township, Mercer County, New Jersey. Principal Investigator/Project Manager.

Conducted full Phase I archaeological evaluation for pipeline realignment and horizontal directional drilling at Jacob's Creek in Hopewell Township, New Jersey. Included background research, Phase IA evaluation, Phase IB excavations, field record keeping, interpretation of field results, technical report writing, and site photography and documentation.

Proposed Jacob's Creek HDD, Hopewell Township, Mercer County, New Jersey. Principal Investigator/Project Manager.

Conducted full Phase I archaeological evaluation for pipeline realignment and horizontal directional drilling at Jacob's Creek in Hopewell Township, New Jersey. Included background research, Phase IA evaluation, Phase IB excavations, field record keeping, interpretation of field results, technical report writing, and site photography and documentation.

Proposed Jacob's Creek HDD, Hopewell Township, Mercer County, New Jersey. Principal Investigator/Project Manager.

Conducted full Phase I archaeological evaluation for pipeline realignment and horizontal directional drilling at Jacob's Creek in Hopewell Township, New Jersey. Included background research, Phase IA evaluation, Phase IB excavations, field record keeping, interpretation of field results, technical report writing, and site photography and documentation.

Proposed Jacob's Creek HDD, Hopewell Township, Mercer County, New Jersey. Principal Investigator/Project Manager.

Conducted full Phase I archaeological evaluation for pipeline realignment and horizontal directional drilling at Jacob's Creek in Hopewell Township, New Jersey. Included background research, Phase IA evaluation, Phase IB excavations, field record keeping, interpretation of field results, technical report writing, and site photography and documentation.

Proposed Jacob's Creek HDD, Hopewell Township, Mercer County, New Jersey. Principal Investigator/Project Manager.

Conducted full Phase I archaeological evaluation for pipeline realignment and horizontal directional drilling at Jacob's Creek in Hopewell Township, New Jersey. Included background research, Phase IA evaluation, Phase IB excavations, field record keeping, interpretation of field results, technical report writing, and site photography and documentation.

Bishop House Phase IA Archaeological Assessment and Archaeological Management Plan. Ackerman-Dewsnap-Bishop House, Bergen County, New Jersey. Principal Investigator.

Planned, coordinated and implemented a Phase IA archaeological assessment and archaeological management plan associated with Historic Master Plan for the Ackerman-Dewsnap-Bishop House.

Ferber Farm Phase IA Archaeological Assessment, Morris County, New Jersey. Principal Investigator / Project Manager.

Planned, coordinated and implemented a Phase IA archaeological assessment for a proposed wetland mitigation site adjoining New Jersey's Great Swamp.

Ferber Farm Phase IB Subsurface Archaeological Investigation, Morris County, New Jersey. Principal Investigator / Project Manager.

Planned, coordinated and implemented a Phase IB archaeological investigation for a proposed wetland mitigation site adjoining New Jersey's Great Swamp. No new archaeological sites identified.

Phase I Archaeological Investigation and Intensive-Level Historic Architectural Survey, Proposed Livingston Substation, Livingston, Essex County, New Jersey. Principal Investigator / Project Manager / Architectural Historian.

Planned, coordinated and implemented a Phase I archaeological and intensive-level historic architectural investigation associated with construction of a new electric substation in Livingston, New Jersey. The proposed project requires a New Jersey Freshwater Wetlands Permit.

Phase IA Cultural Resources Assessment and Intensive-Level Historic Architectural Survey, Proposed Development Site, Greenwich Township, Gloucester County, New Jersey. Principal Investigator / Architectural Historian and

Archaeologist. Conducted a Phase IA Cultural Resources Assessment for a proposed new warehouse development site in advance of NJDEP Freshwater Wetland Permits.

Phase IB Subsurface Archaeological Survey, Proposed Development Site, Greenwich Township, Gloucester County, New Jersey. Principal Investigator / Project Manager. Conducted a Phase IA Cultural Resources Assessment for a proposed new warehouse development site in advance of NJDEP Freshwater Wetland Permits.

Freedom Pier, Gloucester City, NJ, Principal Investigator / Project Manager — Ongoing. Providing a series of cultural resources and historic preservation consulting services associated with the former U.S. Coast Guard site in Gloucester City, New Jersey. Occupied by a previously documented archaeological site and subject to a DEP-owned preservation easement, E2PM is assisting our clients to obtain development approvals for the site. Services include HPO consultations, archaeological surveys, and development of avoidance and mitigation measures.

North Brunswick 69kV OP-Upgrades DRCC Raritan River Crossing, North Brunswick, New Jersey. Principal Investigator/Project Manager. Planned, coordinated and implemented a Phase I archaeological and intensive-level historic architectural investigation associated with the installation of new electric transmission towers crossing the Raritan River and the D&R Canal Historic District. The proposed project required an Application for Project Authorization under the New Jersey State Register Act as well as coordination with the Delaware and Raritan Canal Commission.

Archaeological Monitoring, Proposed Camp Mohican Privy Replacement, Delaware Water Gap National Recreation Area, Warren County, New Jersey. Principal Investigator / Project Manager, Planned, coordinated, and supervised an archaeological monitoring program within the Delaware Water Gap National Recreation Area associated with proposed privy replacements.

Archaeological Monitoring, Tower Improvements, Upper Delaware Scenic River and Recreation Area, Pennsylvania. Principal Investigator / Project Manager, Planned, coordinated, and supervised an archaeological monitoring program within the Upper Delaware Scenic River and Recreation Area associated with proposed tower improvements.

Archaeological Monitoring, Proposed Road Improvements, Morristown National Historic Site, Morris Township, Morris County, New Jersey. Principal Investigator / Project Manager, Planned, coordinated, and supervised an archaeological monitoring program within the Morristown National Historic Site associated with proposed road improvements.

Archaeological Monitoring, Proposed Access Road Improvements, Roseland to Bushkill Transmission Line, Delaware Water Gap National Recreation Area, Warren County, New Jersey. Principal Investigator / Project Manager, Planned, coordinated, and supervised an archaeological monitoring program within the Delaware Water Gap National Recreation Area associated with proposed access road improvements for the Roseland to Bushkill Transmission Line corridor in Warren County, New Jersey.

Phase IA Archaeological Investigation, Montour Ash Basin 1, Derry Township, Montour County, Pennsylvania. Principal Investigator / Project Manager, Planned, coordinated and implemented a Phase I/II archaeological associated with the proposed closing of Ash Basin 1 at the Talen Energy Montour Energy Facility in Montour County, Pennsylvania.

Phase I/II Archaeological Investigation, Proposed Montour Gas Co-Firing Project, Anthony and Derry Townships, Montour County, Pennsylvania. Principal Investigator / Project Manager, Planned, coordinated and implemented a Phase I/II archaeological associated with the proposed gas co-firing project at the Talen Energy Montour Energy Facility in Montour County, Pennsylvania.

Archaeological Monitoring, Proposed Verizon-Mears Crossing, Fort Hamilton, Brooklyn, Kings County, New York. Principal Investigator / Project Manager, Planned, coordinated and supervised an archaeological monitoring program for geotechnical borings conducted within Fort Hamilton as part of the proposed Verizon-Mears Crossing.

Archaeological Monitoring, Proposed Verizon-Mears Crossing, Fort Wadsworth, Gateway National Recreation Area, Staten Island, Richmond County, New York. Principal Investigator / Project Manager, Planned, coordinated and supervised an archaeological monitoring program for geotechnical borings conducted within Fort Wadsworth, part of the Gateway National Recreation Area, as part of the proposed Verizon-Mears Crossing.

Phase I Archaeological Investigation, Proposed Cellular Communications Tower NJ420, Montgomery Township, Somerset County, New Jersey. Principal Investigator, Planned, coordinated and implemented a Phase IA archaeological assessment in support of a proposed new cellular tower.

Phase I Archaeological Investigation, Proposed Cellular Communications Tower NJ418, Montgomery Township, Somerset County, New Jersey. Principal Investigator, Planned, coordinated and implemented a Phase I archaeological assessment in support of a proposed new cellular tower.

Phase I Archaeological Investigation, Proposed Zufall Health Center, West Orange Township, Essex County, New Jersey. Principal Investigator / Project Manager. Planned, coordinated and implemented a Phase I Archaeological investigations in support of NJHPO Section 106 Approval for a proposed medical facility in West Orange Township, Essex County, New Jersey.

Phase I/II Archaeological Investigation, Proposed Southwinds Residential Development, Gloucester Township, Camden County, New Jersey. Principal Investigator / Project Manager. Planned, coordinated and implemented a Phase I/II archaeological survey in support of NJDEP Wetlands Permit Application for a proposed residential development in Gloucester Township, Camden County, New Jersey.

Archaeological Monitoring, Garvies Point Waterfront Redevelopment. Principal Investigator/Project Manager, archaeological monitoring for the installation of subsurface drainage pipes and manholes associated with proposed waterfront redevelopment project at Garvies Point, Nassau County, New York.

State Register Application, PSE&G Mercer to Trenton Culvert Upgrades, Abbott Farm NHL, Hamilton Township, Mercer County, New Jersey. Principal Investigator. Planned, coordinated, and implemented the completion of a State Register Application for Project Authorization for proposed PSE&G culvert repairs within the Abbott Farm NHL, Hamilton Township, Mercer County, New Jersey. For County of Mercer.

Cultural Resources Scoping Investigation, Proposed Lakeside Substation, City of Orange, Essex County, New Jersey. Principal Investigator / Project Manager. Planned, coordinated, and implemented a cultural resources scoping study for the proposed PSE&G Lakeside Substation in the City of Orange, Essex County, New Jersey.

Phase IA Archaeological Assessment, Proposed Cellular Tower, Town of Greenwich, Rhode Island. Principal Investigator-Archaeology. Planned, coordinated and implemented a Phase IA archaeological assessment in support of a proposed new cellular tower in Greenwich, Rhode Island.

Phase IA Archaeological Assessment, Proposed Cellular Tower, South Brunswick, Middlesex County, New Jersey. Principal Investigator-Archaeology. Planned, coordinated and implemented a Phase IA archaeological assessment in support of a proposed new cellular tower in South Brunswick, Middlesex County, New Jersey.

Phase IA Archaeological Assessment, Proposed Cellular Tower, Spring Valley, Rockland County, New York. Principal Investigator-Archaeology. Planned, coordinated and implemented a Phase IA archaeological assessment in support of a proposed new cellular tower in Spring Valley, Rockland County, New York.

Phase IA Archaeological Assessment, Proposed Cellular Tower, Sandy Hook, Monmouth County, New Jersey. Principal Investigator-Archaeology. Planned, coordinated and implemented a Phase IA archaeological assessment in support of a proposed new cellular tower at Sandy Hook, Monmouth County, New Jersey.

Phase I Archaeological Investigation, Proposed PSE&G Brunswick to Trenton 230kV Transmission Line, Middlesex and Mercer Counties, New Jersey. Project Manager / Principal Investigator-Archaeology. Planned, coordinated and implemented a Phase I cultural resources survey in support of proposed transmission line improvements in Middlesex and Mercer Counties, New Jersey. Project Ongoing.

Phase I/II Archaeological Investigation, Proposed PSE&G Trenton to Burlington 230kV Transmission Line, Mercer and Burlington Counties, New Jersey. Project Manager / Principal Investigator-Archaeology. Planned, coordinated and implemented a Phase I cultural resources survey in support of proposed transmission line improvements in Mercer and Burlington Counties, New Jersey. Project Ongoing.

Phase IB/II Archaeological Investigation, Proposed Wayne Day Care Center, Wayne, Passaic County, New Jersey. Principal Investigator/Project Manager. Planned, coordinated and implemented a Phase IB/II archaeological survey in support of NJDEP Wetlands Permit Application for a proposed new day care center in Wayne, Passaic County, New Jersey. Project Ongoing.

Phase IA Archaeological Assessment, Proposed Wanaque Tower Replacement, Wanaque, Passaic County, New Jersey. Principal Investigator-Archaeology. Planned, coordinated and implemented a Phase IA archaeological assessment in support of a proposed radio tower replacement in Wanaque Borough, Passaic County, New Jersey.

Phase IA Archaeological Assessment, Proposed Cellular Tower, Pittstown, Hunterdon County, New Jersey. Principal Investigator-Archaeology. Planned, coordinated and implemented a Phase IA archaeological assessment in support of a proposed new cellular tower in Pittstown, Hunterdon County, New Jersey.

Phase IA Archaeological Assessment, Proposed Cellular Tower, Wantage, Sussex County, New Jersey. Principal Investigator-Archaeology. Planned, coordinated and implemented a Phase IA archaeological assessment in support of a proposed new cellular tower in Wantage, Sussex County, New Jersey.

Cultural Resources Screening, Proposed PSE&G Culvert Upgrades, Cumberland County, New Jersey. Principal Investigator-Archaeology. Planned, coordinated and implemented a cultural resources screening in support of proposed culvert upgrades in Cumberland County, New Jersey. Project Ongoing.

Cellular Tower Archaeological and Cultural Resource Services, NJ. Principal Investigator, 25 Cultural Resource Screening, Phase I, and Phase II archaeological investigations in advance of construction of proposed new monopole cellular towers, including Phase I/II Archaeological Investigation, Proposed Cellular Monopole, Cherry Hill, New Jersey, and Phase I/II Archaeological Investigation, Proposed Cellular Monopole, Medford, New Jersey. Included background and site file research, and fieldwork. 2007-2008.

Phase IA Literature Search and Archaeological Assessment, Proposed Subway Ventilation Improvements, Forsyth and Delancey Streets, New York, NY. Principal Investigator for a Phase IA literature search and archaeological assessment for proposed subway ventilation structure improvements beneath Forsyth Street in Manhattan, New York. Included background research, pedestrian reconnaissance, and GIS. 2015.

Phase I Archaeological Investigation, Proposed Residential Development, Evesham, Burlington County, NJ. Principal Investigator for a Phase I archaeological investigation for a proposed residential development in Evesham, Burlington County, New Jersey. Included background research, pedestrian reconnaissance, shovel testing, artifact analysis, and GIS. 2015.

Phase IB Archaeological Survey, Wehrlen Brothers Marina Improvement Project, Brick Township, Ocean County, NJ. Principal Investigator responsible for Phase IB archaeological survey of 2.59-acre marina property proposing improvements following Hurricane Sandy. Included shovel testing and the analysis of historic artifacts within the property.

Phase I/II Cultural Resource Investigation, Camden BRAC, Lakeland # 2 Site, Gloucester Township, Camden County, NJ. Principal Investigator, Phase I/II archaeological investigation in advance of proposed BRAC action. Included background research and fieldwork. For the U.S. Army. 2010.

Phase I/II Cultural Resource Investigation, Camden BRAC, Gloucester and Winslow Townships, Camden County, NJ. Principal Investigator, Phase I/II Archaeological investigation in advance of proposed BRAC action. Included background research and fieldwork. For the U.S. Army. 2008-2009.

Phase IA Archaeological Assessment, 77th Readiness Command, Atlantic, Bergen, Camden, Hudson, Mercer, Middlesex and Monmouth Counties, NJ. Principal Investigator, archaeological assessment of eight United States Army Reserve Command Readiness Centers in seven New Jersey counties. Included historical and contextual background research, site file searches at the New Jersey State Museum and New Jersey Historic Preservation Office, and pedestrian reconnaissance and photo documentation of the project areas. For the U.S. Army. 2007.

Section-106 Checklist Preparation, Dover Post Office, Dover Township, Morris County, NJ. Completed Federal Section-106 Checklist in advance of the deaccessioning of a United States Post Office. Included background research and site inspection. 2010.

Phase IA/IB Archaeological Investigation, Little Tor Substation, Rockland County, NY. Principal Investigator responsible for conducting a Phase I archaeological investigation in advance of the construction of an electrical substation in Rockland County, New York. Project was conducted under NY State Environmental Quality Review Act for review by the New York State Office of Parks, Recreation and Historic Preservation. As Principal Investigator, tasks performed included pedestrian reconnaissance, GIS, graphics production, supervision of fieldwork, analysis of artifacts, and report writing.

Phase IA Archaeological and Geomorphological Assessment. Laser Northeast, Susquehanna County, PA. Principal Investigator responsible for conducting a Phase IA archaeological assessment associated with a 27 -mile natural gas collector line in Susquehanna County. Project was conducted for a US Army Corps of Engineers Permit Application for review by the Pennsylvania Historical and Museum Commission. As Principal Investigator, tasks performed included pedestrian reconnaissance, supervising geomorphological studies, GIS, and report writing.

30+ Pipeline Surveys in Support of Proposed Hydrofracturing Well Lines, NY, PA, OH. Clients included Stantec, Kleinfelder, and Chesapeake Energy.

Phase I Cultural Resource Survey for Proposed Sentinel Williams/TRANSCO Pipeline Mountain View Loop, Hillsborough and Montgomery Townships, Somerset County, NJ. Project Archaeologist cultural resource survey of 3.78-mile proposed pipeline corridor as part of FERC permitting process and Section 106 compliance. Investigation identified one Middle to Late Archaic period prehistoric site. For Williams/Transco, Houston, Texas. 2006.

Five Phase I Archaeological Surveys, Black & Veatch and Delmarva Power, Various Locations in Delaware and Maryland. Principal Investigator responsible for conducting Phase I archaeological surveys associated with proposed electric transmission tower replacements. Individual transmission lines included the Harrington to Vernon line, South Harrington to Milford line, the Church to Townsend line, and the Mission to Indian River line. These projects were conducted under Section 106 of the National Historic Preservation Act for review by the Maryland and Delaware State Historic Preservation Offices. As Principal Investigator, tasks performed included pedestrian reconnaissance, direction of fieldwork, GIS, background research, and report writing.

Phase IA Cultural Resource Assessment, 115kV Transmission Line, Clearfield Township, Clearfield County, PA. Principal Investigator Responsible for Phase IA cultural resource assessment of 4-mile corridor in advance of installation of upgraded transmission line. Included historical and cartographic research and identification and analysis of past disturbances and/or prior settlement and land use. For the First Energy Service Company. 2008.

Phase III Data Recovery, PSE&G George Brown Historic Farm Site, Berkeley Heights, NJ. Principal Investigator for the archaeological data recovery of a multi-component historic archaeological site which was to be impacted by the proposed construction of new monopole electrical transmission towers. Tasks included the full implementation and reporting of the archaeological data recovery, supervision of field personnel, conducting of background research, artifact analysis, and the preparation of report graphics.

Project Management Contract for Superstorm Sandy Waterway Debris Removal, New Jersey Department of Environmental Protection (NJDEP), New Jersey. Archaeologist. Responsible for providing support and review for terrestrial resources as well as supporting the Environmental and Historic Preservation (EHP) Geographic Information Systems (GIS) mapping program. Daily activities include updating project tracking maps, and generating site-specific and general EHP mapping. Additional responsibilities include managing Global Positioning Systems (GPS) data collection, processing, training and support for EHP field staff. Dewberry is responsible for supporting the NJDEP in planning and managing a state-level, regionally organized contract to remove and monitor debris from waterways, while maximizing FEMA reimbursement under the Public Assistance Program.

Archaeological Monitoring, Essex County Riverfront Park, Newark, NJ. Principal Investigator-Industrial Archaeology, archaeological monitoring for the installation of subsurface drainage pipes and manholes, electric light poles, and electrical conduit within a formal industrial property located along the Passaic River in Newark, New Jersey. Monitoring identified the subsurface remnants of foundations associated with various industrial buildings located within the property as well as subsurface remnants of the National Register listed Morris Canal prism which extended through the project area.

Phase III Archaeological Data Recovery, Newark Riverfront Park, Newark, NJ. Principal Investigator-Industrial Archaeology, for the archaeological data recovery of the National Register eligible Balbach Smelting and Refining Works site, and portions of the National Register listed Morris Canal slated to be impacted by the construction of a new City park. Tasks included the full implementation and reporting of the archaeological data recovery, supervision of field personnel, conducting of background research, artifact analysis, and the preparation of report graphics.

Archaeological Monitoring, Combined Sewer Overflow (CSO) Sewer Upgrades, Hoboken, NJ. Principal Investigator, archaeological monitoring for the replacement and upgrade of portions of the National Register eligible Hoboken Sewer System. Monitoring identified and documented the subsurface remnants of and construction technology pertaining to intact wooden box sewers, and oval brick sewers located through portions of Hoboken, New Jersey.

Phase IB Cultural Resource Assessment, Burlington Sod Farm, Springfield Township, Burlington County, NJ. Principal Investigator, Archaeologist, Architectural Historian responsible for Phase IB archaeological assessment of 640-acre agricultural property slated to become new county fairground. Included shovel testing and the analysis of three historic vernacular farm homes on the property. For the Freeholders of Burlington County. 2008.

Phase IA Cultural Resource Assessment, Beacon Institute for Rivers and Estuaries, Beacon, NY. Project Archaeologist-Industrial Archaeology, Phase IA archaeological assessment of nineteenth- to twentieth-century historic brickworks property under SEQRA. Included historical and cartographic research and identification and analysis of past disturbances and/or prior settlement and land use. For The Beacon Institute for Rivers and Estuaries, Dormitory Authority of the State of New York, and the New York State Office of Parks, Recreation and Historic Preservation. 2006-2008.

Phase IA/IB Archaeological Investigation, Southern Water Pollution Control Facility Expansion Project, Stafford Township, NJ. Principal Investigator, archaeological assessment and subsurface survey conducted as part of the permitting process for loan application submitted to the New Jersey Department of Environmental Protection Environmental Infrastructure Trust. Included historical and contextual background research, archaeological site file and historic property searches at the New Jersey State Museum and the New Jersey Historic Preservation Office, and pedestrian reconnaissance and subsurface survey. For the Ocean County Utilities Authority. 2007.

Phase IA Cultural Resource Assessment, Burlington Sod Farm, Springfield Township, Burlington County, NJ. Project Archaeologist, Phase IA archaeological assessment of 640-acre agricultural property slated to become new county fairground. Included historical and cartographic research and identification and analysis of past disturbances and/or prior settlement and land use. For the Freeholders of Burlington County. 2007.

Phase IA Cultural Resource Assessment, Proposed Oak Point Detention Facility, Block 2604, Lot 174, Bronx, NY. Project Archaeologist, Phase IA archaeological assessment of late nineteenth- to early twentieth-century rail yard under CEQR. Included historical and cartographic research and identification and analysis of past disturbances and/or prior settlement and land use. For the New York City Department of Corrections. 2006.

Phase IB Archaeological Survey, Jamaica Avenue School, Block 4102, Lots 19, 27, 33, 35 and 36, Cypress Hills, Brooklyn, Kings County, NY. Crew Chief for archaeological trenching at proposed school location. Excavations identified, evaluated, and mitigated extensive backyard deposits dating to the late nineteenth through early twentieth centuries. For the New York City School Construction Authority. 2006.

Phase IA Cultural Resource Assessment, Proposed Eagle Academy for Young Men, East 176th Street, Block 2923, Lots 17, 23, 26, Bronx, NY. Project Archaeologist, Phase IA archaeological assessment for proposed school building. Included historical and cartographic research and identification and analysis of past disturbances and/or prior settlement and land use. For New York City School Construction Authority. 2006.

Phase III Archaeological Data Recovery, Garden State Parkway, Int. 9-11, Cape May Court House, NJ. Principal Investigator for the archaeological data recovery of four identified prehistoric, historic, and/or multi-component archaeological sites which were to be impacted by the Proposed Garden State Parkway Interstate 9-11 Project in Cape May Court House, New Jersey. Tasks included the full implementation and reporting of the archaeological data recovery, supervision of field personnel, conducting of background research, artifact analysis, and the preparation of report graphics.

Phase I/II Archaeological Investigations, New Jersey Turnpike Authority, Interchanges 6 to 9 Widening, Brookland Wetland Mitigation Site, Monroe Township, NJ. Principal Investigator for the archaeological investigation of the proposed Brookland Wetland Mitigation Site to be impacted by the ongoing New Jersey Turnpike Widening program. Tasks included the full implementation and reporting of the archaeological investigation, field work and research design, supervision of field personnel, conducting of background research, artifact analysis, and the preparation of report graphics.

Phase IA Cultural Resource Assessment, Trenton-Robbinsville Airport, Robbinsville, Mercer County, NJ. Principal Investigator responsible for Phase IA archaeological assessment in advance of proposed improvements to the Trenton-Robbinsville Airport. Included historical and cartographic research, with identification and analysis of past disturbances and/or prior settlement and land use. 2008.

Phase I Archaeological Investigation, Bucks County Maintenance Facility, Plumstead Township, Bucks County, PA. Project Archaeologist, Phase I archaeological investigation in advance of construction of the Bucks County Maintenance Facility. Included historical and cartographic background research, surface and subsurface survey. Study identified heavily disturbed historic artifact scatter associated with historic farmstead mapped within the property. 2008.

Phase IA Cultural Resources Assessment and Phase IB Archaeological Investigation, Saddler's Run Watershed Restoration, Delaware Riverkeeper Network, Haddon Township, Camden County, NJ. Principal Investigator-Archaeology and Architectural History for cultural resource assessment in advance of watershed restoration. Included NJHPO and NJSM site file searches, historical documentary and cartographic research in order to identify areas of archaeological sensitivity and historic properties located within the vicinity of the historic African American community of Saddlertown and Saddler's Woods. Also responsible for Phase IB archaeological assessment of several discontinuous work zones to be impacted by stream restoration project. Included shovel testing within and adjacent to an early nineteenth-century free African-American community. 2008.

Phase I/II Eligibility/Effects, County Route 571, West Windsor, Mercer County, NJ. Principal Investigator, Phase I/II archaeological investigation in advance of proposed road improvements. Included background research and fieldwork. For the County of Mercer. 2008.

Phase IA Archaeological Assessment, 250 Bowery, Block 507 Lots 36, 37 and 38, Borough of Manhattan, New York, NY. Principal Investigator, archaeological assessment conducted underneath SEQRA of urban lot in lower Manhattan. Included LPC file, deed, and NYC Department of Buildings research to assess archaeological potential as well as limited excavation to determine extent of prior disturbance. Also responsible for background research, pedestrian reconnaissance, and photodocumentation of project area. For Peter Moore Associates, Inc. 2007.

Phase IA/IB Archaeological Investigation, Alcan Aluminum Corporation Focused Remedial Investigation Project, Oswego County, NY. Project Archaeologist and Crew Chief, Phase IA/IB archaeological investigation under SEQRA prior to the execution of project designed to mitigate contaminated soils. Included historical and cartographic research and identification and analysis of past disturbances and/or prior settlement and land use. 2007.

Phase I Archaeological Survey, Proposed Sewer Realignment, Matamoras, Pike County, PA. Principal Investigator for the Phase I archaeological investigation of a proposed sewer realignment. Included historical and cartographic background research, surface and subsurface survey.

Phase I Archaeological Services, New Jersey Turnpike Authority, NJ Turnpike Interchanges 6-8A, Burlington, Mercer and Middlesex Counties, NJ. Principal Investigator, Phase I archaeological investigations for the locations of planned wetland mitigation and detention basin sites and pipeline relocation areas associated with the proposed turnpike

widening. To date, this project has resulted in the identification of more than ten historic and prehistoric archaeological sites. Background research and fieldwork. 2007-2010.

Phase IA Sensitivity Assessment, Wetland Mitigation Site, New Jersey Turnpike Authority, Garden State Parkway Interchanges 9-11, Cape May Court House, NJ. Principal Investigator, Phase IA archaeological investigation. Background research and fieldwork. 2010.

Phase I Cultural Resource Survey, New Jersey Turnpike Authority, NJ Turnpike Widening of Interchanges 6 to 9, Gervasoni Farm Property, Robbinsville Township, Mercer County, NJ. Principal Investigator, Phase I/II subsurface archaeological investigation and building material analysis for former farm. Identified one historic archaeological site, the Robbins Gervasoni Farm Site (28-Me- 374) but no significant associated archaeological deposits were encountered in project area. Under EO 215. 2009.

Phase I Cultural Resource Survey, New Jersey Turnpike Authority, NJ Turnpike Widening from Interchanges 6 to 9, Appleby House Investigation, Chesterfield, Burlington County, NJ. Principal Investigator, Phase IB subsurface archaeological survey and building material analysis of former toll house associated with the Bordentown and Crosswicks Turnpike between 1857 and 1901. Under EO 215. 2009.

Phase I/II Eligibility/Effects, New Jersey Turnpike Authority, Garden State Parkway Interchanges 9-11, Cape May Court House, NJ. Principal Investigator, Phase I/II archaeological investigation in advance of proposed improvements planned to eliminate signalized intersections. Background research and fieldwork. Five previously unrecorded prehistoric archaeological sites were recommended as eligible for the National Register of Historic Places. For the New Jersey Turnpike Authority. 2009.

Screening Report, Route 21, Newark, New Jersey. Project Archaeologist, cultural resource screening for improvements to Route 21 in Newark, NJ. Included historical and cartographic research, with identification and analysis of past disturbances and/or prior settlement and land use. For New Jersey Department of Transportation. 2006.

Phase I Archaeological Assessment, PennDOT—District 6, Proposed Maintenance Facility, Bucks County, PA. Principal Investigator. Planned, coordinated and implemented a Phase I cultural resources survey in support of a proposed new PennDOT maintenance facility in Bucks County.

Phase I Archaeological Assessment, FEMA, Jersey City Water Supply and Sanitary Sewer Repairs. Principal Investigator. Planned, coordinated and implemented a Phase I cultural resources survey in support of proposed repairs to the Jersey City Forced Sewer Main in Morris County.

Phase I Archaeological Assessment, Forced Main Replacement, Piscataway, New Jersey. Principal Investigator. Planned, coordinated and implemented a Phase I cultural resources survey in support of a proposed Forced sewer main in Middlesex County, New Jersey.

Phase I Archaeological Assessment, Proposed Roadway Improvements, River Road, Garfield, New Jersey. Principal Investigator. Planned, coordinated and implemented a Phase I cultural resources survey in support of proposed road improvements in Garfield, New Jersey.

Phase I/II Archaeological Investigation, Institute for Advanced Studies, Proposed Student Housing, Princeton, New Jersey. Archaeologist and GIS Analyst. Analyzed troop movements and firing positions for the Battle of Princeton from historic accounts and cartographic sources. Project included metal detecting and subsurface survey.

Phase I Archaeological Survey, Proposed Improvements to Dayton High School Athletic Fields, Springfield, New Jersey. Principal Investigator. Examined modern landforms sensitive for artifacts related to the Battle of Springfield. Identified filled wetlands and made landforms. Project included subsurface survey.

Phase I Archaeological Survey, Fort Billingsport, Billingsport, New Jersey. Field Director. Directed field investigation for Phase I archaeological survey of landforms sensitive for association with a Revolutionary War fort and skirmish. Project included metal detecting and subsurface survey.

Architectural History

Washington Park Historic District Design Guidelines, North Plainfield, Somerset County, New Jersey. Architectural Historian / Project Manager. Assisted in developing historic design guidelines for the historic district to include photographs of real-life examples from within the district, a comprehensive expanded history of the district, updated descriptions of common styles, and an extensive illustrated glossary of terms.

Short Hills Historic District Architectural Survey, Borough of Millburn, Essex County, New Jersey. Architectural Historian and Project Manager. Responsible for managing, and assisting with the historic architectural survey of approximately 268 structures within the Short Hills section of Millburn Township, Essex County, New Jersey.

Montclair Estate Area Historic District Intensive-Level Architectural Survey, Borough of Montclair, Essex County, New Jersey. Historian / Architectural Historian. Provided historical background research, GIS Support, and reporting

assistance for the evaluation of the proposed Montclair Estate Area Historic District, Borough of Montclair, Essex County, New Jersey.

Intensive-Level Historic Architectural Survey, ESK Builders, Proposed Housing Development, Lacey Township, Ocean County, New Jersey. Architectural Historian/Manager. Conducted background research and developed detailed land use history of the proposed development site. Planned and managed the implementation of the intensive-level historic architectural survey.

Phase I Archaeological Investigation and Intensive-Level Historic Architectural Survey, Proposed Livingston Substation, Livingston, Essex County, New Jersey. Principal Investigator / Project Manager. Planned, coordinated and implemented a Phase I archaeological and intensive-level historic architectural investigation associated with construction of a new electric substation in Livingston, New Jersey. The proposed project requires a New Jersey Freshwater Wetlands Permit.

North Brunswick 69kV OP-Upgrades DRCC Raritan River Crossing, North Brunswick, New Jersey. Principal Investigator/Project Manager. Planned, coordinated and implemented a Phase I archaeological and intensive-level historic architectural investigation associated with the installation of new electric transmission towers crossing the Raritan River and the D&R Canal Historic District. The proposed project required an Application for Project Authorization under the New Jersey State Register Act as well as coordination with the Delaware and Raritan Canal Commission.

Historic Resource Study, Montour Ash Basin 1, Derry Township, Montour County, Pennsylvania. Project Manager, Planned and coordinated an identification-level historic resource study associated with the proposed closing of Ash Basin 1 at the Talen Energy Montour Energy Facility in Montour County, Pennsylvania.

Historic Farm Study, Proposed Montour Gas Co-Firing Project, Anthony and Derry Townships, Montour County, Pennsylvania. Project Manager, Planned and coordinated an identification-level historic farm study associated with the proposed gas co-firing project at the Talen Energy Montour Energy Facility in Montour County, Pennsylvania.

Intensive-Level Historic Architectural Investigation, Proposed Zufall Health Center, West Orange Township, Essex County, New Jersey. Principal Investigator / Project Manager, Planned, coordinated and implemented an Intensive-level historic architectural investigations in support of NJHPO Section 106 Approval for a proposed medical facility in West Orange Township, Essex County, New Jersey.

Intensive-Level Historic Architectural Investigation, Kinkora Railroad, Chesterfield Township, Burlington County, New Jersey. Principal Investigator / Project Manager, Planned, coordinated and implemented an Intensive-level historic architectural investigation in support of NJDEP Freshwater Wetland Permit for a proposed access road through the previously-identified Delaware & Atlantic / Columbus, Springfield & Kinkora Railroad Historic District.

HAER Documentation, PSE&G Trenton to Burlington 138kV Transmission Line, Mercer and Burlington Counties, New Jersey. Principal Investigator / Project Manager. Planned, coordinated, and implemented the HAER recordation of approximately 130 electric transmission towers within a 28-mile corridor stretching from Trenton to Burlington, New Jersey.

HAER Documentation, PSE&G Metuchen to Trenton 138kV Transmission Line, Middlesex and Mercer Counties, New Jersey. Principal Investigator / Project Manager. Planned, coordinated, and implemented the HAER recordation of approximately 300 electric transmission towers within a 28-mile corridor stretching from Edison to Trenton, New Jersey.

Berlin Historic District Architectural Survey, Borough of Berlin, Camden County, New Jersey. Historian and GIS Specialist. Provided historical background research, GIS Support, and reporting assistance for the re-evaluation of the Berlin Historic District, Borough of Berlin, Camden County, New Jersey.

Photographic Documentation, 250 Proposed Small Cellular Communication Sites throughout New Jersey. Project Manager. Provided project oversight, GIS mapping support, public outreach, and technical guidance for the photo-documentation of 250 small-cell telecommunication sites throughout Union, Essex, Bergen, and Hudson Counties, New Jersey. Project Ongoing.

Build It Back Program, New York City Economic Development Corporation and Mayor's Office of Housing Recovery Operations, New York, NY. Historic Preservation Lead, Archaeologist and Architectural Historian for the cultural resources review of more than 10,000 residential properties damaged as a result of Hurricane Sandy. Daily activities include overseeing a team of preservation professionals including historians, architectural historians, and archaeologists to review residential properties for historic preservation issues, both architectural (above ground), and archaeological (below ground), under the May 2013 Programmatic Agreement executed between the Federal Emergency Management Agency, the New York State Historic Preservation Office, and the New York City Landmarks Preservation Commission for compliance with the National Environmental Policy Act (NEPA) and US Department of Housing and Urban Development (HUD) regulations. Other key tasks included conducting

consultation with New York State and City review agencies, and developing mitigation treatment plans for historic properties adversely affected by the recovery project.

RREM Contract for Superstorm Sandy Recovery, New Jersey Department of Environmental Protection (NJDEP), New Jersey. Archaeologist and Architectural Historian. Responsible for cultural resources reviews in support of NEPA permitting for 50+ storm-damaged properties receiving HUD funding in response to Hurricane Sandy.

Ocean County Cultural and Heritage Commission. Historical Consultant, Advised Commission on historic preservation and National Register of Historic Places nomination preparation for historic property in Forked River, New Jersey. 2004.

Historic American Engineering Record (HAER) Documentation, Route 130 Bridge over Raccoon Creek, Bridgeport, New Jersey. Principal Investigator-Architectural History. Researched and prepared HAER documentation in support of the proposed replacement of the Route 130 Bridge over Raccoon Creek, Bridgeport, New Jersey.

Historic American Building Survey (HABS) Documentation and National Register Nomination, Bellmawr Park, Bellmawr, New Jersey. Principal Investigator-Architectural History. Researched and prepared HABS documentation in support of proposed Route 295 improvements in Bellmawr, New Jersey.

National Register / New Jersey State Register Nomination and Review Defense, Maplewood Memorial Park, Maplewood, New Jersey. Principal Investigator-Architectural History. Assisted with preparing NR/State Register nomination for Maplewood Memorial Park and defending the Nomination before the State Register Review Board.

Phase IB Cultural Resource Assessment, Burlington Sod Farm, Springfield Township, Burlington County, NJ. Principal Investigator, Archaeologist, Architectural Historian responsible for Phase IB archaeological assessment of 640-acre agricultural property slated to become new county fairground. Included shovel testing and the analysis of three historic vernacular farm homes on the property. For the Freeholders of Burlington County. 2008.

Maritime / Submerged Resources

Public Maritime Archaeology Program Development, Confidential Client. Principal Investigator / Project Manager, Planned and developed a maritime public archaeology program for the County Historic Sites and History Services Division. Services provided to-date include desktop aerial reviews of county waterways to identify potential targets and field documentation of identified targets.

Phase I Archaeological Assessment, United States Geological Survey, Natural Resources Conservation Service, Proposed Fish Ladder, Creskill, NJ. Principal Investigator. Planned, coordinated and implemented a Phase I cultural resources survey in support of a proposed fish ladder in Bergen County, New Jersey.

Phase I Archaeological Assessment, FEMA, Bridgeton Canal Repairs. Principal Investigator-Industrial Archaeology. Planned, coordinated and implemented a Phase I cultural resources survey in support of proposed repairs to the historic Bridgeton Canal and Raceway, Bridgeton, Cumberland County, New Jersey.

Phase I Archaeological Assessment, Proposed Wetland Mitigation Bank, Carlstadt, New Jersey. Principal Investigator. Planned, coordinated and implemented a Phase I cultural resources survey in support of a proposed new wetland mitigation bank in Carlstadt, New Jersey.

Archaeological Monitoring, Demolition of the Gloucester City Water Works Reservoir, Camden County, NJ. Principal Investigator-Industrial Archaeology, archaeological monitoring of circa 1873 National Register-listed resource, and identification and photo documentation of its components. For the City of Gloucester. 2009.

Archaeological Monitoring, Centerton Road Dam Replacement, Elmer, New Jersey. Principal Investigator-Industrial Archaeology. Monitored the replacement of the Centerton Road Dam and identified the presence of a mid-nineteenth century mill and tail race on the downstream banks.

Phase I Archaeological Investigation and Maritime Survey for the Replacement of the Harry W. Nice Bridge, Newburg, Maryland and Dahlgren, Virginia. Principal Investigator. Conducted Phase I archaeological investigations associated with the replacement of the Harry W. Nice Bridge examining both terrestrial archaeological resources and underwater maritime resources potentially related to the Civil War.

Other

Springfield Yeshiva Site Plan and Permitting, North Plainfield Borough, Somerset County, New Jersey. Project Manager. Managed a team of engineers and permitting specialists to develop site plans, Zoning/Planning Board Approvals, and Permit Approvals for a residential Yeshiva located within a historic district.

Proposed Development Site Environmental Permitting, Greenwich Township, Gloucester County, New Jersey. Project Manager. Managed a team of natural resources specialists and cultural resources professionals to identify and

obtain New Jersey Department of Environmental Protection Permits for a proposed warehouse development in Greenwich Township, Gloucester County, New Jersey.

Buildings 25 and 26 Redevelopment Site Plan and Permitting, Fort Hancock, Sandy Hook, Monmouth County, New Jersey. Project Manager. Managed a team of engineers and permitting specialists to develop site plans for redevelopment of a National Park Service property at Sandy Hook.

Morris County Cultural and Heritage Commission. Historical Consultant, Transcribed and edited circa 1890-1940 Weatherbook of Gentleman Farmer Charles Foster into an MS/Access database with digital photographs. 2004-2006.

Ocean County Historical Society. Historical Consultant, Assisted in proofreading and transcribing of federal census data on Monmouth and Ocean counties to be incorporated in a research Webpage. Gave presentation on Historic Preservation, Historic Tax Credits, and Adaptive Use. As an Intern developed an artifact management and tracking system for the Ocean County Historical Society's artifact storage room. Modified the society's accessioning system and developed artifact classification system to use in digital database. 2004.

Middlesex County Division of Historic Sites and History Services. Consultant. Developed an educational program to NJEA Standards and Curriculum involving archaeological investigation, historic research and documentation, and artifact analysis to help students develop critical thinking and analytical skills.

PAPERS AND PRESENTATIONS

- Book Review, Closed Sea by Kent Mountford, in New Jersey History, Newark. Spring/Summer 2004.
- The Hunt for Red Oak Grove. The Scroll: Bulletin of the ocean County Historical Society. Toms River. April 2003.
- Phase I/II Archaeological Survey, Merchants and Drivers Tavern (Site 28-UN-32). Contributing author with Richard Veit and Michael Gall. Report on file, New Jersey Historic Preservation Office, April 2003.
- The Ruins in the Woods: The History of the Legendary Pasadena Terra Cotta Company, Fact and Fiction. Informational brochure developed from Brendan T. Byrne State Forest. February 2003.
- Forgotten Clay Remembered in Ocean County: A Note on Current Research. Archaeological Society of New Jersey Newsletter. January 2003.
- Pasadena: A Forgotten Town that Never Was. The Scroll: Bulletin of the Ocean County Historical Society. October 2002.
- An Old Salty Tale. The Scroll: Bulletin of the Ocean County Historical Society. April 2002.
- A Seasoned History: An Archaeological and Historical Investigation of the Pennsylvania Salt Works of Toms River, NJ. Manuscript on file, Ocean County Historical Society. 2001.
- Cleaning off the Tarnish: A Historical Study of the Eustis Coach, Roxbury Massachusetts. Manuscript on file, Shirley-Eustis House Association. 2001.
- History Below: An Analysis of the Unprovenioned Collection retrieved from the Gardner Carriage House Excavation, Roxbury Massachusetts. Manuscript on file, Shirley-Eustis House Association. 2001.
- Through the Bottle Glass: A Cautionary Tale of Artifact Analysis. Archaeological Society of New Jersey Newsletter. January 2000.
- J.B. Tilton. The Scroll: Bulletin of the Ocean County Historical Society. April 1999.
- Murray Grove: A National Site Overlooked. Manuscript on file, Ocean County Historical Society. 1999.
- Of Myth and Brick: Examining the Legendary Pasadena Terra Cotta Company. Master's thesis. Department of History and Anthropology, Monmouth University. February 2003.
- Clay in the Pines: Deconstructing the Myth of the Pasadena Terra Cotta Company, Pasadena, New Jersey. Paper presented at Council for Northeast Historical Archaeology Conference in Wilmington, Delaware. October 2002.
- Conditions Assessment: Livermore Tomb, Mount Auburn Cemetery, Cambridge, Massachusetts. Paper presented to Mount Auburn Cemetery Association and Boston University Building Conservation Class. April 2001.

GRANTS

- Mini-grant from New Jersey Historical Commission to fund research and generation of National Register of Historic Places nomination for clay industry of Pasadena, New Jersey. October 2002.

REFERENCES:

Deborah L. Descaro, PMP STV / Sr. Associate 205 West Welsh Drive Douglassville, PA 19518 610-385-8357	Barton Ross, AIA, AICP, LEED AP BD+C Barton Ross & Partners, LLC Architects 184 S. Livingston Ave., Ste. 9-140 Livingston, New Jersey 07039 (973) 818-4749	Arthur Kuyan PE, CME STONEFIELD 92 Park Avenue Rutherford, NJ 07070 201-340-4468 phone
---	---	--