

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 93000828 Date Listed: 8/26/93

William L. Black House Atlantic NJ
Property Name: County: State:

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

JN Beth A. Savage
Signature of the Keeper

9/13/93
Date of Action

Amended Items in Nomination:

Technical oversight was corrected through a phone call to the New Jersey SHPO. The nominated property is less than one acre. The UTM coordinates are: Zone 18 Easting 517 280; Northing 4387 560. The nomination is officially amended to include this information.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

828

United States Department of the Interior National Park Service

RECEIVED

JUL 14 1993

National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name William L. Black House other names/site number

2. Location

street & number 458 Bellevue Avenue city, town Hammonton state New Jersey code 034 county Atlantic code 001 zip code 08037

not for publication vicinity

3. Classification

Ownership of Property: private (checked), public-local, public-State, public-Federal. Category of Property: building(s) (checked), district, site, structure, object. Number of Resources within Property: Contributing 1, Noncontributing 1 buildings, 1 sites, 1 structures, 1 objects, Total 1.

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria. Signature of certifying official: Assistant Commissioner for Natural & Historic Resources/DSHPO. Date: 7/2/93.

In my opinion, the property meets the National Register criteria. Signature of commenting or other official. Date. State or Federal agency and bureau.

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register. determined eligible for the National Register. Signature of the Keeper: Beth A. Savage. Date of Action: 8/26/93.

6. Function or Use

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

Domestic/single dwelling

Commerce/Trade Business

7. Description

Architectural Classification
(enter categories from instructions)

Materials (enter categories from instructions)

Stick Style

foundation Sandstone

walls Weather board

Shingles

roof Shingles

other Metal

Describe present and historic physical appearance.

DESCRIPTION

The Black Mansion is a ca 1884 Stick style single-family dwelling centered on a half acre site at the corner of Bellevue Avenue and Packard Street (Photograph No.1, Drawing No. A-23). The symmetrical facade of the two story (balloon frame construction) house faces west towards Bellevue Avenue, Hammonton's main street. (Note: for the purpose of this report, the facade will be referred to as facing west and all subsequent references to direction will be from Reference North. True North and Reference North are noted on Drawing No. A-23.) The building has undergone a variety of surface and structural changes beginning with the replacement of the front porch at the turn of the century, proceeding through the installation of aluminum siding in the 1960's, and culminating in the museum quality restoration currently being completed. There is, additionally, a small non-contributing garage at the southeast boundary of the property.

EXTERIOR

The original design was altered around the turn of the century. The front porch was removed and, in its place, a new two story classically inspired porch was added. A severe Doric order was imposed with cornices, mouldings, and dentils in the classical tradition (Photograph No. 2). The original single dormers were removed and replaced with double dormers in the north and south elevations only (Photographs No. 3, 4). Most Victorian detailing was removed and the structure was painted white (Photographs No. 5, 6). A new Colonial Revival entrance, with a Dutch door, was installed replacing the original design. In the 1960's, the original wood siding was covered with aluminum siding, certain windows were changed and the landscaping of the property was altered.

The current restoration of the house was based on careful historic research and field examination of the historic fabric to establish the original design features. Historic documents and a ca 1884 photograph (Photograph No. 7) were used to establish the original character of the Stick design. Following the removal of the aluminum siding and the Colonial Revival porch, the original exterior walls were uncovered providing a full view of the Stick design (Photograph No. 8). Seventeen paint samples were taken from

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G N/A

Areas of Significance (enter categories from instructions)

Architecture

Commerce

Period of Significance

N/A

Significant Dates

ca. 1884

Cultural Affiliation

N/A

Significant Person

Black, William Lincoln

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SIGNIFICANCE

The Black Mansion meets National Register Criterion B as the home of William L. Black, the owner of a local General Store and a prominent member of the Hammonton community; and National Register Criterion C as a classic example of the Stick style. The Black Mansion is included in the proposed Bellevue Avenue Historic District, a collection of late 19th and early 20th century residential properties lining Bellevue Avenue from Elvins Avenue southwest to Tilton Street (National Register Nomination pending as of July 1992). The house is to the north of the commercial activity, around which the town is centered.

Mid-19th century Hammonton was a rural, backwater town located in the Pine Belt of New Jersey. It was one of many towns whose prosperity was linked to the expansion of the railroads in the second half of the century. The Camden and Atlantic Railroad began operation through Hammonton in 1854, facilitating the commercial and agricultural development that led to the incorporation of Hammonton in 1866. Growth continued at a steady pace and by the turn of the century Hammonton had developed a variety of factories, in addition to the fruit orchards that formed its agricultural base. The town was promoted as a health resort with tonic wells and springs. It had its own waterworks and an electric plant. A gas works was being built. By 1905, the thriving town of Hammonton boasted a population of 4000 serviced by two railroads.

The Black Mansion is significant as the home of William L. Black, a prominent member of the Hammonton community. Black's parents came from Maine and settled on Fairview Avenue in 1858, prior to the incorporation of the town. His father purchased the A. G. Clark Store, which became known as Black's Store, and assumed responsibility as the town Tax Collector and Constable.

See continuation sheet

9. Major Bibliographical References

Deed Book, Atlantic County Clerk's Office, Mays Landing, NJ

Hammonton, New Jersey, in the famous Pine Belt. A brochure published ca. 1905, reprinted 1989.

William McMahon, The Story of Hammonton, [Hammonton: The Historical Society of Hammonton, NJ, 1966] 10, 14, 98, 190, 191.

Palliser, Palliser & Co. Architects, Palliser's Model Homes, [New Haven, CT, Passiser, Palliser & Co., 1878].

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property _____

UTM References

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Zone Easting Northing

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

See attached sheet.

See continuation sheet

Boundary Justification

The property is lot no. 11 in Block 3202 as shown on the tax map of the Town of Hammonton.

See continuation sheet

11. Form Prepared By

name/title Hyman Myers/Joanne Sweet
organization Vitetta Group date 1/31/92
street & number 3 Cooper Plaza telephone 609-756-3400
city or town Camden, state New Jersey zip code 08103

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The Black Mansion
Atlantic County
Hammonton, New Jersey

selected areas to determine the original polychromy of the exterior. Nailing and framing patterns were reviewed to establish the location, size and exact proportions of the dormers and the original porch. Fragments of original Victorian details found in the attic (i.e., a piece of cast iron cresting) or on the building covered by subsequent non-historic fabric (i.e., the engaged columns) were used to reconstruct the cresting, and the details of the porch.

The main block of the symmetrically massed building is 32' X 34'. There is a projecting two-story bay at the rear of the south elevation (Photograph No. 9) and an asymmetrical 22' X 12' one-story appendage at the east (rear) elevation (Photograph No. 9, 10). The steeply pitched hipped roof, the hipped roof of the second story balcony, the five dormers and the lower cross gables are of cedar shingles. The slightly sloping deck at the top of the hipped roof and the sloping roof of the front porch are flat seam terne coated stainless steel, painted. The existing roof of the rear appendage is also painted metal. Iron cresting ornaments both the main hipped roof (Photograph No. 11) and the hipped roof of the balcony (Photograph No. 12). The building has the polychromed wall surface typical of the Stick style. The wood wall cladding (boards), now painted beige, are horizontally oriented. The raised stickwork, both vertical and horizontal, as well as the corner boards are painted brown. All colors are per the historic paint analysis which was undertaken as part of the restoration (Photographs No. 2 & 5 are notated to show locations where paint samples were taken.)

West Elevation

Centered on the facade (Drawing No.A-6) is one of the cross gables of the main roof. The cross gable is detailed with overhanging eaves, exposed moulded rafter ends, and decorative trusses at the apex. Bargeboards are decorated and moulded. (Photograph No. 13) The triangular space created by the gable is filled with cedar shingles in a fish scale pattern. (Photograph No. 13) The fish scale pattern is also used at the face and sides of the two gabled dormers (typical) which flank the cross gable. Fenestration at the attic level includes shuttered 2-over-2 sash within each dormer and shuttered 2 over 2 sash within the cross gable.

The second level exhibits two shuttered 2-over-2 sash flanking a reconstructed verandah which is surrounded by an ornamental wood railing and balustrade. Ornamental wood bracketed columns and engaged columns support the hipped roof. The painted wood deck is covered with painted sail cloth and a raised panel door opens out onto the verandah.

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At the first story, a reconstructed porch, 7' X 29', dominates the facade, extending over all three bays. Its center entry is defined by a front gable. Wood steps lead up to the porch with its wood floor and ornamental skirt, ornamental wood bracketed columns (Photograph No. 14, 15) and engaged columns. Two side lites and two full height shuttered 2-over-2 sash flank the paneled entry door (Photograph No. 16). The foundation of coursed Jersey sandstone (Photograph No. 17) is visible 2'-6" above grade.

East Elevation

The rear (east) elevation has a one-story gabled appendage asymmetrically located at the northeast corner of the building (Photograph No. 18, Drawing No. A-6).

In the main block of the building, a single cross gable is centered at the attic level. As at the facade, the gable is detailed with fish scale cedar shingles, fan ornament and decorated moulded bargeboards (Photograph No. 19). Its shuttered sash is 2-over-2, as are the sash at the three bays of the second floor.

The first floor is asymmetrical due to the one story appendage. The main block of the building exhibits one 2-over-2 shuttered sash, one 1-over-1 shuttered sash, and one 1-over-1 unshuttered sash. The appendage is detailed with moulded bargeboards at the gable and horizontal wood wall cladding (boards) set within the raised stickwork. A 2-lite sash is at the first floor level. The back porch, 16' X 5'-6", runs east-west along the south elevation of the appendage. Concrete steps lead up to a concrete landing. The ornamental wood bracketed columns, railing (Photograph No. 20) and newel post have been reconstructed based on the ca 1884 photograph.

The foundation is coursed Jersey sandstone. A 4-lite sash is in the main block of the building. The appendage has a raised panel/glass door leading to the basement.

South Elevation

The south elevation of the house is asymmetrical. There is a two-story projecting bay with a gabled roof at the east end of the main block of the building (Photograph No. 9, Drawing No. A-13).

This side elevation has one typical gabled dormer with one shuttered 2-over-2 sash in the hipped roof. The roof of the projecting bay is of cedar shingles, its gable has the fish scale shingles, fan ornament and decorated moulded bargeboards typical for this structure.

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At the second level, two 2-over-2 shuttered sash are in the main block. Two 2-over-2 unshuttered sash are in the projecting bay, which is also detailed with horizontal wood boards set within raised stickwork and corner boards.

The first level exhibits two shuttered 2-over-2 sash in the main block and two unshuttered 2 over 2 sash in the projecting bay. At the back porch are a raised panel/glass entry door and a shuttered 2-over-2 sash.

Two 3-lite sash (Photograph No. 21) are at the basement level of the main block, one 3-lite sash is in the projecting bay.

North Elevation

The rebuilt brick chimney is visible at the Packard Street (north) elevation (Photograph No. 22, Drawing No. A-12). Two typical gabled dormers with their shuttered 2-over 2-sash are at the attic level.

At the second level are three shuttered 2-over 2-sash.

Fenestration at the first level includes three 2-over-2 shuttered sash in the main block. In the appendage is one 2-over-2 shuttered sash.

Five 3-lite sash are set in the coursed stone of the basement level.

INTERIOR

Modifications to the interior occurred in the 1960's. The parlor and the corresponding room on the second floor were each subdivided into two rooms. The doorways servicing these rooms were also altered. Plaster walls were recoated with a swirl-rough plaster finish. The fireplace was removed from the front room on the first floor. Bathrooms received new fixtures and finishes. Overall, however, the interior retained its integrity. Specifically, over 95% of the original walls and partitions remained in their original location, and less than 10% of the original fabric was replaced.

The interior restoration followed the same pattern as the exterior work. Non-historic infill walls were removed, doorways were restored to their original size and location. The 1960's trowel plaster finish was removed back to the original plaster which was then skim coated. Framing evidence was studied and the fireplace was reconstructed on the existing footprint of the original mantel and hearth. In the bathrooms, existing non-historic fixtures were removed and replaced with period-appropriate new fixtures. All existing radiators were restored and reinstalled.

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The attic (Photograph No. 23, Drawing No. A-4) is an open space with the exception of a cedar closet (restored) in the southwest corner. All dormers have been restored to their original location.

The second and first floors work around a center hall plan (Drawings No. A-3, A-4). The original stair and all associated trim, including the balustrade and newel post were found in place (Photograph No. 24). To the north of the stairs at both the second and the first floor are front (Photograph No. 25, 26) and back rooms (Photograph No. 27, 28), to the south are single rooms running the length of the building (Photographs No. 29, 30). These long rooms, subdivided by a previous owner, were restored based on the framing pattern of the floor between the second and first floors as well as the presence of continuous hardwood flooring running the length of the rooms. A toilet room is at the top of the stairs (Photograph No. 31) and in the corresponding location on the first floor (Photograph No. 32). Original plaster, hardwood floors, mouldings, baseboards, and decorative millwork remain and have been restored in place. Double pocket doors leading to the original parlor on the first floor have been reconstructed (Photograph No. 33).

The basement and the existing stair leading into it were unaltered and preserved in their present layout, Drawing No. A-3).

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The Black Mansion
Atlantic County
Hammonton, New Jersey

William Lincoln Black was born in Hammonton in 1861 and attended school there. He went on to study at the University of Pennsylvania and received a degree in 1886 from Bowdoin College in Maine. With the death of his father, William L. Black returned to Hammonton instead of continuing on to law school as planned. In addition to taking over the management of the family business, he

"...presided over the Workingman's Building and Loan Association (1924-1935), was vice-president of the Peoples Bank and Trust Company (1921-1935) and treasurer of the Sinking Fund Commission. He was the oldest past master of the M. B. Taylor Lodge, F. and A. M. and was a charter member of the Hammonton Kiwanis Club. When Woodrow Wilson was governor of New Jersey, Black was one of the two men selected from the county to choose the elisor grand jury directed to clean up conditions here. Black served a three year term as a member of the Hammonton Board of Education, from 1902 to 1905. A Democrat, he served three terms as a freeholder, 1909-1918. He died at his home on Bellevue Avenue, January 7, 1935."¹

The Black Mansion, built ca 1884, is a classic example of the Stick style, exhibiting characteristics such as a steeply pitched hipped roof with cross gables, decorative trusses at the apex of the gables, and overhanging eaves. The style was also typified by decorative detailing in the form of polychromed multi-textured wall surfaces using wood wall cladding (boards and decoratively shaped shingles) within the pattern established by the raised stickwork. The entry porch and verandah are also typical elements of the style. The house exhibits Eastlake influence in the chamfered, shaped posts of the porch and verandah and the chiseled detailing of the brackets (Photograph No. 1). Although McAlester in *A Field Guide to American Houses* notes the phasing out of the Stick style in the northeast by the 1880's, Whiffen in *American Architecture Since 1780*, mentions that New Jersey was represented by the Stick style at the Centennial Exposition in Philadelphia. Further, *Palliser's Model Homes*, which includes many examples of Stick style homes, was first published in 1878. Within the context of the relatively rural, developing Hammonton of the 1880's, the Black Mansion is particularly important as an instance of 'modern' architecture.

Despite the variety of modifications the Black Mansion was subjected to over the years, the architectural detailing associated with the Stick style survived with a high degree of integrity. Specifically, note that the exterior Stick detailing remained in place and was simply covered by aluminum siding in the 1960's (Photograph No. 8), that 95% of the original interior walls and partitions remained in their original location, and less than 10% of the original interior fabric was replaced. The house, the single remaining

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Atlantic County
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example of the Stick style within the proposed Bellevue Avenue Historic District, is currently undergoing a museum quality restoration back to its origins ca 1884. This is the first restoration of a 19th century house on Bellevue Avenue.

1. William McMahon, "The Story of Hammonton", (Hammonton: The Historical Society of Hammonton, NJ, 1966, Page 191).

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The Black Mansion
Atlantic County
Hammonton, New Jersey

VERBAL BOUNDARY DESCRIPTION

(Legal description - commitment for Title Insurance, Chelsea Title and Guaranty Company)

(The property is lot no. 11 in Block 3202 as shown on the tax map of the town of Hammonton.)

The nominated property begins at the intersection of the Southeasterly line of Bellevue Avenue (60 feet wide) with the Southwesterly line of Packard Street (50 feet wide); and extends.

1. South 38 degrees 00 minutes East, along the said line of Packard Street, a distance of 194.00 feet to a concrete monument found in the same: thence
2. South 52 degrees 00 minutes West, a distance of 96.00 feet to a concrete monument found: thence
3. North 40 degrees 36 minutes West, a distance of 194.20 feet to a concrete monument found in the said line of Bellevue Avenue: thence
4. North 52 degrees 00 minutes East, along the same, a distance of 105.41 feet to the point of beginning.

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The Black Mansion
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Hammonton, New Jersey

Figures

1. USGS Map
2. Location Map
3. Location Map
4. Chain of Title
5. "Hammonton, NJ, in the famous Pine Belt [Booklet] (omitted)

Photographs [Overall Photographs keyed on Drawings No. A-3, A-4, & A-23]

Photographer: Joanne Sweet [for all photographs taken in 1992].

Location of Negatives: Vitetta Group
The Wallace Building
642 North Broad Street
Philadelphia, PA 19130

<u>Photograph No.</u>	<u>Date</u>	<u>Description</u>
1	July 1992	Northwest view View from the corner of Bellevue Avenue and Packard Street.
2 (xerox)	1988	Northwest view View from the corner of Bellevue Avenue and Packard Street before restoration.
3 (xerox)	1988	North Elevation [Packard Street]. Before restoration.
4 (xerox)	1988	South Elevation Before restoration.
5 (xerox)	1988	East Elevation Before restoration.
6 (xerox)	1988	Southeast View Before restoration.
7 (xerox)	ca. 1884	Southwest View.

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<u>Photograph No.</u>	<u>Date</u>	<u>Description</u>
8	1988	Northwest View View from the corner of Bellevue Avenue & Packard Street following removal of the aluminum siding and the Colonial Revival porch. Note that the original surface design is exposed.
9	January 1992	South Elevation Projecting two-story bay.
10	January 1992	Southeast View Assymetrical one-story appendage.
11	January 1992	Detail: Iron cresting at the main hipped roof.
12	January 1992	Detail: Iron cresting at the hipped roof of the balcony.
13	January 1992	Detail: Barge boards are decorated and moulded. Cedar shingles are in a fish-scale pattern.
14	July 1992	Detail: Ornamental bracketed columns.
15	July 1992	Detail: Brackets.
16	July 1992	West Elevation Main Entry.
17	January 1992	Detail: The foundation is coursed Jersey sandstone.
18	January 1992	East Elevation.
19	January 1992	East Elevation Detail: The gable is detailed with fish scale cedar shingles, fan ornament, and decorated moulded bargeboards.
20	July 1992	South Elevation Detail: The ornamental railing and apron have been reconstructed.
21	January 1992	South Elevation Detail: 3-lite sash at the basement level.
22	July 1992	North Elevation Note rebuilt chimney and reconstructed gabled dormers.
23	July 1992	Restored cedar closet in southwest corner of attic.

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24	July 1992	Detail: First floor hall. Newel post during restoration.
25	July 1992	Front room, second floor [Bedroom].
26	July 1992	Front room, first floor [Reception/Waiting Room].
27	July 1992	Back room, second floor [Map Room].
28	July 1992	Back room, first floor [Secretary's Office].
29	July 1992	Second floor [Gallery/Exhibit Space].
30	July 1992	First floor [Mr. DeMarco's Office].
31	July 1992	Second floor toilet room.
32	July 1992	First floor toilet room.
33	July 1992	First Floor Detail: Double pocket doors from the original parlor to the hall have been reconstructed.

Drawings

<u>Drawing No.</u>	<u>Description</u>
A-3	Basement & First Floor Plans
A-4	Second Floor & Attic Plans
A-6	Bellevue Avenue & Rear Elevations
A-12	Packard Street Elevation
A-13	South Elevation
A-23	Site Plan

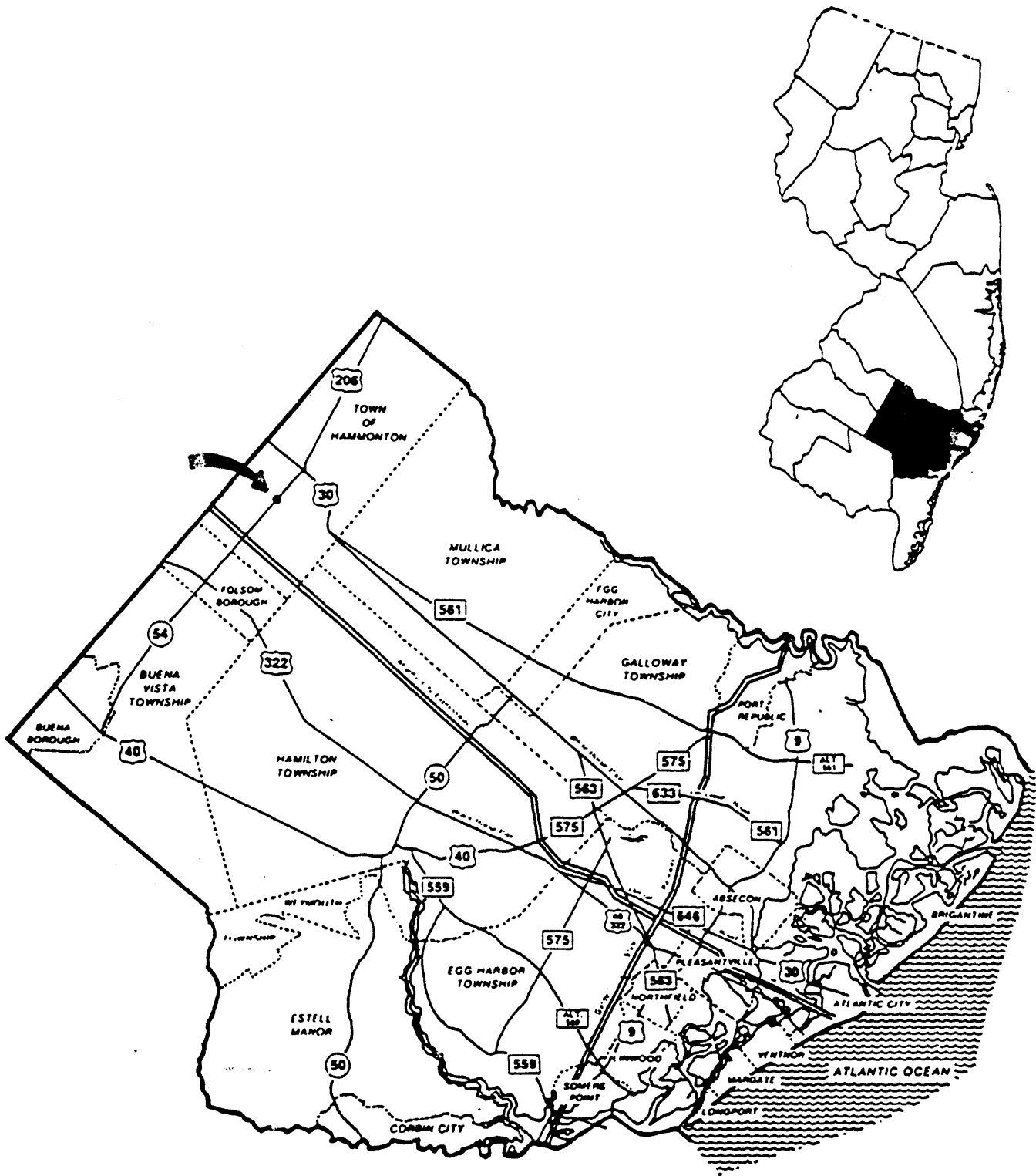
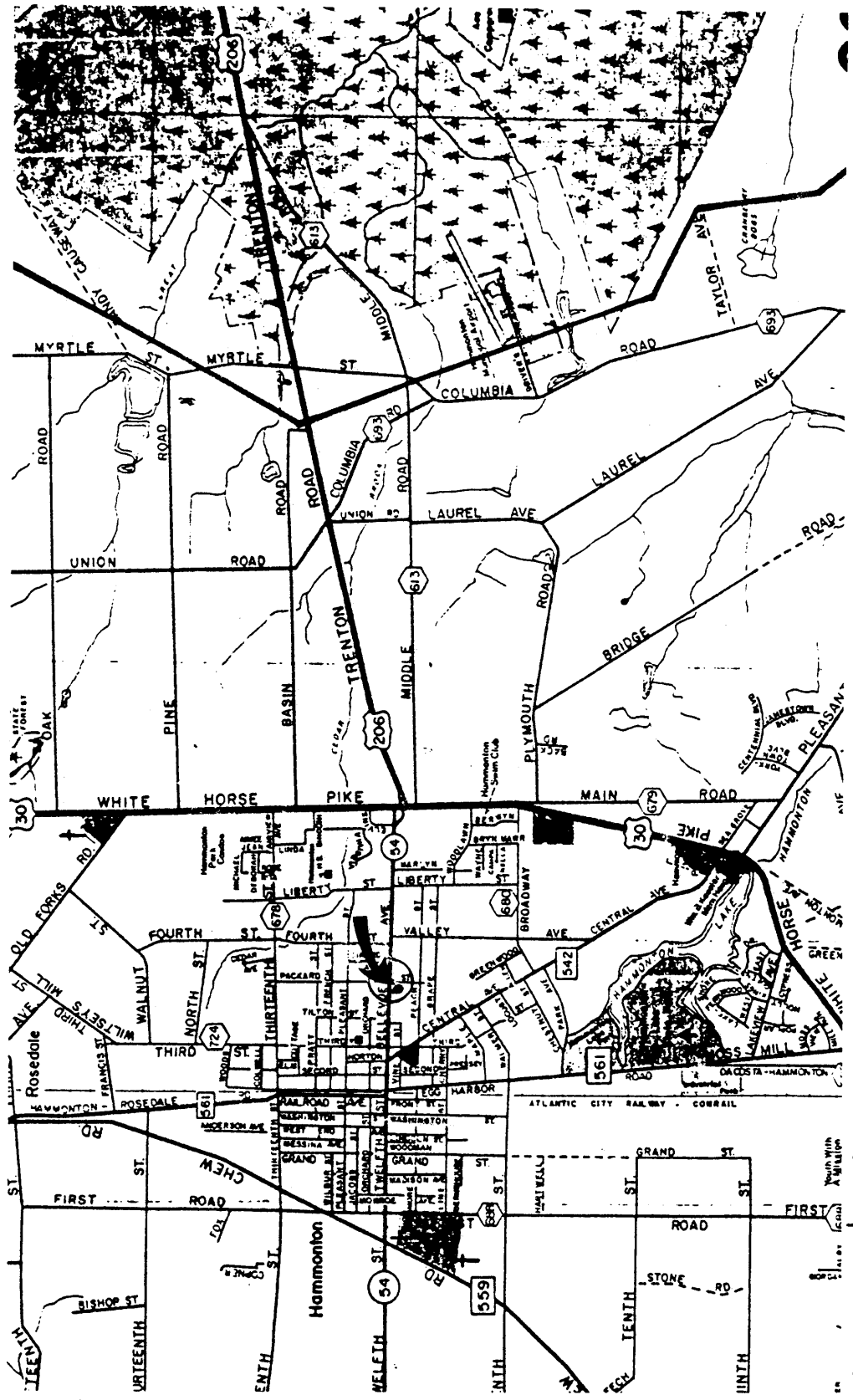


FIGURE NO. 2
 LOCATION MAP
 THE BLACK MANSION
 ATLANTIC COUNTY, HAMMONTON, NJ





" FIGURE NO. 2
 LOCATION MAP
 THE BLACK MANSION
 ATLANTIC COUNTY, HAMMONTON, N.J.

CHAIN OF TITLE OF PREMISES 458 BELLEVUE AVENUE, HAMMONTON, NEW JERSEY

<u>GRANTOR/GRANTEE</u>	<u>DATE OF DEED</u>	<u>RECORDING DATE</u>	<u>DEED BOOK AND PAGE</u>	
Samuel B. Coughlin to William Black	May 4, 1858	May 14, 1858	Book J.	Page 646
William Black to George T. Bicknor	Dec. 5, 1871	Feb. 17, 1882	Book 40	Page 548
George T. Bicknor and Corinthia A., h/w to Sara Frances Black	Feb. 13, 1872	Feb. 28, 1874	Book 47	Page 553
Sara Frances Black and William L. Black to William L. Black	May 7, 1883	May 10, 1883	Book 93	Page 158
William L. Black to Sara Frances Black	Mar. 13, 1890	April 2, 1890	Book 138	Page 375
Sara died intestate June 6, 1894 leaving three sons William L., Horace G, and Nathaniel R.				
Horace G. Black and Jesse L. Black to William L. Black	Oct. 19, 1896	Dec. 5, 1896	Book 208	Page 486
Nathaniel R. Black (unmarried) to William L. Black	Dec. 3, 1897	Dec. 10, 1897	Book 217	Page 349 (as in Book 208 Page 486)

FIGURE NO. 4
CHAIN OF TITLE

William L. Black House
Hammonton
Atlantic County, New Jersey

CHAIN OF TITLE OF PREMISES 458 BELLEVUE AVENUE, HAMMONTON, NEW JERSEY

<u>GRANTOR/GRANTEE</u>	<u>DATE OF DEED</u>	<u>RECORDING DATE</u>	<u>DEED BOOK AND PAGE</u>
*Russell and Charlotte W. Moore to William L. Black	Oct. 10, 1914	Oct. 14, 1914	Book 534 Page 40
William L. Black died January 7, 1935 leaving will dated May 9, 1934 leaving to wife Carrie A. Black			Will Book 33 Page 417

Carrie A. Black died November 5, 1936 leaving will dated November 21, 1935 under which her executor, Charles M. Phillips, was given the power to sell real estate, and he sold to Rocco L. and Felice Ruberton by deed dated January 13, 1942 and recorded February 13, 1942 in Book 1129 Page 231.

Felice Ruberton subsequently died and thereafter Rocco L. Ruberton died on May 8, 1949.

Michael L., Prosper A. and James A. Ruberton, Executors of the Estate of Rocco L. Ruberton, conveyed to Josephine R. Sweeney and Jean M. Ruberton as tenants in common by deed dated September 9, 1949 and recorded on September 21, 1949 in Book 1453 Page 41.

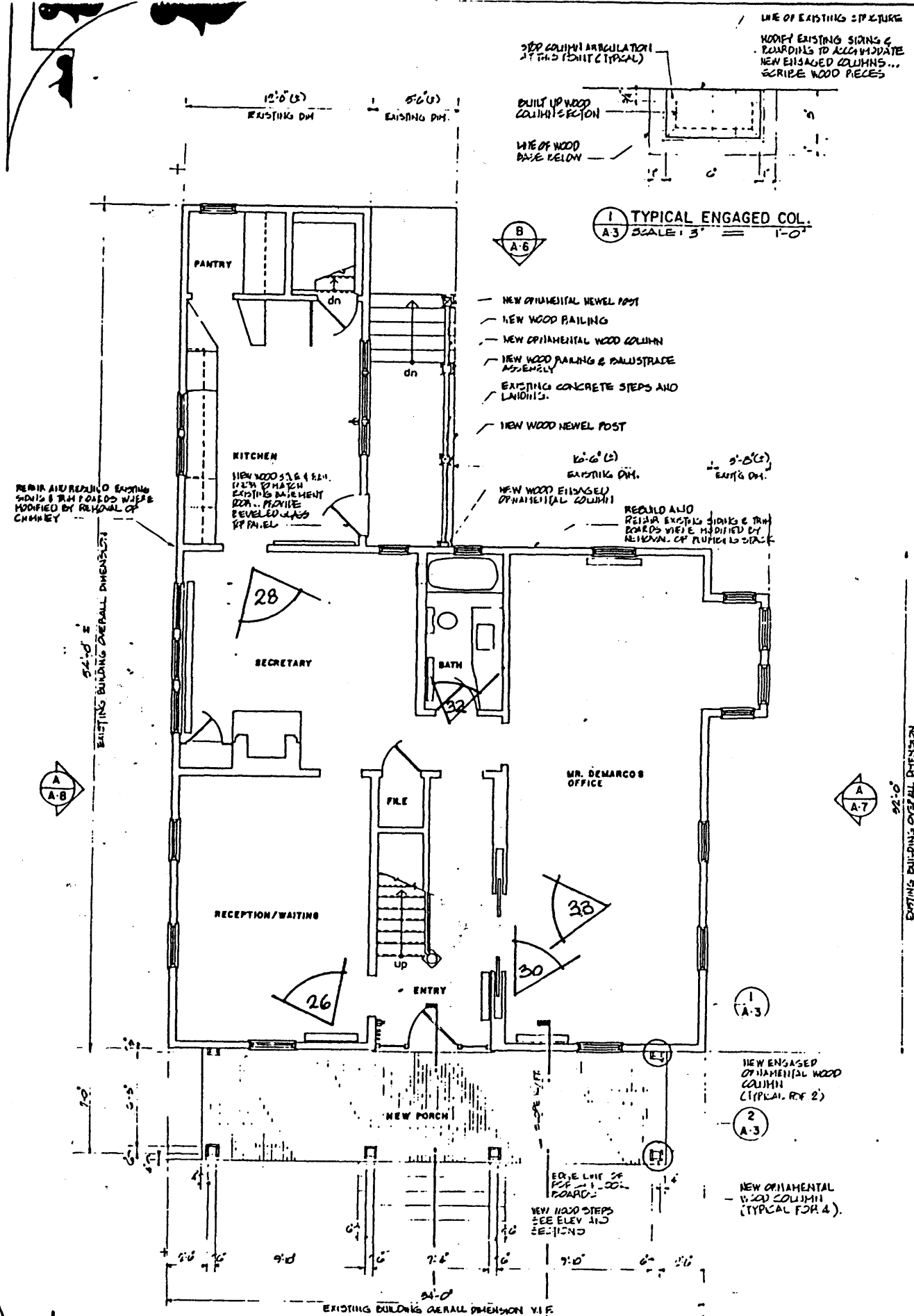
Josephine R. Sweeney and Jean M. Ruberton conveyed to Carol A. Sweeney on March 26, 1982 and recorded on March 29, 1982 in Book 3676 Page 162.

Carol A. Sweeney by deed dated November 23, 1982 conveyed to Carol A. Sweeney and Josephine R. Sweeney recorded in Deed Book 3741 Page 242. Josephine R. Sweeney died on September 1, 1985 leaving a Will which was probated in Atlantic County Surrogate's office wherein she devised said premises to Carol A. Sweeney.

Carol A. Sweeney to J. Garfield DeMarco dated May 18, 1987 and recorded on May 19, 1987 in Book 4455 Page 321.

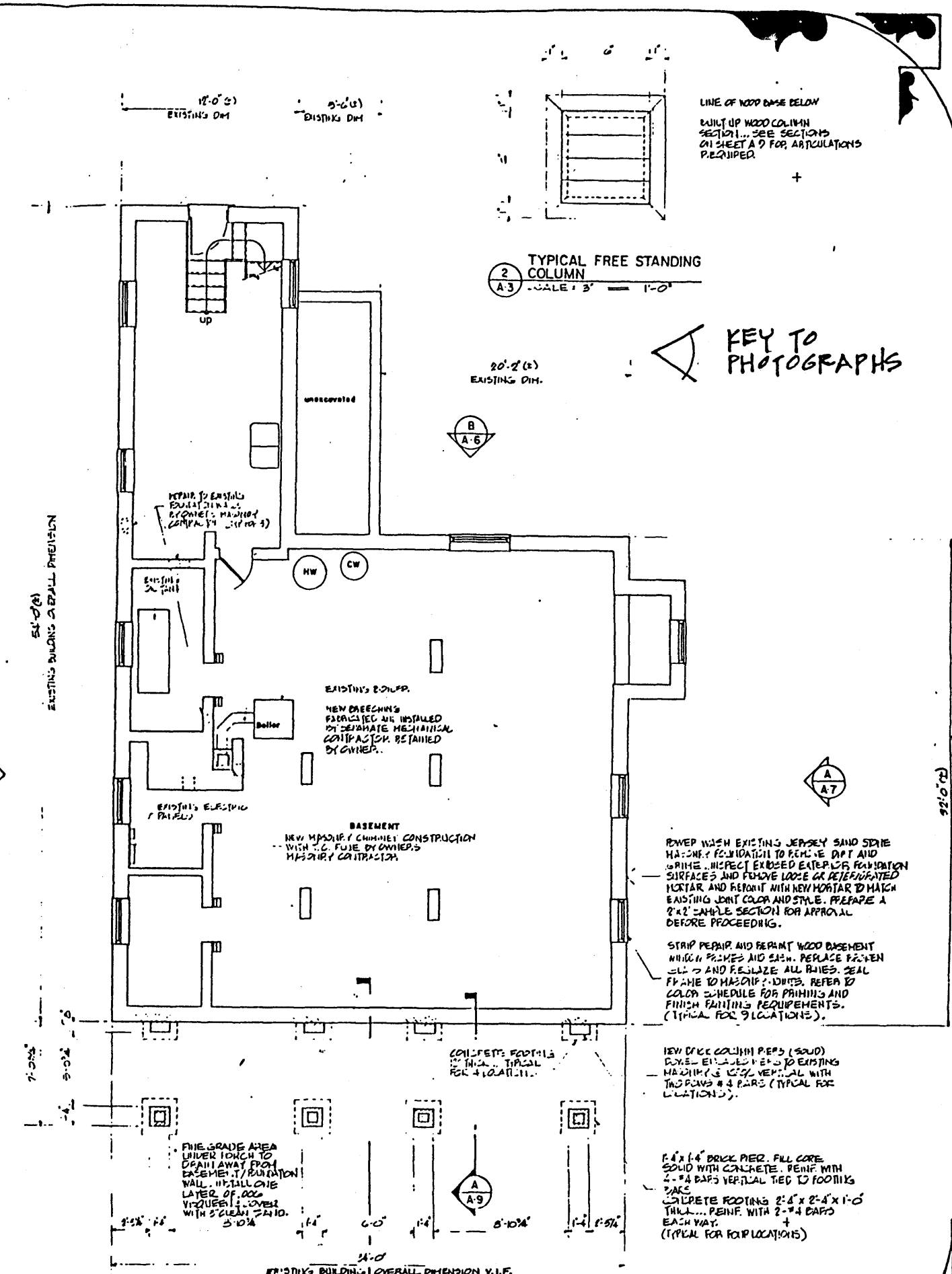
*small contiguous strip of land

William L. Black House
Hammonton
Atlantic County, New Jersey



A FIRST FLOOR PLAN - showing new porch construction
 SCALE: 1/4" = 1'-0"

B A-9
 A A-6
 A A-9



B BASEMENT FLOOR PLAN - showing new porch construction
 SCALE: 1/4" = 1'-0"

B A-9
 A A-6

1 TYPICAL ENGAGED COL.
 SCALE: 3/4" = 1'-0"

2 TYPICAL FREE STANDING COLUMN
 SCALE: 3/4" = 1'-0"

KEY TO PHOTOGRAPHS

POWER WASH EXISTING JERSEY SAND STRIP
 MASONRY FOUNDATION TO REMOVE DIRT AND
 GRIME. INSPECT EXPOSED EXTERIOR FOUNDATION
 SURFACES AND REMOVE LOOSE OR DETERIORATED
 MORTAR AND REPOINT WITH NEW MORTAR TO MATCH
 EXISTING JOINT COLOR AND STYLE. PREPARE A
 2'x2' SAMPLE SECTION FOR APPROVAL
 BEFORE PROCEEDING.

STRIP PAINT AND REPAINT WOOD BASEMENT
 WINDOW FRAMES AND SASH. REPLACE PEXEN
 SILL AND RESEAL ALL RAISED SEAL
 FRAMES TO MATCH EXISTING. REFER TO
 COLOR SAMPLE FOR FINISHES AND
 FINISH PAINTING REQUIREMENTS.
 (TYPICAL FOR 9 LOCATIONS).

NEW BRICK COLUMN PIER (SOLID)
 CORE - EXPOSED TO EXISTING
 MASONRY. 1" COIL VERTICAL WITH
 TIE BARS #4 BARS (TYPICAL FOR
 LOCATIONS).

2.4' x 1.4' BRICK PIER. FULL CORE
 SOLID WITH CONCRETE. REINF. WITH
 2-#4 BARS VERTICAL TIED TO FOOTING
 2" CONC.
 CONCRETE FOOTING 2'-6" x 2'-4" x 1'-0"
 THICK. REINF. WITH 2-#4 BARS
 EACH WAY.
 (TYPICAL FOR 4 LOCATIONS)

William L. Black House, Hammononton, Atlantic County, NJ

BASEMENT & FIRST FLOOR - NEW CONSTRUCTION

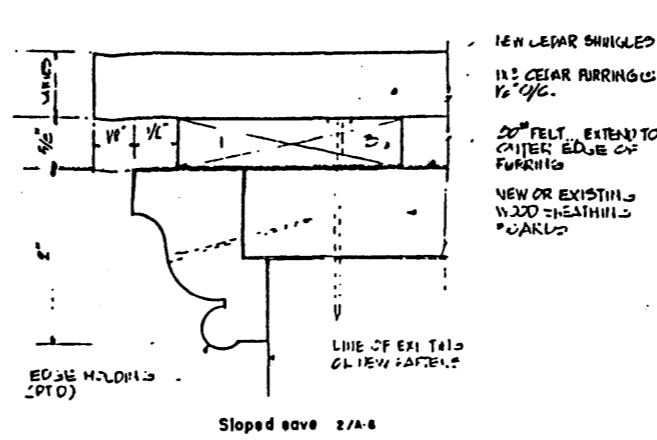
STUDIO FOUR
 1818 MARKET STREET - PHILADELPHIA, PA 19103



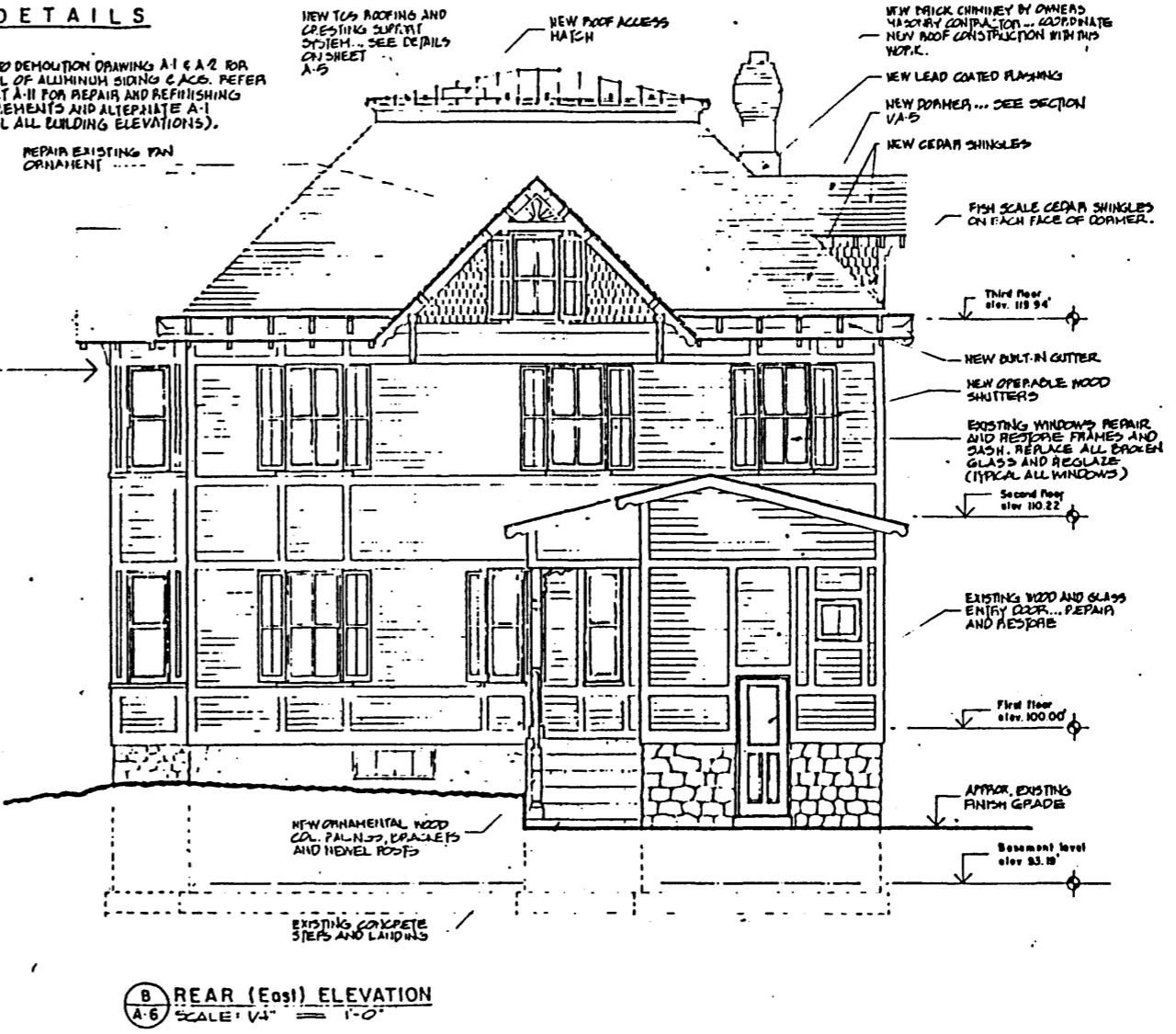
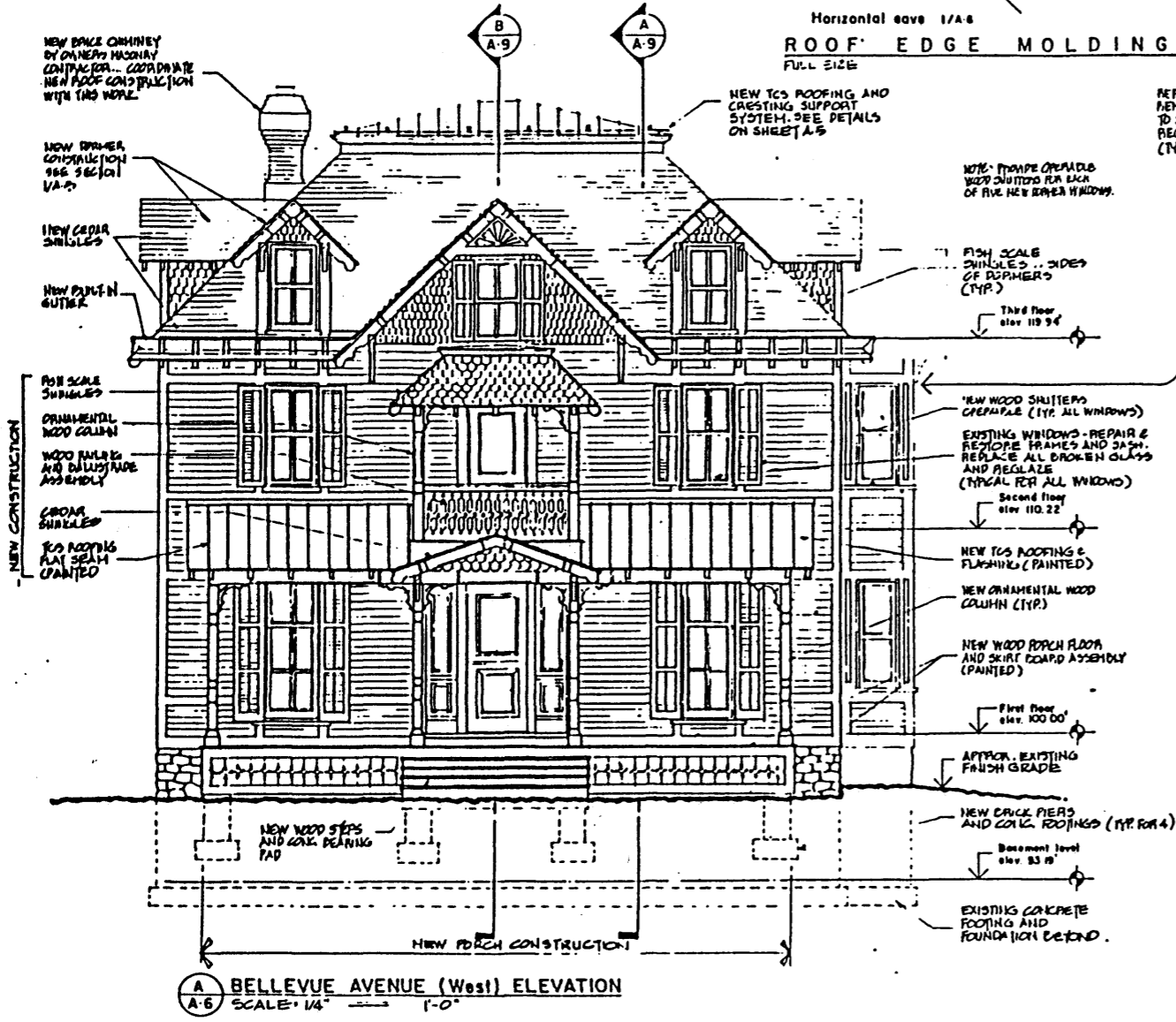
Restoration of the BLACK MANSION for
 MR. GARFIELD DEMARCO
 SOUTH/WEST CORNER
 BELLEVUE AVENUE & PACKARD STREET
 HAMMONTON, NEW JERSEY 08057

DRAWN: [Signature]
 CHECKED BY: [Signature]
 DATE: JUNE 7, 2000
 SCALE: AS SHOWN
 COVER: 0000-0

1:3



Horizontal eave 1/4-8
Sloped eave 2/4-8
ROOF EDGE MOLDING DETAILS
FULL SIZE



William L. Black House, Hammonton, Atlantic County, NJ

BELLEVE AVENUE (West) ELEVATION
REAR (East) ELEVATION

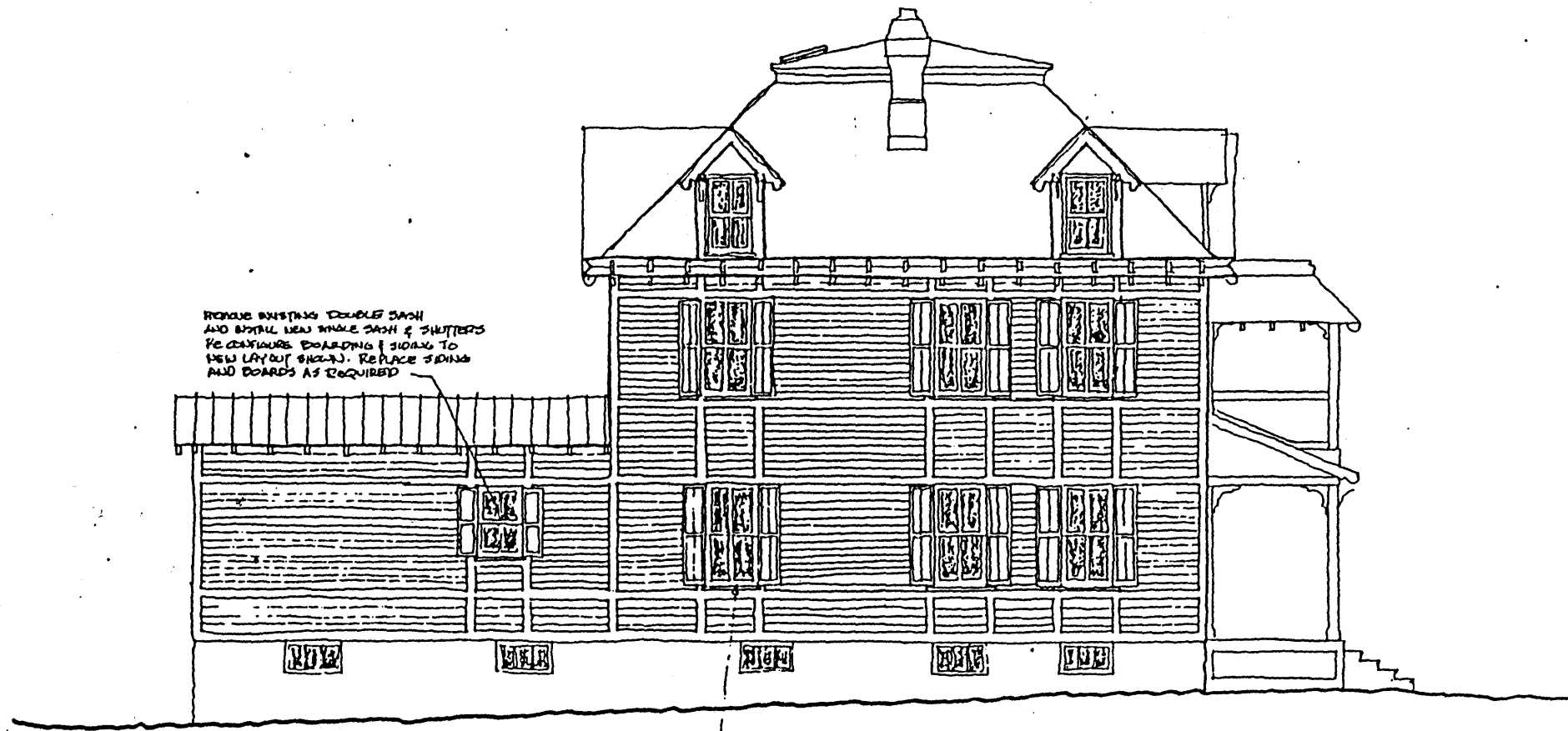
STUDIO FOUR
1818 MARKET STREET • PHILADELPHIA, PA 19103

STUDIO FOUR
VETAGROUP

DATE: JUNE 7, 1988
SCALE: as noted
COUNT: 0000-10

Restoration of the BLACK MANSION for
MR. GARFIELD DEMARCO
SOUTH/WEST CORNER
BELLEVUE AVENUE & PACKARD STREET
HAMMONTON, NEW JERSEY 08037

A-6



A REVISED PACKARD STREET (North) ELEVATION
 A-12 SCALE: 1/4" = 1'-0"

William L. Black House, Hamonton, Atlantic County, NJ

Restoration of the BLACK MANSION for
 MR. GARFIELD DEMARCO
 SOUTH/WEST CORNER
 BELLEVUE AVENUE & PACKARD STREET
 HAMAMONTON, NEW JERSEY 08037

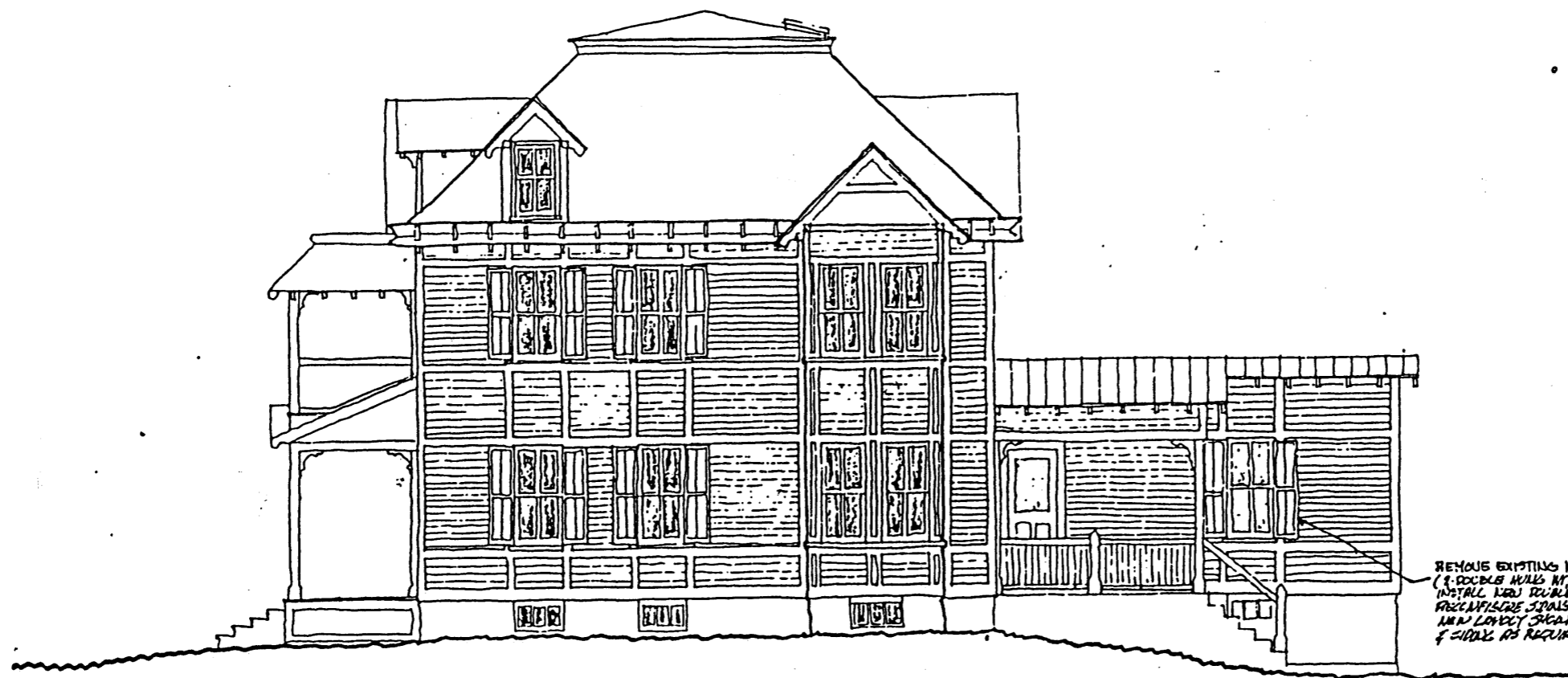
DATE: SEPT. 14, 1988
 SCALE: AS SHOWN
 CORR: 4-88-16



STUDIO
 FOUR

3 COOPER PLAZA, CAMDEN, N.J. 08103

A-12



REMOVE EXISTING KITCHEN WINDOW
 (1 DOUBLE HUNG WITH SINGLE FIX SASH)
 INSTALL NEW DOUBLE HUNG 3RD & 2ND FLOORS.
 PREPARE SIGNS AND BOARDING TO
 MATCH EXISTING. REPLACE BOARDING
 & SIDING AS REQUIRED.

A REVISIED SIDE (South) ELEVATION
 A-13 SCALE: 1/4" = 1'-0"

William L. Black House, Hamonton, Atlantic County, NJ

Restoration of the BLACK MANSION for
 MR. GARFIELD DEMARCO
 SOUTH/WEST CORNER
 BELLEVUE AVENUE & PACKARD STREET
 HAMMONTON, NEW JERSEY 08037

DRAWN: J.W.S.
 CHECKED:
 DATE: SEPT 14, 1988
 SCALE: as noted
 CON'T: 4899-18



STUDIO
 FOUR

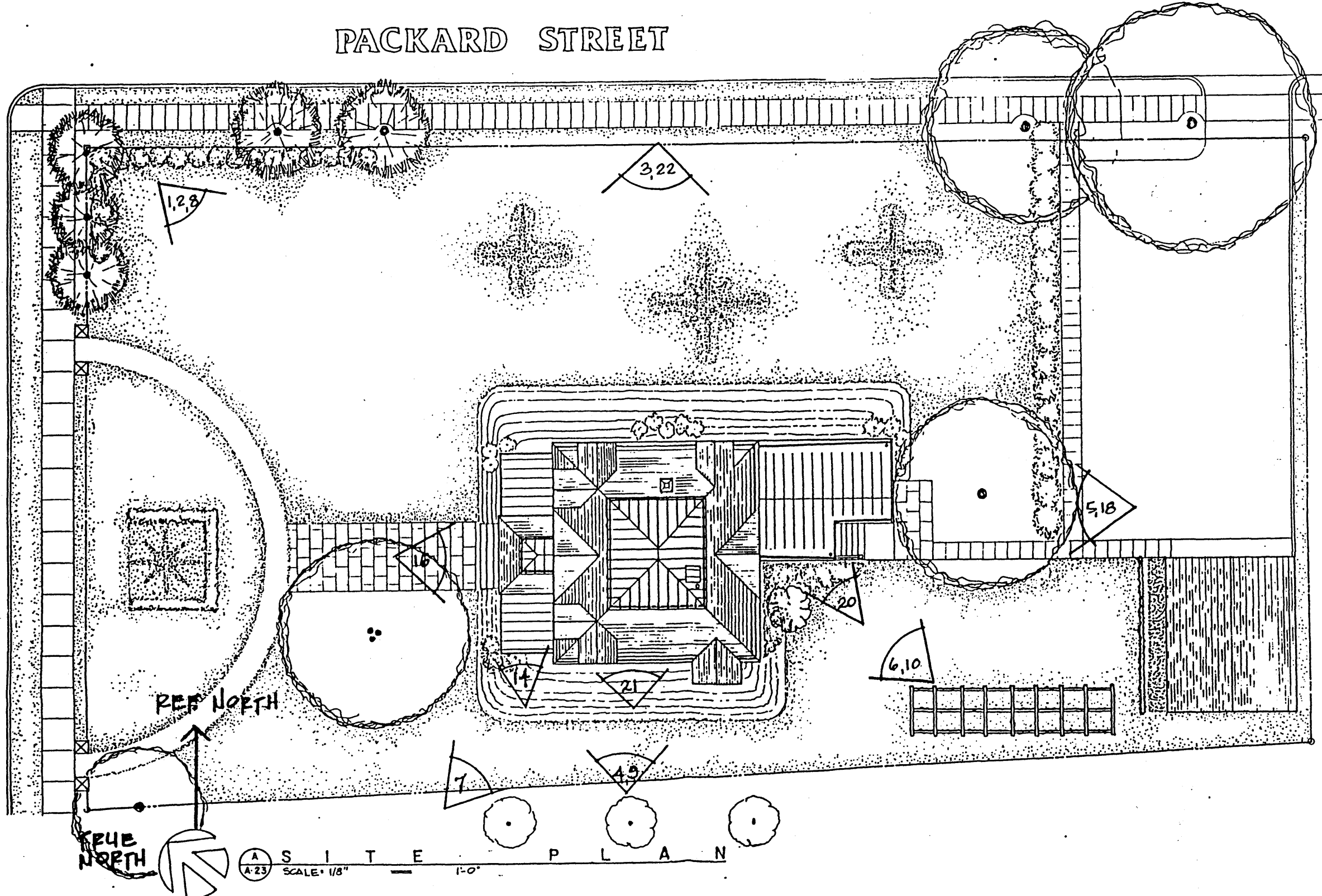
3 COOPER PLAZA, CAMDEN, N.J. 08103

A-13

BELLEVUE AVENUE

PACKARD STREET

KEY TO PHOTOGRAPHS



William L. Smith House, Hammonton, Atlantic County, NJ

Restoration of the BLACK MANSION for
MR. GARFIELD DEMARCO
SOUTH WEST CORNER
BELLEVUE AVENUE & PACKARD STREET
HAMMONTON, NEW JERSEY 08037

DRAWN: J.J.V.S.
CHECKED:
DATE: AUGUST 31, 1967
SCALE: AS SHOWN
CONS: 4487-10



STUDIO
FOUR

3 COOPER PLAZA, CAMDEN, N.J. 08103

A-23