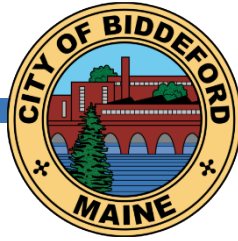




City of Biddeford
Historic Preservation Commission
February 11, 2026 at 4:00 PM
THIS MEETING HAS BEEN CANCELED

1. Declaration of Quorum
2. Introduction of New Member-Wesley Painter
3. Approval of Meeting Minutes
 - 3.a Approval of Meeting Minutes from December 10, 2025
4. Election of Officers for 2026
 - 4.a a. Chair-formerly Leah Schaffer
 - b. Vice Chair- Currently Erin Ware
5. Review of Proposals for Survey Project and Approve Recommendations
 - 5.a Kleinfedler, Northeast-Augusta ME Office
 - 5.b Hartgen-Renssalaer NY
 - 5.c E2PM-Rockaway NJ
 - 5.d Trileaf-St. Louis MO
 - 5.e Vantage Point-Mitchell SD
6. Adjourn



**HISTORIC PRESERVATION
MEETING MINUTES
December 10, 2025
DRAFT**

1. **Declaration of Quorum/Voting Members**
Meeting brought to order at 4:00 PM
Julie Larry, Erin Ware, Leah Schaffer, Shannon Chisholm
2. **Adjustment to Agenda-None**
3. **Approval of Meeting Minutes**
Approval of minutes from November 12, 2025
MOTIONS: 4:0
Motion- - Motion to approve minutes as presented
Second-
Vote-
4. **New Business**
 - 4.a. 2025.37 HPC Review Archetype Architects to revise the design of a previously approved project at 6 and 14 Main Street, Tax Map 71, Lot 10/1 and Tax Map 71 Lot 10/4, respectively, in the MSRD-3 Zone.
5. **Unfinished Business**
6. **Other Business**
5. **Adjourn 4: PM**

Chair: Historic Preservation Commission

Date

These minutes are a summary and are not intended to be verbatim. Archived meetings are viewable at the City's website: www.biddefordmaine.org



January 14, 2026

Kleinfelder Project No.: M2602671.001P

Mr. Brad Favreau, Development & Sustainability Coordinator
City of Biddeford, Maine
Via email: brad.favreau@biddefordmaine.org

**SUBJECT: Proposal for Reconnaissance-Level Architectural Survey
Biddeford, Maine**

Dear Mr. Favreau:

Kleinfelder is pleased to present this proposal to provide a reconnaissance-level architectural survey for 75 properties in Biddeford.

BACKGROUND AND PROJECT UNDERSTANDING

We understand that the City of Biddeford is seeking Secretary of the Interior qualified professional architectural historians (36 CFR 61 and 48 CFR 44716) to complete a reconnaissance-level architectural survey of at a minimum 75 properties in Biddeford. The properties are some of the oldest found in Biddeford and the survey would assist the City with better understanding their condition and potential historic significance. In addition, these properties are outside of the City's historic district, and this survey may serve as a catalyst for efforts to protect them.

We also understand that the project is being funded by a Historic Preservation Funds (HPF) grant projects from the Maine Historic Preservation Commission (MHPC) and that that schedule is critical along with accurate and timely interim report submissions. We also pride ourselves on maintaining schedule by completing high quality surveys that receive minimal comment from MHPC.

QUALIFICATIONS

Kleinfelder's qualified professional architectural historians have over 25 years of experience in cultural resources services, including reconnaissance-level architectural surveys in Maine for municipalities, state agencies, and private clients. Our team is led by Amanda Taylor, Senior Architectural Historian and Project Manager, who has twenty years of experience in cultural resources services and previously participated in the 900-property survey of Biddeford's historic district in 2022-2023. Ms. Taylor will be joined by Ben Dudley, Architectural Historian, who has one year of experience in architectural surveys in Maine. The team will be assisted by John Taylor, Historian, who also participated in Biddeford's 900-property survey. Ms. Taylor and Mr. Dudley are CARMA trained as well.

Resumes for our team are attached and further outline our experience with architectural surveys in Maine that follow MHPC standards and guidelines and input into CARMA.

SIMILAR PROJECT EXPERIENCE

Our project team has extensive experience with architectural surveys that are entered into CARMA and follow MHPC standards. Our similar project experience demonstrates our extensive familiarity with architectural surveys in Maine, along with the high quality of these project results and dedication to meeting schedules and budgets.

900-PROPERTY ARCHITECTURAL SURVEY, CITY OF BIDDEFORD, ME

Key Personnel:

Amanda Taylor, Senior Architectural Historian

John Taylor, Historian

Kleinfelder provided cultural resources services for an architectural survey for the City of Biddeford. The survey was funded by a federal grant from the MHPC and documented 900 resources, mostly within Biddeford's local historic district. The City undertook this effort to update a survey completed in the late 1990s and to potentially refine the boundaries of its local review district. Kleinfelder's team participated in the requisite fieldwork and reporting following MHPC and National Register of Historic Places guidelines and standards. All properties were entered into CARMA. We completed the fieldwork in a systematic manner to make sure that all 900 properties were recorded and to maintain project efficiency. The survey documented all manner of vernacular and high style properties, including Greek Revival-, Italianate-, Queen Anne-, and Colonial Revival-style residential, commercial, and religious buildings. ***The project provided the City and its historical commission with high quality survey forms with up-to-date assessments of building composition, condition, and features, and digital photographs.*** In addition, the survey report identified areas for further study and potentially eligible individual resources and historic districts that can assist with future planning efforts by the City. Ultimately, the survey confirmed the existing boundaries of the local historic district because of the uniformity of resources documented. Kleinfelder completed the project on schedule and within budget.



SECTION 106 ARCHITECTURAL HISTORY SURVEYS, MAINE DOT, STATEWIDE

Key Personnel:

Amanda Taylor, Senior Architectural Historian & Project Manager

Ben Dudley, Architectural Historian

John Taylor, Historian

On behalf of MaineDOT, Kleinfelder has completed the architectural surveys, requisite reporting, and eligibility determinations for bridge, highway, and multi-modal projects in accordance with Section 106 of the National Historic Preservation Act. ***Since 2009, Kleinfelder has retained an on-call contract with the MaineDOT and has completed 700+ architectural surveys throughout the State of Maine.*** These surveys include following MHPC guidelines for photography, reporting, and CARMA data entry. These surveys include determinations of eligibility for listing in the National Register for individual properties and historic districts. The surveys evaluate all manner of residential, commercial, industrial, religious, educational, and transportation-related properties in urban, rural, and small-town settings. We have evaluated resources dating from the 1700s through to the 1970s. We have completed five architectural surveys in Biddeford



as part of our on-call contract with MaineDOT. These surveys have included a variety of areas in Biddeford, including commercial, industrial, and residential. These surveys are routinely completed following client and MHPC standards and are noted for accuracy, timeliness, and quality.

OCEAN AVENUE ARCHITECTURAL SURVEY, CITY OF NEW LONDON, CT

Key Personnel:

Amanda Taylor, Senior Architectural Historian & Project Manager

On behalf of the City of New London, Kleinfelder completed an architectural survey of Ocean Avenue in 2024. The project documented 160 resources along Ocean Avenue, which ***included residential properties dating from the early nineteenth century through the mid-twentieth century, as well as schools and a cemetery.*** The residential properties varied from modest farmhouses and seasonal cottages to large



summer houses with extensive grounds and suburban housing. The project required digital photography, individual survey forms for each property, and a report that included a historic context and determinations of eligibility for listing in the National Register. The project was funded through a grant from the Connecticut State Historic Preservation Office and covered a section of Ocean Avenue that had not been previously evaluated. The final architectural survey provided the City with detailed descriptions and assessments of each property, digital photographs, and determinations of eligibility for future planning and preservation efforts.

CAMP ELLIS ARCHITECTURAL HISTORY SURVEY, CITY OF SACO, ME

Key Personnel:

Amanda Taylor, Senior Architectural Historian

Kleinfelder completed this architectural survey and climate resiliency study of Camp Ellis, a late nineteenth- and early twentieth-century middle-class coastal community. The City of Saco recognized that the community faces erosion and flood risks as a result of a man-made jetty and climate change and conducted the survey to better understand the status of historic resources in the area. ***Kleinfelder documented 134 properties that are 50 years or older following MHPC survey guidelines and following HPF grant protocol.*** The project provided resiliency recommendations for three building typologies in Camp Ellis that also accounted for the area's historic setting, materials, and associations. The project resulted in a document that encouraged preservation of the historic fabric and composition of Camp Ellis and its individual buildings within recommendations for resiliency options. The project was completed within budget and within three months in order to meet strict grant requirements.



PRESENT AT STATEHOOD ONLINE EXHIBIT, MHPC, STATEWIDE

Key Personnel:

Amanda Taylor, Architectural Historian

John Taylor, Historian

MHPC contracted directly with Kleinfelder to provide photographs and narratives for an online exhibit for Maine’s Bicentennial celebration. ***The project counted 262 historic properties that were extant at statehood in 1820.*** All of the resources are listed in the National Register of Historic Places and the exhibit documented a variety of building types and architectural forms and styles. The narratives consisted of architectural descriptions and discussions of historic significance. One of the project’s major challenges was documenting each resource with high quality photographs prior to snowfall. Kleinfelder crafted a photography schedule based on location of resources and staff to maximize the short window for fieldwork. Kleinfelder provided MHPC with concise descriptions tailored to the public and created a schedule for the online distribution of the daily posts. The project was completed on schedule and on budget.



REFERENCES

We offer these references in support of our similar work experience:

Julie Senk, Historic Coordinator, Environmental Office, MaineDOT
207.592.3486

julie.senk@maine.gov

Under Kleinfelder’s On-Call Contract with MaineDOT our team works closely with Ms. Senk to deliver architectural history surveys via CARMA and MHPC guidelines for hundreds of projects annually.



Tom Bombria, Community & Economic Development Project Coordinator, City of New London, Connecticut

860.437.6346

tbombria@newlondonct.gov

Kleinfelder worked directly with Mr. Bombria on this 160-property architectural survey along Ocean Avenue.



Shannon Chisholm, Senior Planner, Greater Portland Council of Governments

207.774.9891 ext. 212

Schisholm@gpcog.org

Ms. Chisholm was previously the City of Saco’s Assistant City Planner, and we worked closely with her and the City of Saco to complete the Camp Ellis Architectural Survey and a National Register nomination for the Rendezvous Point Burying Ground.



SURVEY METHODOLOGY

We propose the following methodology to guide the completion of an architectural survey of 75 properties in Biddeford:

First, we will review MHPC's *Grant and Volunteer Above Ground Survey Manual* and "Planning an Architectural Survey in Your Community" guidance documents. We routinely utilize these documents, and all survey deliverables will adhere to these standards, which are critical to the project's acceptance by MHPC.

We will schedule a kick-off meeting with the City shortly after notice to proceed. This meeting will allow all parties to discuss goals and expectations for the project and set or refine milestones, check-ins, and communication preferences. We can also gain valuable information from the City about available local information, sources, and key contacts.

Prior to fieldwork, Kleinfelder will conduct historical research to develop an understanding of Biddeford's development and in order to draft a historic context for the survey areas. Research will include a records check at the MHPC to gather forms for previously surveyed properties and National Register of Historic Places nominations, as relevant. Given our Augusta office proximity, we will gather primary and secondary sources at the Maine State Library for information about specific properties and villages/areas, such as Oak Ridge, Tea Kettle Corner, Biddeford Pool, and Fortunes Rock. Our team will also utilize online historic atlases and maps, aerial imagery, historic photographs, and other resources. Locally, the McArthur Public Library can provide additional primary and secondary sources, including an extensive collection of historic photographs.

We anticipate completing fieldwork in spring 2026, which will allow us to take photographs before trees and shrubbery are in full bloom and maximize resource visibility. Utilizing the Survey Area Map provided in the RFP and US Geological Survey topographical maps, we will craft a logical and efficient plan to execute the fieldwork. We anticipate that Mr. Dudley and Mr. Taylor will require two days to complete the fieldwork and digital photography with a third day reserved for retakes if needed. Our surveyors are well versed in executing surveys safely with proper PPE and safe driving habits.

When fieldwork is complete, we will prioritize survey numbering and mapping and photo organization and labeling. This step will allow us to confirm that we have the required photographs and schedule retakes within the pre-leaf out window. Next, we will begin completing the survey report, matrix, and CARMA forms. At this time, we will also undertake additional research on up to twenty individual properties that demonstrate potential for listing in the National Register, including high levels of integrity or known historical significance. This research will include sources such as deeds, US Census records, and local newspapers that will provide further context to assist with potential determinations of eligibility.

We understand the project schedules are critical for grant funded projects and our experience is that this approach leads to a high-quality survey product that meets schedule. As part of this planning, Ms. Taylor will complete a thorough review of all survey deliverables prior to submission to the City. With this step we make sure that the survey deliverables are thorough and complete prior to formal submission and to minimize potential comments and edits.

To maintain schedule and increase efficiency, Kleinfelder will directly submit both the draft survey and final survey package to MHPC. The draft survey is a digital submission and MHPC typically reviews the submission in 2-4 weeks. Should MHPC have any comments or edits on the draft survey, we will prioritize these revisions to maintain the project schedule. Upon approval of the draft survey, we will work diligently to produce the hard copy package by prioritizing completing the survey forms. Given our location, we will hand deliver the final survey package to MHPC as a cost savings to the City. Given our Portland office location, we will also hand deliver the City's hard copy.

REVIEW SURVEY AREAS

The study area for this project comprises 75 non-contiguous properties throughout Biddeford. The resources are located outside of the city's historic district.

Kleinfelder has reviewed the survey area map provided in the Request for Proposals (RFP) and we acknowledge that 75 survey forms can and will be completed.

WORK SCHEDULE

We propose the following work schedule, which assumes notice to proceed by March 1, 2026:

March 2026

- Attend virtual kick-off meeting with City
- Complete records check at MHPC
- Begin background research on Biddeford developmental historic context
- Complete grant interim report

April 2026

- Plan fieldwork, including creating field maps and route
- Complete fieldwork
- Complete numbering on survey map and organize and label photos
- Complete retakes as needed

May 2026

- Complete additional research on potentially eligible properties
- Complete draft survey map, report, and matrix
- Input 75 survey forms into CARMA
- Complete internal review of survey deliverables

June 2026

- Submit draft survey package to City for review
- Complete revisions to draft survey package from City review
- Submit draft survey package to MHPC for review, including CARMA forms
- Complete grant interim report

August 2026

- Complete revisions on survey package from MHPC
- Deliver final survey packages to MHPC and City

This schedule proposes final survey package delivery by August 31, 2026. We recognize that the project deadline in the RFP is November 30, 2026. We aim to deliver early to provide the City with ample time to complete grant close-out requirements.

ESTIMATED BUDGET

Kleinfelder proposes a time and materials fee of \$17,120.00. The breakdown of labor and expenses is:

Survey Budget	
Labor	\$16,748.00
Expenses	\$372.00
<i>Total</i>	<i>\$17,120.00</i>

Kleinfelder will issue monthly invoices on a schedule that aligns with the City and determined at the kickoff meeting.

ACKNOWLEDGMENTS

Kleinfelder acknowledges that we can provide proof of workman's compensation insurance, liability insurance of at least \$1,000,000 combined single limit and professional liability insurance.

Kleinfelder acknowledges that we shall agree to indemnify and hold the City harmless from claims, demands, suits, causes of action and judgements arising from the Consultant's performance including claims of professional malpractice or negligence.

LIMITATIONS

This proposal is based on the following limitations and assumptions:

1. The survey is limited to 75 properties as shown on the Survey Area Map provided by the City.
2. Survey fieldwork is weather dependent.
3. Additional research for individual properties is limited to 20 properties at 2 hours per property.
4. Interim reports will be submitted to the City via email. The City will submit the interim reports to MHPC.
5. This proposal assumes that the City will provide review of the draft survey package within 10 calendar days of receipt.
6. This proposal assumes that MHPC will provide review of the draft survey package within 20 calendar days of receipt.
7. Final project deliverables are limited to two hard copy packages. This quantity was provided in an email from the City dated January 5, 2026.

Our work will be performed in a manner consistent with that level of care and skill ordinarily exercised by other members of Kleinfelder's profession practicing in the same locality, under similar conditions and at the date the services are provided. Our conclusions, opinions and recommendations will be based

on a limited number of observations and data. It is possible that conditions could vary between or beyond the data evaluated. Kleinfelder makes no guarantee or warranty, express or implied, regarding the services, communication (oral or written), report, opinion, or instrument of service provided.

This proposal is valid for a period of 45 days from the date of this proposal, unless a longer period is specifically required by the RFP in which case that time frame will apply. This proposal was prepared specifically for the client and its designated representatives and may not be provided to others without Kleinfelder's express permission.

Thank you for the opportunity to work on this important survey of historic resources in Biddeford. Please do not hesitate to contact me if you have any questions or comments.

Sincerely,

KLEINFELDER

A handwritten signature in black ink, appearing to read 'Amanda Taylor', with a stylized flourish at the end.

Amanda Taylor
Senior Architectural Historian

Enclosures: Resumes
cc: File



Amanda Taylor

Senior Architectural Historian & Project Manager

Ms. Taylor is a Project Manager and a Secretary of the Interior qualified professional Architectural Historian. She has extensive experience managing projects related to cultural resources services, including compliance with Section 106 of the National Historic Preservation Act and Section 4(f) of the U.S. Department of Transportation Act. She has successfully managed cultural resources compliance projects for transportation, energy, municipal, and private clients, including managing and completing architectural history surveys, findings of effect, and mitigation tasks. Ms. Taylor also provides technical expertise for project oversight and review.

Education

MA, Public History, Indiana University-Indianapolis, 2009

BA, History, Muskingum University, OH, 2004

Professional Affiliations

WTS- Maine Chapter

Total Years of Experience

20 years

Years with Firm

14 years

Select Project Experience

Historic Resource Survey, City of Biddeford, ME

Ms. Taylor provided cultural resources services for a historic resource survey for the City of Biddeford. The survey was funded by a federal grant from the Maine Historic Preservation Commission (MHPC) and documented 900 resources in Biddeford. The City undertook this effort to update a survey completed in the late 1990s and to refine the boundaries of its local review district. Ms. Taylor participated in the requisite fieldwork and reporting following MHPC and National Register of Historic Places guidelines and standards including National Register Criteria for Evaluation for determinations of eligibility for historic districts and individual properties within the survey boundaries. The survey documented all manner of vernacular and high style properties, including Greek Revival, Italianate, Queen Anne, and Colonial Revival-style residential, commercial, and religious buildings.

Cultural Resources Services On-Call, MaineDOT, Statewide, ME

Ms. Taylor is the Project Manager and Senior Architectural Historian coordinating a four-year on-call contract with the MaineDOT for Architectural History and Cultural Resources Services. The services include providing the requisite survey, reporting, determinations of effect, and mitigation measures related to Section 106 of the National Historic Preservation Act and evaluations for Section 4(f) of the US Department of Transportation Act. Ms. Taylor oversees project staffing, budgets, and schedules. She and her team provide consistent communication with MaineDOT to maintain significant project milestones. In addition, Ms. Taylor has completed the surveys, requisite reporting, eligibility determinations, and mitigation tasks for bridge, highway, and multi-modal projects in accordance with Section 106. These surveys follow Maine Historic Preservation Commission guidance and are submitted via CARMA. They have resulted in documenting and researching all manner of historic resources throughout the state of Maine.

Local Landmarks Survey, City of Ellsworth, ME

Ms. Taylor served as the project manager for this historic resource survey in Ellsworth. The Ellsworth Historic Preservation Commission contracted with Kleinfelder to complete a historic resource survey of designated local landmarks within the city. The survey included over thirty properties and followed Maine Historic Preservation Commission standards for documentation and reporting.



Foxcroft Road Improvements, Houlton Band of Maliseets, Houlton, ME

On behalf of the Houlton Band of Maliseets and Federal Highway Administration - Maine Division, Ms. Taylor provided technical oversight and review for this Section 106 compliance project. Kleinfelder provided an architectural history survey of the project area, which counted over 70 resources that included residential, agricultural, and transportation properties from the mid nineteenth century to the mid twentieth century. With a tight deadline related to federal grant requirements, Kleinfelder also provided additional information about specific properties and a finding of effects in a combined submittal to streamline Section 106 compliance. In addition, Kleinfelder also prioritized a Section 4(f) de minimis evaluation to make sure the project met its tight schedule.

Great Northern Paper Company, Our Katahdin, Millinocket, ME

On behalf of Our Katahdin, Ms. Taylor provided cultural resources services for the redevelopment of the former Great Northern Paper (GNP) Company in Millinocket. Our Katahdin is looking to redevelop the former paper mill site with its administration and research buildings for new economic opportunities. Kleinfelder first provided a character defining features report for the 1912 Renaissance Revival-style Administration Building to assist with remediation efforts. As part of the redevelopment process, Our Katahdin prioritized listing the remaining historic administration and support buildings related to GNP in the National Register of Historic Places. Ms. Taylor assisted with the nomination, utilizing the National Register criteria of evaluation for a historic district. The nomination has successfully been accepted, and the historic district was listed in the National Register in 2023. In preparation for continued federal regulatory consultation at the site, Ms. Taylor undertook a historic resource survey to determine if any additional resources are eligible for listing in the National Register. Lastly, Ms. Taylor assisted with Section 106 compliance related to the demolition of a GNP wastewater treatment plant and completed requisite mitigation measures, including digital photography and a written narrative.

Belfast Historic District Architectural History Survey, Maine Historic Preservation Commission, Belfast, ME

Ms. Taylor provided technical review and oversight for this architectural history survey of the Belfast Historic District, which is listed in the National Register of Historic Places. The Maine Historic Preservation Commission (MHPC) contracted with Kleinfelder to complete this survey of the Belfast Historic District because of the age of the original nomination and subsequent boundary changes. This survey would provide current information about the status of the district with recommendations for contributing and non-contributing resources. The survey documented over 400 residential and commercial resources distributed in approximately 135 acres. The district encompasses the commercial downtown and the residential areas to the north, south, and west. Kleinfelder completed the survey on-time and following MHPC standards for documentation and reporting.

Camp Ellis Architectural History Survey and Resiliency Study, City of Saco, ME

Ms. Taylor provided technical expertise and review for this architectural history and climate resiliency project with the City of Saco. The City, through grant funding from the Maine Historic Preservation Commission, sought an architectural survey of the seasonal coastal community of Camp Ellis with climate adaptation and resiliency strategies. Camp Ellis is located on a tidal outlet of the Saco River and Atlantic Ocean and a manmade jetty has accelerated coastal erosion in recent years. The historic resources survey counted 140 properties and included determinations of eligibility for listing in the National Register of Historic Places. Kleinfelder provided sea-rise modeling based on data from the National Oceanographic and Atmospheric Administration and the Maine Climate Council and presented resiliency strategies based on building types and materials.

Local Historic District Architectural History Survey, Town of Freeport, ME

Ms. Taylor provided technical review and expertise for this architectural history survey of the Town of Freeport's historic districts. Kleinfelder documented 120 historic properties on the Town's survey forms and provided recommendations for whether each property contributed to the historic districts. The form highlighted the existing conditions of each building, while noting available historical information. The project was completed on a tight timeline.

Peltoma Acres Architectural History Survey, Maine Historic Preservation Commission, Pittsfield, ME

Ms. Taylor provided technical review and oversight for this historic resource survey of Peltoma Acres, a mid-twentieth-century subdivision in Pittsfield. MHPC contracted with Kleinfelder to complete the survey to determine if the subdivision was eligible for listing in the National Register of Historic Places. The survey counted 67 resources. Kleinfelder completed the survey according to MHPC guidelines for community and volunteer surveys, which included a report with a historic context statement about Peltoma Acres and its post-1945 development in Pittsfield. The project also discussed the subdivision's connection with the Federal Housing Administration and Civilian Production Administration. Kleinfelder determined that a specific portion of the subdivision retained enough integrity to be eligible for listing as a historic district.



Ben Dudley

Architectural Historian

Mr. Dudley is a Secretary of the Interior qualified professional architectural historian with experience evaluating historic resources. Mr. Dudley has experience working with State Historic Preservation Offices and Section 106 of the National Historic Preservation Act, including completing architectural history surveys, findings of effect, and mitigation measures. He also has extensive experience performing historical research, interpreting primary and secondary sources, and evaluating and assessing Maine’s historic architecture. Mr. Dudley joined Kleinfelder in early 2025.

Education

MA, Historic Preservation, University of Vermont, VT, 2024

BA, History, University of Southern Maine, ME, 2020

Professional Affiliations

WTS- Maine Chapter

Total Years of Experience

1 year

Years with Firm

1 year

Select Project Experience

Culvert Improvements, MaineDOT, Mexico, ME

On behalf of MaineDOT, Mr. Dudley served as an Architectural Historian for this culvert improvements project in the former Ridlonville area of Mexico. As part of Section 106 compliance, Mr. Dudley completed a historic resource survey of the project’s Area of Potential Effect (APE). This effort included photography of all properties 45 years or older within the APE and requisite reporting following MHPC and NPS standards and guidelines, including the National Register criteria for evaluation. The historic resource survey documented high style and vernacular buildings and a 1893/1936 Pratt through truss pedestrian bridge. Mr. Dudley determined that one resource is eligible for listing in the National Register.

Intelligent Road Weather System Installations, MaineDOT, Augusta, ME

On behalf of MaineDOT, Mr. Dudley served as an Architectural Historian for this installation of intelligent road weather systems at nine locations in northern Maine. As part of Section 106 compliance, Mr. Dudley completed the requisite reporting and fieldwork for a historic resource survey for each location. The project areas varied from rural to small town settings and included a variety of cultural resources including residential, commercial, and transportation. Utilizing MHPC and NPS standards and guidelines, including the National Register criteria for evaluation, Mr. Dudley determined nine resources eligible for listing in the National Register.

Aroostook River Bridge #5572 Rehabilitation, MaineDOT, Caribou, ME

Mr. Dudley served as Architectural Historian for this MaineDOT bridge rehabilitation project. The National Register-eligible Aroostook River Bridge #5572 was built 1952 and is a cantilevered deck truss bridge. As part of Section 106 compliance, Mr. Dudley completed the requisite reporting and fieldwork for this project area, including an APE that considered the viewshed of the bridge and surrounding properties. The project area included many vernacular residences from the late nineteenth to early twentieth centuries, a large Catholic cemetery, and the bridge. Mr. Dudley, using MHPC and NPS standards and guidelines, including the National Register criteria for evaluation, determined that two resources are eligible for listing in the National Register.



John Taylor

Historian

Mr. Taylor is a Secretary of the Interior qualified professional historian specializing in twentieth-century American history. His graduate study work focused primarily on post-World War II American history, including the social, cultural, and political reverberations of stand-up comedy in the 1950s. Besides working as a historian with Kleinfelder, he is currently employed by the University of Maine and the Senator Margaret Chase Smith Library. Mr. Taylor creates exhibits and educational programming about Senator Smith with a focus on postwar history in Maine. The Senator was in Congress from 1940-1973 and served during a volatile time in history. Mr. Taylor's work continually highlights important trends and events of the Cold War while putting Senator Smith's place in history into context. He has also documented her early life in the Skowhegan area. Since joining Kleinfelder, Mr. Taylor has supported cultural resources services for MaineDOT, Maine Historic Preservation Commission, and municipal clients.

Education

MA, History, Indiana University-Indianapolis, 2010

BA, History, Indiana State University, 2003

Professional Affiliations

Maine Archives and Museums, Former Board Member

Total Years of Experience

18 years

Years with Firm

8 years

Select Project Experience

Historic Resource Survey, City of Biddeford, ME

Mr. Taylor provided cultural resources services for a historic resource survey for the City of Biddeford. The survey was funded by a federal grant from the Maine Historic Preservation Commission (MHPC) and documented 900 resources in Biddeford. The City undertook the survey to update a previous effort completed in the late 1990s and to refine the boundaries of its local review district. The survey documented all manner of vernacular and high style properties, including Greek Revival, Italianate, Queen Anne, and Colonial Revival-style residential, commercial, and religious buildings. Mr. Taylor participated in the requisite fieldwork and reporting following MHPC and National Register of Historic Places guidelines and standards. He was the lead author of the survey report, including a brief historic context of the city's development and growth.

Cultural Resources Services On-Call, MaineDOT, Statewide

Mr. Taylor has provided cultural resources services for this four-year on-call contract with MaineDOT for Architectural History and Cultural Resources Services. Working closely with Kleinfelder's Secretary of the Interior qualified professional Architectural Historians, he assists the project team with fieldwork and documentation of architectural history resources as part of Section 106 of the National Historic Preservation Act compliance. Mr. Taylor also provides resources for public-facing materials such as interpretive panels and traveling exhibits for mitigation measures.

Present at Statehood: Maine's 200-Year-Old Built Heritage, MHPC, Statewide

Mr. Taylor was part of a team of Secretary of the Interior qualified professionals who photographed and completed narratives for 262 historic properties throughout the State of Maine. All of the resources are listed in the National Register of Historic Places and included a variety of building types and architectural forms and styles. The narratives included architectural descriptions and discussions of historic significance. One of the project's major challenges was to photograph properties in all of Maine's sixteen counties prior to snowfall in the fall. The MHPC featured the properties in an online exhibit as part of the State of Maine's Bicentennial celebration.



January 7, 2026

Brad Favreau
City of Biddeford
Planning and Development Department
205 Main Street, P.O. Box 586
Biddeford ME 04005
Brad.favreau@biddefordmaine.org

Subject: Proposal for Biddeford Historic Property Survey

Dear Mr. Favreau,

This letter presents Hartgen Archeological Associates Inc.'s proposal to complete the historic resource survey for Biddeford, Maine.

At Hartgen, we have over 40 years of experience providing cultural resource services to a range of public and private sector clients for a wide variety of projects throughout the northeast. Our highly qualified team has all the tools, equipment, and resources needed to respond to clients' needs in a timely and cost-effective manner. Our experienced staff includes archeologists, architectural historians, a historian, laboratory staff, documentary researchers, GIS specialists, and support personnel, many of whom have worked together as a team for a decade or more. Two of Hartgen's architectural historians, Brian Knight and Walter R. Wheeler, are on Maine's Approved List of Architectural & Archaeological Consultants.

We propose completing the tasks stated in the RFP for a lump sum of **\$16,950**. This proposal is valid for 60 days.

Regards,

Brian Knight
Senior Architectural Historian

Attachments

- Resumes
- Work samples

UNDERSTANDING OF THE SCOPE OF WORK AND PROPOSED SERVICES

Hartgen Archeological Associates will complete the Reconnaissance-Level Architectural Survey for the City of Biddeford, Maine, documenting historic resources located outside the downtown historic district. The survey will identify, document, and evaluate a minimum of seventy-five non-contiguous buildings, structures, sites, and objects preliminarily identified as some of the city's oldest surviving resources. The project will expand survey coverage to coastal neighborhoods, inland residential areas, and rural sections of western Biddeford, where prior documentation remains limited and where recent demolitions have demonstrated the need for timely identification and planning support. The resulting survey data will inform municipal preservation planning, land-use review, and future evaluation of National Register eligibility in coordination with the Biddeford Historic Preservation Commission.

As the City's consultant, Hartgen Archeological Associates will work directly with the City of Biddeford Planning and Development Department, the Biddeford Historic Preservation Commission, and the Maine Historic Preservation Commission to confirm survey priorities, refine methodology, and ensure full compliance with state and federal requirements. The project will build on the 2022 downtown architectural survey by extending reconnaissance-level documentation to previously unsurveyed areas of the city. Work will include field reconnaissance, historical research, photographic documentation, completion of architectural survey forms entered into the Cultural and Architectural Resource Management Archive (CARMA), GIS-based mapping, and preparation of a comprehensive survey report addressing the historical context of each surveyed resource.

All work will conform to the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation and the National Park Service Professional Qualification Standards (36 CFR Part 61), as well as the Maine Historic Preservation Commission's Grant and Volunteer Above Ground Survey Manual. The survey will be directed by an Architectural Historian meeting federal professional qualification standard and will result in completed survey forms, maps, photographic documentation, indices, and a final survey report prepared in coordination with the City of Biddeford and the Maine Historic Preservation Commission.

ABILITY TO PERFORM

Hartgen is among the largest cultural resource management firms in the northeast and is widely respected for the quality of its services. Our size and experience allow us to perform professional services in all phases of cultural resource management, including archeological investigations, geophysical remote sensing surveys, metal detecting, historical investigations, agency and tribal consultation, many aspects of Section 106 compliance, and the design and presentation of public information materials. We have specifically demonstrated architectural expertise in the successful completion of historic district and individual inventory forms, historic resource surveys and National Register eligibility assessments, Section 106 documentation, effect evaluations and mitigation, HABS/HAER documentation, Historic Structures Reports, and more. We consistently exceed the Secretary of the Interior's Professional Qualification Standards.

Our size and experience in all facets of cultural resource management have helped us develop a proven ability to meet project deadlines in all those areas, a competence shown by successful performance on term contracts and a high level of repeat business. As a long-standing team of about 40, we provide the personal attention that every project requires. This ensures that the Hartgen staff dedicated to each term contract becomes familiar with standards, expectations, and the geographic area common to work in that program.

Hartgen tracks deadlines closely, which ensures that projects kick off as scheduled and allows staff time to schedule and prepare for fieldwork. The tracking keeps the project on budget and avoids costly delays. The

assignment of support staff to the client's contract will be essential to ensure prompt response and delivery of our product. Because of this, we can mobilize our staff to complete projects with exceptional speed. Our flexible corporate organization and large staff allow us to respond rapidly and efficiently to our client's requests and meet project deadlines.

PRELIMINARY WORK PLAN

Hartgen Archaeological Associates will complete a reconnaissance-level architectural survey of a minimum of **75 non-contiguous historic properties** located throughout the City of Biddeford, Maine, outside the downtown historic district. Surveyed resources will include buildings, structures, sites, and objects identified in coordination with the City of Biddeford and based on Assessing Department data, with substitutions added as needed. The survey will augment the City's 2022 downtown architectural survey and support informed preservation planning and review.

Hartgen Archaeological Associates will perform all work in compliance with:

- Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation
- National Park Service Professional Qualification Standards (36 CFR 61) for Architectural History
- Maine Historic Preservation Commission (MHPC) *Grant and Volunteer Above Ground Survey Manual (Revised)*
- CARMA survey documentation and data-entry requirements

All work will be overseen by personnel meeting applicable federal professional qualifications.

1. Background Research

Hartgen Archaeological Associates will conduct targeted background research to support field survey activities, including:

- Review of the 2022 Biddeford downtown architectural survey and existing MHPC records
- Review of municipal assessing data, historic maps, and available archival sources
- Identification of previously surveyed or documented resources to avoid duplication

Research will inform approximate construction dates, resource classification, context statements, and integrity observations.

2. Field Survey

Hartgen Archaeological Associates will:

- Conduct reconnaissance-level field inspection of each selected property
- Complete documentation for at least **75 properties**, acknowledging that **66 survey forms can and will be completed** as required by the RFP
- Photograph each resource in accordance with MHPC standards
- Record architectural form, materials, stylistic influences, alterations, and setting

3. Survey Documentation and CARMA Entry

For each surveyed property, Hartgen Archaeological Associates will:

- Complete MHPC Architectural Survey Forms
- Enter all data electronically into the **Cultural and Architectural Resource Management Archive (CARMA)**
- Prepare hard-copy survey forms with affixed photographs

4. Survey Report and Context Development

Hartgen Archaeological Associates will prepare a comprehensive **Survey Report** that includes:

- Survey methodology
- Summary of surveyed property types and geographic distribution
- Concise architectural and historical context statements for each surveyed resource
- Observations regarding integrity, patterns of development, and preservation concerns

5. Mapping and Indexing

Hartgen Archaeological Associates will prepare:

- A **Survey Map** showing all surveyed properties with required labeling
- A **Matrix and Image Index** correlating property addresses, survey numbers, and photographs

6. Deliverables

Hartgen Archaeological Associates will submit:

- **Two complete hard copy sets** (City of Biddeford and MHPC), including:
 1. Architectural Survey Forms (three hard copy sets total: two City, one MHPC)
 2. Survey Report
 3. Survey Map
 4. Digital images on CD
 5. Matrix and Image Index
 6. Photographs affixed to hard-copy survey forms

7. Schedule and Reporting

- Project completion by **November 30, 2026**
- Submission of **no fewer than two and no more than four interim progress reports**
- Ongoing coordination with City of Biddeford staff and MHPC as required

All electronic submissions will be provided in Microsoft Word and PDF formats with separate high-resolution JPG images and GIS shapefiles.

PROJECT STAFF

Brian Knight, Senior Architectural Historian, will serve as the primary architectural historian for the project. Brian has been involved with the preservation of Vermont's cultural resources since 1997. He has worked with Section 106 Reviews, Historic Structures Reports, RITC Tax Credit Projects, National Register nominations, communitywide historic site surveys, and visual impact assessments. Through these projects, Brian has experience working with the community, local historic preservation commissions, planning commissions, town officials, and the state HPOs. He has extensive experience in conducting communitywide historic resource surveys. He has completed surveys for the Vermont communities of Burlington, Shelburne, and Hartford. In Massachusetts, he completed surveys for Dracut, Lee, Greenfield, and Orange. Brian also surveyed the Ocean Boulevard area of Hampton, New Hampshire.

Walter R. Wheeler, Senior Architectural Historian, will serve in an advisory and supportive role for this contract. Walter has completed numerous historic resource surveys, HABS/HAER reports, VARI forms, Determinations of Eligibility, Section 106 consulting, and National Register Nomination Forms for projects throughout the northeast. He has 40 years of experience in the architectural field, having begun his career with a position at the Office of the State Architect in Albany, NY. He later worked with Wagoner & Reynolds Architects for three years. In 1990, he began consulting and providing services as an architect and architectural historian. Since 1999, Walter has served as Hartgen's Senior Architectural Historian. His project experience with Hartgen covers the range of service types including inventory forms, HABS/HAER documentation, National Register eligibility assessments, historic contexts, and conditions assessments. Mr. Wheeler has directed over 400 historic architectural projects in the northeast for Hartgen and has contributed his expertise and consultation to countless others.

Georgia Seehaus, Junior Architectural Historian, will serve as an architectural historian for this project. Georgia received her Master of Science degree in Preservation Practices from Roger Williams University in May of 2025. While at Roger Williams University, she updated existing Massachusetts Historical Commission survey forms for Fall River, Massachusetts and evaluated properties for National Register of Historic Places. She conducted primary source research on the history of Fall River's Steep Brook neighborhood. Georgia also worked with the Newport Restoration Foundation to research, document, and archive historic fixtures and finish samples from the 1924 East Wing addition of the Rough Point mansion in Newport, Rhode Island.

Jennifer Geraghty, Researcher, has served as Hartgen's Researcher for over 14 years. Her responsibilities have included researching archeological sites, National Register-listed and -eligible properties, and building/structure inventories from State Historic Preservation Offices throughout the northeast. Jennifer is adept at examining various types of documents, including state and federal census records, city directories, deeds, and historical maps.

Jody Johnson, GIS Specialist, has 16 years of professional experience as a geospatial analyst in the environmental and cultural resources fields. In addition to having completed formal study in geographic information systems, she has completed several continuing education programs through ESRI. Jody has extensive experience with data management, analysis, and presentation.

In addition to the key personnel above, Hartgen also proposes delegating other tasks to support staff as needed. Hartgen's flexible corporate framework enables management to shift personnel onto tasks and projects with aggressive schedules to meet deadlines and adhere to budgets. Hartgen anticipates that support staff will assist on an as-needed basis. This would include historic research, site visits and field recordings, CAD applications, GIS analysis, and report preparation.

Hartgen has a large inventory of equipment available for the performance of cultural resources contracts and ample financial resources to increase our supply of equipment as necessary to respond to the volume of work. Hartgen currently has a supply of field equipment sufficient for up to 30 field workers and maintains a fleet of field vehicles. Our field equipment includes a Nikon Top Gun Electronic Total Station survey transit and multiple Trimble Geo7x and R1 GPS units for use in recording site locations, as well as digital cameras and personal protective equipment.



PROJECT EXPERIENCE

Morris County Historic Resources Survey, 18 Municipalities, Morris County, NJ (Present)

Place of performance: 18 municipalities, Morris County, NJ

Client: Morris County Office of Planning and Preservation

Key Hartgen personnel: Stephen McErleane, Project Manager; Brian Knight, Architectural Historian; Walter R. Wheeler, Architectural Historian; Georgia Seehaus, Architectural Historian; Jennifer Geraghty, researcher
Hartgen is currently conducting fieldwork and documentation of 18 Morris County municipalities. The survey included an evaluation of over 5,000 individual properties and the description of nearly 200 historic districts and streetscapes and over 1,500 individual properties.



Communitywide Historic Resource Survey, Erving, MA (2025)

Place of Performance: Erving, Massachusetts

Client: Town of Erving MA

Key Hartgen personnel: Brian Knight, Architectural Historian

Brian Knight conducted a historic resource survey in Erving, Massachusetts. Resources included commercial districts, residential neighborhoods, and industrial sites. Produced and submitted approximately 116 MHC Area (A) and Building (B) forms with architectural descriptions, narrative history, and National Register-eligibility statements.



Communitywide Historic Resource Survey, Lee, MA (2023)

Place of Performance: Lee, Massachusetts

Client: Town of Lee, MA

Key Hartgen personnel: Brian Knight, Architectural Historian

Brian Knight conducted a historic resource survey in Lee, Massachusetts. Resources included commercial districts, residential neighborhoods, and industrial sites. Produced and submitted approximately 125 MHC Area (A) and Building (B) forms with architectural descriptions, narrative history, and National Register-eligibility statements.



Historic Resource Survey, Navy Yard and Collinswood Neighborhoods, Dracut, MA (2021)

Place of Performance: Dracut, Massachusetts

Client: Town of Dracut, MA /Massachusetts Historic Commission

Key Hartgen personnel: Brian Knight, Architectural Historian

Brian Knight led a communitywide survey of the built resources in two 19th-century mill neighborhoods. Produced and submitted a completion report, approximately 125 MHC Area (A) and Building (B) forms with architectural descriptions, narrative history, and National Register-eligibility statements.



Thematic Survey of Dutch Heritage Resources in the Greater Hudson Valley, NY (2020)

Place of performance: Thirty-two county area within New York State

Client: New York State Office of Parks, Recreation, and Historic Preservation

Key Hartgen personnel: Walter R. Wheeler, Architectural Historian; Jennifer Geraghty, researcher
Hartgen spearheaded a statewide survey of built resources with connections to New World Dutch culture and history across New York State. Approximately 1,100 resources were included in the survey among several thousand resources which were field assessed.



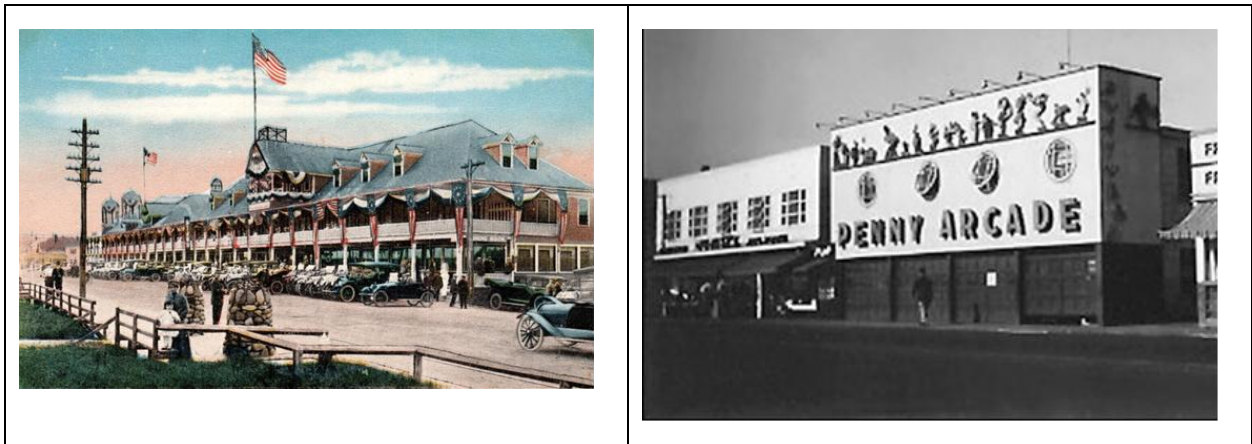
NH DHR Area and Building Forms, Ocean Boulevard, Hampton Beach, NH, (2024)

Place of performance: Hampton Beach, New Hampshire

Client: FHI Studio

Key Hartgen personnel: Walter R. Wheeler and Brian Knight, Architectural Historians

Hartgen prepared an NH DHR Building Form for the Hampton Beach Casino and Ballroom and an Area Form for the commercial district along Ocean Boulevard. Hartgen also performed a historic review of cultural resources along Church Street.



REFERENCES

Bryan Smith

Town Administrator
Erving Town Offices
12 East Main Street
Erving, MA 01344
bryan.smith@erving-ma.gov
413-422-280

Matt Osborn

Community Development Planner
Hartford Town Hall
171 Bridge Street
White River Junction, VT 05001
mosborn@hartford-vt.org
802-295-9353

Jan Williams

Cultural and Historic Resources Specialist
Morris County Office of Planning & Preservation
Morristown, NJ 07960
(973) 829-8120
jwilliams@co.morris.nj.us

RESUMES



QUALIFICATIONS: 36 CFR 61 Qualified. Meets the Secretary of Interior's Professional Qualification Standards. Experienced at conducting historic resource survey, assessment, and documentation as outlined in NPS- 28: *Cultural Resource Management Guidelines*, the Secretary of Interior's *Standards and Guidelines for Archeological and Historical Preservation* (US DOI 1983), and Section 106 of the National Historical Preservation Act.

EDUCATION: 1997 University of Vermont
Master of Science, Historic Preservation

1993 University of Vermont
Bachelor of Arts, Political Science

PROJECT EXPERIENCE—COMMUNITYWIDE HISTORIC RESOURCE SURVEYS:

- 2025 Lunenburg Pre-1833 Building Survey, Lunenburg, MA. Project Sponsor: Town of Lunenburg/Massachusetts Historic Commission
- 2025 Erving Communitywide Survey, Erving, MA. Project Sponsor: Town of Erving/Massachusetts Historic Commission
- 2024 Greenfield Communitywide Survey, Greenfield, MA. Project Sponsor: City of Greenfield/Massachusetts Historic Commission
- 2024 Orange Communitywide Survey, Orange, MA. Project Sponsor: Town of Orange/Massachusetts Historic Commission
- 2024 Shelburne Post-War Neighborhoods, Shelburne, VT. Project Sponsor: Town of Shelburne.
- 2023 Lee Communitywide Survey, Lee, MA. Project Sponsor: Town of Lee/Massachusetts Historic Commission.

PROJECT EXPERIENCE—HISTORIC RESOURCE SURVEY:

- 2025 Little Hosmer Dam, Craftsbury, VT. Project sponsor: MSK Engineering. Hartgen 6191
- 2024 Springfield Stormwater, Springfield, VT. Project sponsor: Dufresne Engineering. Hartgen 6179.
- 2024 Chester Pump Station and Water Mains, Chester, VT. Project sponsor: Dufresne Engineering. Hartgen 6174.
- 2024 Springfield TAP TA22 10, Springfield, VT. Project sponsor: Stantec. Hartgen 6093.
- 2024 Barre Dame Removal, Barre, VT. Dams. Project sponsor: Friends of the Winooski River. Hartgen 6120.
- 2024 Jericho Riverside Village, Jericho, VT. Project Sponsor: Stantec Consulting Services. Hartgen 5599.
- 2024 Burke STP BP 21, Burke, VT. Project Sponsor: Sponsor: Stantec Consulting Services Inc. Hartgen 5882.

PROJECT EXPERIENCE—HISTORIC RESOURCE DOCUMENTATION:

- 2024 Weathersfield Dam/Springfield Reservoir, Springfield, VT. Project sponsor: Mount Ascutney Regional Commission. Hartgen 5668.
- 2024 H.N. Williams Saphouse, Dorset, VT., Sugar House. Project sponsor: H.N. Williams. .
- 2023 Wallace Dam, Dorset, VT. Dam. Project sponsor: Poultney Mettowee Natural Resources Conservation District.
- 2022 Reynolds Dam, Dorset, VT. Dam. Project sponsor: Poultney Mettowee Natural Resources Conservation District.
- 2021 Manchester Music Hall, Manchester, VT. Opera House/Music Hall. Project Sponsor: Equinox Hotel.

PROJECT EXPERIENCE—HISTORIC STRUCTURE REPORT/BASELINE DOCUMENTATION REPORTS:

- 2026 Starksboro Meeting House, Starksboro, VT. 19th Century Meeting House. Project sponsor: Preservation Trust of Vermont
- 2026 Arlington Common, Arlington, VT. Modern Century Modern Church. Project sponsor: Preservation Trust of Vermont
- 2025 Union Meeting Hall, Ferrisburgh, VT. 19th Century Meeting House. Project sponsor: Preservation Trust of Vermont
- 2024 Hale-Brodne House, Chelsea, VT. 19th Century House. Project sponsor: Preservation Trust of Vermont
- 2024 Sanborn Covered Bridge, Lyndon, VT. 19th Covered Bridge. Project sponsor: Preservation Trust of Vermont.

PROJECT EXPERIENCE—NATIONAL REGISTER AND NATIONAL LANDMARK NOMINATION:

- 2025 Jones Circle Historic District, Norwich, VT. Historic District. Project sponsor: Town of Norwich.
- 2025 Victory Circle/Highland Avenue Historic District, Hartford, VT. Historic District. Project sponsor: Town of Hartford. Hartgen 6047.
- 2025 Demers Avenue Historic District, Hartford, VT. Historic District. Project sponsor: Town of Hartford. Hartgen 6047.
- 2024 Colburn Park Historic District, Lebanon, NH. Historic District. Project sponsor: City of Lebanon. Hartgen 6084.
- 2024 Fire House #9 and #6, Atlantic City, NJ. Fire Station. Project sponsor: City of Atlantic City. Hartgen 6117
- 2024 South Hero Village, South Hero, VT. Rural Village. Project sponsor: Preservation Trust of Vermont.
- 2024 Shelburne Shipyard, Shelburne, VT. Shipyard and Mariina. Project Sponsor: Town of Shelburne.
- 2024 Maple Corner Village, Calais, VT. Mill Village. Project sponsor: Town of Calais/Certified Local Government Program/State of Vermont.
- 2024 Arlington Village, Arlington, VT. Rural Mill Village. Project sponsor: Preservation Trust of Vermont.

PROJECT EXPERIENCE—PUBLIC PRESENTATIONS

- 2024 Demers Avenue and Victory Circle National Register Districts, Hartford, VT. Project sponsor: Town of Hartford. Hartgen 6047
- 2024 Jones Circle National Register District, Norwich, VT. Project sponsor: Town of Norwich
- 2024 Shelburne Shipyard, Shelburne, VT. Shipyard and Mariina. Project Sponsor: Town of Shelburne.
- 2024 Maple Corner Village, Calais, VT. Mill Village. Project sponsor: Town of Calais/Certified Local Government Program/State of Vermont.

PROJECT EXPERIENCE—STATE INVENTORY FORMS & DETERMINATION OF ELIGIBILITY REPORTS:

- 2024 Ocean Boulevard and Hampton Casino, Hampton Beach, NH. Tourism. NH Area and Building form. Project Sponsor: FHI Studio. Hartgen 5631.
- 2023 Wallace Dam, Dorset, VT. Dam. VARI/DOE. Project sponsor: Poultney Mettowee Natural Resources Conservation District.

- PUBLICATIONS:**
- 2018 *Snowboarding in Southern: From Burton to the US Open*. Vermont, Acadia Publishing, Charleston, SC.
 - 2004 *No Braver Deeds: The Story of the Equinox Guards*. Friends of Hildene, Manchester, VT.



- QUALIFICATIONS:** 36 CFR 61 Qualified. Meets the Secretary of Interior's Professional Qualification Standards. Experienced at conducting historic resource survey, assessment, and documentation as outlined in NPS- 28: *Cultural Resource Management Guidelines*, the Secretary of Interior's *Standards and Guidelines for Archeological and Historical Preservation* (US DOI 1983), and Section 106 of the National Historical Preservation Act.
- EDUCATION:** 1987 Rensselaer Polytechnic Institute
Bachelor of Architecture
- 1986 Rensselaer Polytechnic Institute
Bachelor of Building Science
- TRAINING:** 2015 National Register Consultant Workshop, New York State Office of Parks, Recreation and Historic Preservation
- 2011 National Register Workshop, National Park Service/ New York State Office of Parks, Recreation and Historic Preservation

PROJECT EXPERIENCE—NATIONAL REGISTER AND NATIONAL LANDMARK NOMINATIONS:

- 2026 Germantown Parsonage, Updated National Register Nomination, Town of Germantown, Columbia County, NY. Project sponsor: Friends of Historic Germantown. Hartgen 6325.
- 2026 Hezekiah Wynkoop House, Town of Catskill, Greene County, New York. Project sponsor: Catskill Montessori School. Hartgen 6023.
- 2026 The Derloch, Town of Lake Pleasant, Hamilton County, NY. Project sponsor: Private client. Hartgen 6082.
- 2025 Albany Industrial and Warehouse Historic District, City of Albany, Albany County, NY. Project sponsor: Town of Stuyvesant. Hartgen 6090.
- 2025 Stuyvesant Landing Historic District, Stuyvesant Landing, Town of Stuyvesant, Columbia County, NY. Project sponsor: City of Albany. Hartgen 6064.
- 2024 Essex #19 Hydroelectric Station, Towns of Essex Junction and Williston, Chittenden County, VT. Project sponsor: Green Mountain Power Corporation. Hartgen 5640.
- 2024 Ichabod Crane Schoolhouse, Town of Kinderhook, Columbia County, NY. Project sponsor: Columbia County Historical Society. Hartgen 5416.
- 2022 Mark House, Town of Colonie, Albany County, NY. Project sponsor: Town of Colonie Historical Society.
- 2020 Utica Steam & Mohawk Valley Cotton Mill, City of Utica, Oneida County, NY. Project sponsor: Lahinch Group LLC. Hartgen 5385.
- 2018 Downtown Genesee Street Historic District, City of Utica, Oneida County, NY. Project sponsor: City of Utica. Hartgen 4916.
- 2016 Central Troy Historic District (Boundary Expansion), City of Troy, Rensselaer County, NY. Provided background research and building descriptions; co-authored with Kathleen LaFrank. Project sponsor: City of Troy.
- 2016 Baggs Square East Historic District, City of Utica, Oneida County, NY. Project sponsor: City of Utica. Hartgen 4916.
- 2008 St. Lawrence-FDR Power Project, Historic Recreation District, Towns of Massena, Lisbon, Waddington and Louisville, St. Lawrence County, NY. Project sponsor: New York Power Authority. Hartgen 3592.
- 2008 St. Lawrence-FDR Power Project, Historic Engineering District, Towns of Massena, Lisbon, Waddington and Louisville, St. Lawrence County, NY. Project sponsor: New York Power Authority. Hartgen 3592.
- 2004 John Evert van Alen house, DeFreestville, Town of North Greenbush, Rensselaer County, NY. Project sponsor: Van Alen Associates.
- 2003 Juria Sharpe house, DeFreestville, Town of North Greenbush, Rensselaer County, NY. Co-authored with Peter Shaver, NYSOPRHP. Project sponsor: Pro-bono work.
- 2002 Sherwood Estate, Town of Delhi, Delaware County, NY. Co-authored with Kathleen LaFrank, NYSOPRHP. Project sponsor: Pro-bono work.



- QUALIFICATIONS:** 36 CFR 61 Qualified. Meets the Secretary of Interior's Professional Qualification Standards.
- EDUCATION:** 2025 Roger Williams University
Master of Science, Preservation Practices
- 2019 Cornell University
Bachelor of Arts, Art History
- TRAINING:** 2025 Vermont Qualified Professionals and Partner Training, Vermont State Historic Preservation Office

PROFESSIONAL EXPERIENCE

October 2025-Present Junior Architectural Historian

Hartgen Archeological Associates, Inc. (Rensselaer, NY)

Prepare architectural resource surveys; field reconnaissance; report and proposal preparation. Responsible for preparing documents to be reviewed by NJHPO and NYSHPO. Clients have included municipalities, counties, and nonprofit organizations.

February 2024-March 2025 Architectural Salvage Documentarian and Archivist

Newport Restoration Foundation (Newport, RI)

Photographed, researched, digitally documented, collected samples, and archived historic architectural salvage in the Rough Point and Vernon House museums.

PROJECT EXPERIENCE—NON-PROFIT CULTURAL INSTITUTIONS:

- 2026 Germantown Parsonage, Town of Germantown in Columbia County, NY. National Register Nomination Update. Project sponsor: Friends of Historic Germantown. Hartgen 6325.

PROJECT EXPERIENCE—CULTURAL LANDSCAPE REPORT:

- 2025-2026 Morris County Historic Sites Inventory—Phase V, Morris County, NJ. Project Architectural Historian and Surveyor. Project sponsor: Morris County. Hartgen 6220.

PROJECT EXPERIENCE—HISTORIC RESOURCE SURVEY:

- 2025-2026 Morris County Historic Sites Inventory—Phase V, Morris County, NJ. Project Architectural Historian and Surveyor. Project sponsor: Morris County. Hartgen 6220.

PROJECT EXPERIENCE—NATIONAL REGISTER AND NATIONAL LANDMARK NOMINATION:

- 2026 Germantown Parsonage, Town of Germantown, Columbia County, NY. National Register Nomination Update. Project sponsor: Friends of Historic Germantown. Hartgen 6325.
- 2025 Union Hall, Town of Downe, Cumberland County, New Jersey. National Register Nomination. Project sponsor: Township of Downe. Hartgen 6210.

WORK SAMPLES

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

150/029.0-0000-0091.0

Stockbridge

LEE.F
LEE.D

See data sheet

NRDIS: 2/18/99

Photograph



Town/City: Lee

Place (neighborhood or village): South Lee

Name of Area: Hurlbut Paper Mill

Present Use: Paper Mill

Construction Dates or Period: c.1872 -c.1994

Overall Condition: Fair

Major Intrusions and Alterations: See text

Acreage: 4.6 acres

Recorded by: Brian Knight

Organization: Lee Historical Commission

Date (month/year): November /2022

Locus Map



RECEIVED
DEC 04 2023
MASS. HIST. COMM.

See continuation sheet

INVENTORY FORM A CONTINUATION SHEET

LEE

HURLBUT PAPER MILL

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

LEE.F, D See data sheet

Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

LEE.157 is a contributing element of the South Lee Historic District, listed in the National Register of Historic Places in 1999.

ARCHITECTURAL DESCRIPTION

Describe architectural, structural, and landscape features and evaluate them in terms of other areas within the community.

The Hurlbut Paper Company mill complex is located on the south side of the Housatonic River and west of the Hurlbut Company dam and bridge. The gabled main buildings of the complex were constructed in 1872 and rebuilt in 1883 after a severe fire. Erected in red brick with ashlar stone foundations, brownstone lintels and sills, and corbelled brick cornices, the earliest portions are linearly linked.



Figure 1. Existing Layout

Figure 2. Onyx Papers Building Numbers (Source: Onyx Papers)

1. Building 4: Finishing Room, 1872 (Figure 26, Figure 31 and Figure 34)

The 3½ story, 5-bay by 16-bay, cross-gabled, brick Finishing Building is the easternmost building in the complex. Resting on a high basement, the brick building has a slate roof. Fenestration consists of twelve-over-twelve double-hung sash with marble sills and Redstone lintels. A gable-roofed porch protects the primary entry in the first bay of the five-bay front gable accessed by stone stairs. Five gable-roofed dormers are extended along the north and south rooflines with paired six-over-six double-hung sash. A gabled stair tower

INVENTORY FORM A CONTINUATION SHEET

LEE

HURLBUT PAPER MILL

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

LEE.F, D	See data sheet
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abuts the north elevation between the fourth and fifth dormers. There is a multi-paned, fixed glass block window on the north elevation of the elevator tower. At the center of the north elevation are original ornate cast-iron balconies. A one-story, shed-roofed addition with fixed pane windows is abutting the north elevation. The fenestration at the west gable end has been infilled with brick. Architectural features include cornice returns, denticulated corbelled cornices, and ashlar foundations.

2. Building #10, c.1880 (Figure 27 and Figure 29)

A two-story, flat-roofed, one-bay wide connecting building projects from the north elevation of the Finishing Building. This building houses the manufacturing offices in 2023. Fenestration consists of twelve-over-eight double-hung sash.

3. Paper Storage/Color Lab, c.1925 (Figure 28)

A two-and-a-half-story, ten-bay by three-bay, gable-roofed Paper Storage/Color Lab is extended perpendicular to Building 10's north elevation. This building is used as the color lab in 2023. Fenestration consists of twelve-over-eight double-hung sash and multi-pane fixed windows. There are four evenly spaced gable-roofed dormers with paired windows on the north roofline of this addition. Abutting the west elevation of the Building 11 is a one-story, shed-roofed addition with T-111 siding and an overhead door. This addition covers the basement level fenestration on the west elevation. The first story has a pedestrian door accessed by a metal fire escape and two multi-pane fixed windows. The second story has a pedestrian door accessed by a fire escape and a twelve-over-twelve, double-hung sash.

4. E & I Shop, c.1960 (Figure 32)

Infilling the space between the Finishing Room, Building #10, and Paper Storage/Color Lab is a one-story, flat-roofed E & I building. Fenestration consists of nine-over-eight, double-hung sash. Attached to the west of this section is a one-story, flat-roofed addition.

5. Machine Room, c.1960

A one-and-a-half-story, gable-roofed building is projected from the west elevation of the Finishing Room building.

6. Beater Room, c.1875 (Figure 29)

Projecting further to the west from Machine Room is a three-and-a-half-story Beater Room. Four gable-roofed dormers with paired six-over-six double-hung sash extend along the north and south rooflines. A two-story, flat-roofed addition with 12/12 double-hung sash abuts the north elevation.

7, 8 and 9: Building #6 (c.1960), #7 (c.1875), #8 (c.1960) (Figure 29 Figure 30)

Projecting from the north elevation of the Beater Room is a two-and-a-half-story, gable-roofed addition. Centered at the basement level of the north elevation is a double door flanked by a ten-light fixed glass block window. The first story has two glass block fixed windows and one 12/12 double-hung sash. There are three 12/12 double-hung sash at the second level. Centered in the gable peak is a gable vent. There are one-story, flat-roofed additions flanking each side of this section (Building #6 and #8). Building #8 has varied fenestration with many infilled spots and modern ventilation machinery.

10. Receiving, c.1955 (Figure 35)

A one-story addition runs along the south elevation of the Beater Room. This served as the Receiving Building in 2023. When constructed, this building absorbed Building 6, the engine room. Bancroft and Wood were the construction engineers.

11. Shipping, c.1970 (Figure 34)

A one-story, flat-roofed shipping building is projected from the south elevation of the Finishing Room. There is no fenestration, and a loading dock on the east elevation accesses overhead doors.

12. Plate Lab, c.1960 (Figure 34 and Figure 35)

Projecting from the south elevation of the Machine Lab is a one-story addition with a one-story, shed-roofed structure resting on its roof. This building replaced a c. 1940, gabled-roofed building (Figure 11).

13. Baled Broke Building, c.1940 (Figure 31)

Projecting from the west elevation of Building 2 and 17 is the two-story Building 1. It has a polygonal shape, with its west elevation running on a diagonal axis to accommodate the railroad spur. There is limited fenestration on the north side of the building. The remaining fenestration consists of large multi-paned fixed windows. Attached to the north elevation is a large water tank. Abutting the diagonal axis is a one-story, shed-roofed addition that abuts the railroad spur. A brick smokestack abuts the southeast corner. It shares a common roof plane with Receiving.

14. Railroad Freight Building, c.1883-1900 (Figure 36 and Figure 37)

Building 13 (Railroad Freight Building) is located south of the main mill buildings and adjacent to the disused tracks of the New York, New Haven, and Hartford Railway Berkshire Division. It is an Edwardian-style freight structure. The two-and-a-half-story building is brick with a massive, randomly coursed, rock-faced ashlar marble foundation and lintels. The gabled roof deeply overhangs the building, and the now-missing freight platform is supported on cast iron and arched wooden brackets. Abutting the east elevation is a one-story, shed-roofed addition clad with wood clapboards.

15. Waste Water Treatment Building, c.1967 (Figure 38)

This is a two-story, shallow-pitched, gable-roofed building across the railroad tracks. Faced with brick, it has an arched door centered on the north elevation. A fanlight transom caps the double wood panel doors. There are two six-over-six double-hung sash in the second story.

16. Power Plant, c.1940

This is a two-story, brick building with a flat roof. A round chimney abuts the east elevation.

17. Garages, c.1935 (Figure 39)

This is a one-story, concrete-block, shed-roofed garage with twelve overhead doors on the south elevation.

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18. Bridge, c.1951 (Figure 40)

This is a c. 1951 iron Warren Pony truss bridge with nine-slope upper chords on rubble stone abutments. It is a riveted steel single intersection with alternate verticals. It spans 129 feet and has a deck width of approximately 30 feet. Collins Engineering Company made it. It replaced a Whipple through truss.¹

19. Dam, c.1806,c.1994

The nearly 20-foot high and 120-foot-long dam may contain much of the 1806 structure but has been rebuilt over the years, most recently in 1994, when the north side was reinforced with a concrete buttress. Randomly coursed fieldstone retaining walls lining the river above and below the river are difficult to date. On the river's south bank, just above the falls, is a holding area, the remains of a chase that fed water to waterwheels or turbines. Such a chase is shown on the maps of 1895 and 1904. Willow Street bent closer to the mill than at present before 1904.²

20. Reservoir, c.1960

This is a rectangular shaped water reservoir.

There is a high potential for historic archaeological resources in the district. A puddling furnace known as the Forge was also present at the site of the present Hurlbut Mill. The information indicates the area at the falls and the intersection of Willow Street with the Housatonic River and Pleasant Street as the probable locus for most potential 18th-century period sites in the district. Potential mill sites were in this area, and residences for mill owners and workers were probably near the mills.³

¹ Roper, S.J. "Willow Street Bridge," MHC B Form LEE.904 (Nov.1987), <https://mhc-macris.net/details?mhcid=LEE.904>, accessed 2/6/2023

² Meltsner, Heli and Betsy Friedberg, "South Lee Historic District" National Register Nomination (Feb. 1999), <https://mhc-macris.net/details?mhcid=LEE.D>. Accessed: 4/14/2023.

³ Ibid.

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MHC#	Hurlbut Paper Building #	Name	Date	Figure #	Map #
LEE.912	n/a	Dam and Reservoir	c.1806, c.1994	#40	19
LEE.167	4	Finishing Room	1872	#25, #31, #32, #33	1
LEE.327	10	Building #10	c.1880	#25, #26, #31	2
LEE.328	2	Beater Room	c. 1875		6
LEE.329	7	N/A	c.1875	#28, #29	8
LEE.287	13	Railroad Freight Building	c.1883-1900	#35, #36	14
LEE.288	11	Paper Storage/Color Lab	c.1925	#26, #27, #31	3
LEE.286	n/a	Garages	c.1935	#38	17
LEE.285	n/a	Power Plant	c.1940	#36	16
LEE.330	1	Baled Broke Building	c.1940	#40	13
LEE.904	n/a	Bridge	c.1951	#39	18
LEE.331	17	Receiving	C.1955	#31, #34	10
LEE.332	N/A	E & I Shop	c.1960	#27	4
LEE.333	3	Machine Room	c.1960	#33	5
LEE.334	6	N/A	c.1960	#28	7
LEE.335	8	N/A	c.1960	#28	9
LEE.336	3a	Plate Lab	c.1960	#33, #34	12
LEE.913	n/a	Reservoir	c.1960	N/A	20
LEE.337	n/a	Wastewater Treatment Building	c.1967	#37	15
LEE.343	4a	Receiving	c.1970	#32, #33	11

HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

Thomas O. Hurlbut (1794-1861) was born in Wethersfield, Connecticut. He was the only son of Thomas Grant (1754-1814) and Eunice (1757-1838) Hurlbut and was a descendent of Thomas Hurlbut, who came to America in 1635 on the ship "The Bachelor" and settled in Saybrook, Connecticut. Hurlbut owned a paper mill in Suffield, Connecticut. In 1822, Thomas Hurlbut came to Lee with Charles M. Owen (1794-1870) and started the Owen & Hurlbut Paper Company. They employed four men and six women and made ten reams of paper daily.⁴ Their partnership "was a nearly perfect blend of personality and talent."⁵

Owen was a successful merchant from Windsor, Connecticut, and possessed well-developed skills in sales and merchandising. Hurlbut was an expert papermaker from Winsted, Connecticut, with a professional knowledge of papermaking, plant operations, and wholehearted devotion to the task of making fine paper. Together, they set their sights on winning a reputation for being manufacturers of the finest papers in America – papers that would match in quality and price anything that was being imported from Europe.⁶

They bought Samuel Church's mill from Brown & Curtis, which they immediately updated. Samuel Church came from East Harford and established one of the earliest Massachusetts mills. It was a two-vat mill to manufacture ten reams of paper a day.⁷ Church "utilized the excellent water power afforded by the Housatonic River for the operation of a machine which ground the rags to a pulp, but everything else in the manufacture was done by hand."⁸ They later bought Billings Brown's gristmill and converted it to paper. They also purchased a forge located on the opposite side of the river "to control the whole water privilege, and on the site of the forge erected a flouring mill."⁹ The company grew to become the most influential factor in the development of South Lee. The firm's reputation

For producing a uniformly excellent article of paper was such that a well-known watermark of O & H was a guarantee of the quality. Their business integrity and high standard of workmanship gave a reputation to the town. They spared no expense to secure any valuable improvements.¹⁰

In 1834, Hurlbut & Owen purchased a calendar, and two years later, they added a ruling machine, and "at that time, the plant was considered the best paper equipment concern in the country."¹¹ By 1855, the mill employed 150 people, and their papers "were acknowledged to be among the best in the market."¹² Owen and Hurlbut's

⁴ *Pittsfield Sun*, July 21, 1887.

⁵ Nonenmacher, Erica and Penrose Scull. *MeadWestvaco Specialty Papers: Making History, Creating the Future*, Lee, Massachusetts, 2006.

⁶ *Ibid.*

⁷ *Berkshire County Eagle*, April 14, 1926.

⁸ *Berkshire Eagle*, March 14, 1930.

⁹ *Pittsfield Sun*, July 21, 1887.

¹⁰ *Ibid.*

¹¹ *Berkshire Eagle*, March 14, 1930.

¹² Nonenmacher, Erica and Penrose Scull.

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reputation “stood high,” and “as their means increased, their business was enlarged.”¹³ The partnership dissolved in 1860, after 38 years in business together, with Owen claiming the Company’s new mill at Housatonic. Hurlbut also partnered with Whyte in Hurlbut & Whyte, which was bought out by Elizur Smith in 1863.¹⁴ Thomas Hurlbut kept and operated the South Lee mill as the South Lee Paper Company. In 1864, he entered a partnership with his son Thomas O. Hurlbut (1834–1892) and organized the Hurlbut Paper Manufacturing Company.

The mill added a coal house near the depot in August 1869. The coal house was “100 feet long, 30 wide, and with fifteen feet posts.”¹⁵ The mill also rebuilt the flume “on a stone foundation,” and “the woodwork will be about nine feet square and 150 feet long.”¹⁶ The new stone dam was “one of the best on the river, presenting as it does an arch to the force of the current, and promising to last till the third generation of Hurlbuts shall take possession.”¹⁷ A year later, the Hurlbut Paper Company was “making preparations for a large addition to their mills, as soon as the season opens. Mr. McLaughlin, at his machine shop, is now building five large rag engines for them.”¹⁸

Hurlbut’s sons, Thomas O. and Henry Clay (1845-1900), inherited the business in 1872. They built a new mill on the site of the old South Lee forge. It was “364 feet long by 80 feet wide and is to be put through with all the speed which money and energy can give.”¹⁹ The Hurlbut Mills was “one of the most enterprising firms in the country” and had three mills in operation.²⁰ It was constructed from bricks produced in the South Lee brickyard of J.T. Merrill. By February of 1873, the new mill was “being driven ahead with all the rapidity which energy and money can give, and promises to be the best-built mill in the county as there was “no expense ... spared by the Hurlbut’s ‘to get the best’ building and the best machinery.”²¹ There were twelve new rag machines, and the anticipated output was four tons per day. The anticipated costs of the new mill was \$200,000.²² Under the ownership of the Hurlbut brothers, South Lee “assumed a new aspect. The church has been rejuvenated, new houses built, old horses repaired, trees set out, and walks built so that few villages present a more neat and thrifty appearance.”²³ The mill was renowned as the best-equipped paper mill in America, and “when it started in full operation, the production was 10,000 pounds a day.”²⁴

¹³ *Berkshire County Eagle*, March 6, 1873.

¹⁴ *Berkshire County Eagle*, June 4, 1863.

¹⁵ *Pittsfield Sun*, August 12, 1869.

¹⁶ *Ibid.*

¹⁷ *Berkshire County Eagle*, May 2, 1872.

¹⁸ *Pittsfield Sun*, December 29, 1870.

¹⁹ *Berkshire County Eagle*, May 2, 1872.

²⁰ *Ibid.*

²¹ *Berkshire County Eagle*, February 6, 1873.

²² *Ibid.*

²³ *Berkshire County Eagle*, May 2, 1872.

²⁴ *Berkshire Gleaner*, Lee, Massachusetts, March 21, 1930.

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Despite an 1875 economic downturn that impacted the paper industry, the Hurlbut Mill turned out 5000 pounds of “their fine products daily, running an 80-inch machine, 12 engines, and employing about 160 hands.”²⁵ The mill was 235 feet long

And one of the best mills in the state. From its foundation to the slate roof, it was built to defy the rot and decay that so soon fastens on paper mill buildings. Solid masonry, brick drains, iron flumes, and heavy brick arches supporting the huge timbers of the upper floors give the structure a solidity and permanence that years cannot gnaw away. The rooms in the building are bright, airy, and cheerful so that all the operations have broad daylight to guide those employed. The machinery is all new and of the most approved style and make, and in everything, the intent of the builders has been to ensure large and good products conveniently and economically. The mill is very near the depot, has ample driveways all around it, an abundance of water, and speaking as men speak, the Hurlbuts are located for generations to come. Besides that part of the mill now completed, foundations are laid for an additional 135 feet long, which will be the finishing room. Provision is also made for another machine, and when business brightens again, these plans will be carried out, and the manufacturing all done at the new mill, which will then yield double its present product. The village, of course, lives chiefly on the Paer Co.’s payroll, and it appears to be thrifty and prosperous. The company employs chiefly married folk and provides them a cottage and a garden spot to occupy. A goodly number have managed to buy little homes for themselves and are comparatively in comfortable circumstances. South Lee is one most valuable of Lee’s ‘provinces,’ the company alone pays \$3,500 in taxes, and yet the village asks little in return.²⁶

In 1877, the mill added an engine, and after a year, they “haven’t been obliged to start yet, their waterpower being sufficient.”²⁷ Occasionally, when the water levels were low during summer, the mill was forced to start the steam engines. A year later, the company renovated the old mill, “which has been used but little since the large new mill was finished.”²⁸ The old mill was “generally overhauled” by refitting the old machines and installing two new ones.²⁹ The working force of 200 people was increased slightly with most of the new workers working in the rag rooms.³⁰ There were fires in 1879 and 1883, with the former destroying the old mill.³¹ In 1885, men and horse teams were “hauling cinders from their mills to the site of the old mills, burned nearly two years ago, which adds much to the looks of Main Street.”³²

The devastating fires and poor management caused the company to become in debt by July 1887. The company’s collapse was not “due to any special causes, but that the close competition in business, lack of sales for the product, and interest account, have combined to bring the company down.”³³ The mill employed 200

²⁵ *Berkshire County Eagle*, September 16, 1875.

²⁶ *Ibid.*

²⁷ *Berkshire County Eagle*, November 7, 1878.

²⁸ *Berkshire County Eagle*, June 30, 1880.

²⁹ *Ibid.*

³⁰ *Ibid.*

³¹ *Berkshire Eagle*, March 14, 1930.

³² *Pittsfield Sun*, January 8, 1885.

³³ *Berkshire County Eagle*, July 21, 1887.

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people then and could put out four tons daily.³⁴ At this time, the Hurlbut Company's assets included "mill property, twenty-eight houses, two dwelling houses of Thomas O. Hurlbut, the farm stock, and two dwelling houses of Henry C. Hurlbut."³⁵

The company was reorganized in 1888 as the Hurlbut Paper Manufacturing Company. T.O. Hurlbut was the president, H.C. Hurlbut was the secretary, Arthur W. Eaton of Hartford was the treasurer, and W.C. Russell of Hartford was the assistant treasurer. A.M. French of Holyoke was the superintendent, and W.C. Ellis was in charge of the rag room. The new operation produced its first paper in June 1888, less than a year after the failure was announced.³⁶ By September 1888, "the spirit and desolation which has brooded in the heretofore busy and beautiful South Lee hamlet of the Housatonic valley, for the past year and more, has given place to the old time ways of industry and thrift and great activity and future prosperity are already assured."³⁷ The new management team, with Arthur Eaton acting as an agent,

Has been energetic and very successful in the detailed work of re-establishment. Important repairs have been completed, and a daily product of five tons of fine commercial and correspondence papers have been reached. The business office of the company has been removed from its old quarters across the river to newly fitted up business offices in the mill, where closer supervision of the manufacturing detail can be had than before.³⁸

Arthur Eaton spent part of the week with his family in Stockbridge. Then he went to East Hartford to oversee operations of the East Hartford Manufacturing Company, "in which he has been so eminently successful."³⁹ By June 1890, the company "under the able management of A.W. Eaton, is having a good trade and is increasing its business to a considerable extent. Some of the stock of the company lately sold at a big advance."⁴⁰ A June 1893 fire caused extensive damage to the stock, but the buildings were mostly undamaged. In the fall of 1893, the mill built a new reservoir "capable of holding from 75 to 100,000 gallons of water."⁴¹ 1894 started off well for the company. In January, the company "received several large orders which will put the mill running on full time without any cut in the wages of the employees. Despite the hard times prevalent, the company's mill has been kept running on good time during the past year, which speaks well for the quality of the product put out."⁴² A month later, the company "took off the ten percent cut enforced upon their help, as soon as the times get better."⁴³ By November, the employees "wages had been restored to the old satisfactory basis, the reduction of ten percent which was necessary last February being no longer essential."⁴⁴

³⁴ Ibid.

³⁵ *Berkshire Gleaner*, Lee, Massachusetts, August 3, 1917.

³⁶ *Pittsfield Sun*, June 21, 1888.

³⁷ *Berkshire County Eagle*, September 13, 1888.

³⁸ Ibid.

³⁹ Ibid.

⁴⁰ *Berkshire County Eagle*, June 5, 1890.

⁴¹ *Berkshire County Eagle*, September 23, 1893.

⁴² *Pittsfield Sun*, January 11, 1894.

⁴³ *Berkshire Eagle*, February 8, 1894.

⁴⁴ *Pittsfield Sun*, November 22, 1894.

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In December 1894, Sisson & Robinson, “the well-known box manufacturer,” opened a new shop in the former clock shop, “a frame building in the rear of the Hurlbut Paper Company’s brick building.”⁴⁵ After the retirement of Henry C. Hurlbut in 1896, Eaton was named president of a revamped organization.

By 1900, the American Writing Paper Company owned the Hurlbut Mill and all its properties. The American Writing Paper Company was “a \$25 million organization that controlled some 20-odd paper mills and marketed their production.”⁴⁶ During this time, “the Hurlbut Paper Company’s name and identity were retained, and their affairs of the mill were conducted with considerable autonomy.”⁴⁷ In 1923, the mills closed, and most of the machinery was sent to the American Writing Paper Company’s Holyoke mills.⁴⁸

In 1927, Choral Properties Inc., led by Paul Z. Zuhlke, assumed control of some of the American Writing Paper Company’s divisions, including the mills in South Lee.⁴⁹ The purchase included approximately forty acres of land consisting of “several parcels of land with all the buildings thereon and water rights and other easements, privileges, and appurtenances.”⁵⁰ In addition, the transaction included “all structures, equipment, and machinery located on and used in connection with the several parcels.”⁵¹ Despite being shuttered for three years, the buildings were “kept in excellent repair, and the property is in first-class condition ... The mill is partially equipped with modern machinery.”⁵²

The mills were taken over by “a new concern which adopted the old name, the Hurlbut Paper Company.”⁵³ Zuhlke

Was a New York importer and a recognized authority on photographic papers, which he imported in large quantities from Germany and other European countries. It was his belief that the Hurlbut Mill, with its long record of high-quality production, could become a leading American manufacturer of photographic paper, as indeed it did under his inspired leadership.

Despite purchasing the company in 1927, the mills remained closed until 1930. The officers of the new incarnation of the mill were Frank H. Juckett (President), Charles Craig (Treasurer), and J.W. Joselyn (Assistant treasurer). When the mill resumed operations, it produced primarily photographic paper. After 1936, Edward Sitzer became president, and “the mill continued its tradition of adapting to a new technological climate by dropping the production of standard paper products and specializing in technical papers just as other successful

⁴⁵ *Berkshire County Eagle*, December 12, 1894.

⁴⁶ *Berkshire Gleaner*, Lee, Massachusetts, August 3, 1917.

⁴⁷ *Ibid.*

⁴⁸ *Berkshire County Eagle*, April 14, 1926.

⁴⁹ Macintosh, Robert, “Hurlbut Paper Company Worker Housing,” MHC B Form LEE.190 (Dec. 1982), <https://mhc-macris.net/details?mhcid=LEE.190>, accessed 2/6/2023

⁵⁰ *Berkshire County Eagle*, November 16, 1927.

⁵¹ *Ibid.*

⁵² *Berkshire Eagle*, March 14, 1930.

⁵³ *Berkshire Gleaner*, Lee, Massachusetts, March 21, 1930.

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western Massachusetts paper makers were doing.”⁵⁴ During World War II, the company supplied photographic papers used by the Armed Services, producing 20,000 pounds of paper a day. Between 1936-40 the company introduced innovative saturating papers for the plastics industry. In 1958 Hurlbut became a division of Mead Corporation of Dayton, Ohio. That same year, Mead purchased the Laurel Mill. In 1966, Mead announced the construction of a new mill “just west of the Laurel Mill.”⁵⁵ In 2002, Mead merged with Westvaco to become MeadWestvaco. MeadWestvaco sold the Specialty Paper business in 2009, which became Onyx Specialty Papers, Inc., the owners in 2023. With it being the last working paper mill in Lee, the company aims to “consistently provide high-quality products and outstanding service to our customers.”⁵⁶

Many buildings in South Lee were owned and operated by the Hurlbut Mill. Thomas Hurlbut and his family initially lived at 1385 Pleasant St (**LEE.197**) before moving across the street from the mill at 1580 Pleasant St (**LEE.157**). Billings Brown, who ran a grist mill at South Lee before the arrival of Thomas Hurlbut, lived at 1585 Pleasant St (**LEE.171**). In the 1870s, the Merrell Tavern (1565 Pleasant St (**LEE.174**, NRIND 2/23/72) was a boarding house for girls working in the Hurlbut Mill. Additional worker housing was provided in 1665, 1665, 1435, 1405, and 1545 Pleasant St (**LEE.165, 166, 193, 195 and 189 respectively**). Employees of the Hurlbut Mill included Charles O. Brown, 1705 Pleasant St (**LEE.163**), Ingersoll House /Samuel Keep House, 1445 Pleasant St (**LEE.192**), and the Nathan Davis House, 1515-1525 Pleasant St (**LEE.191**). 1535 Pleasant St (**LEE.190**) was the home for Hurlbut’s managerial and superintendent employees.

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⁵⁴ Meltsner, Heli and Betsy Friedberg. *South Lee Historic District National Register Nomination, Lee, Berkshire County, Massachusetts*. United States Department of the Interior, National Park Service, 1999.

⁵⁵ *Berkshire Eagle*, May 20, 2009

⁵⁶ “Our History,” Onyx Specialty Papers Website. <https://onyxpapers.com/about-onyx/our-history/>. Date accessed: June 30, 2023.

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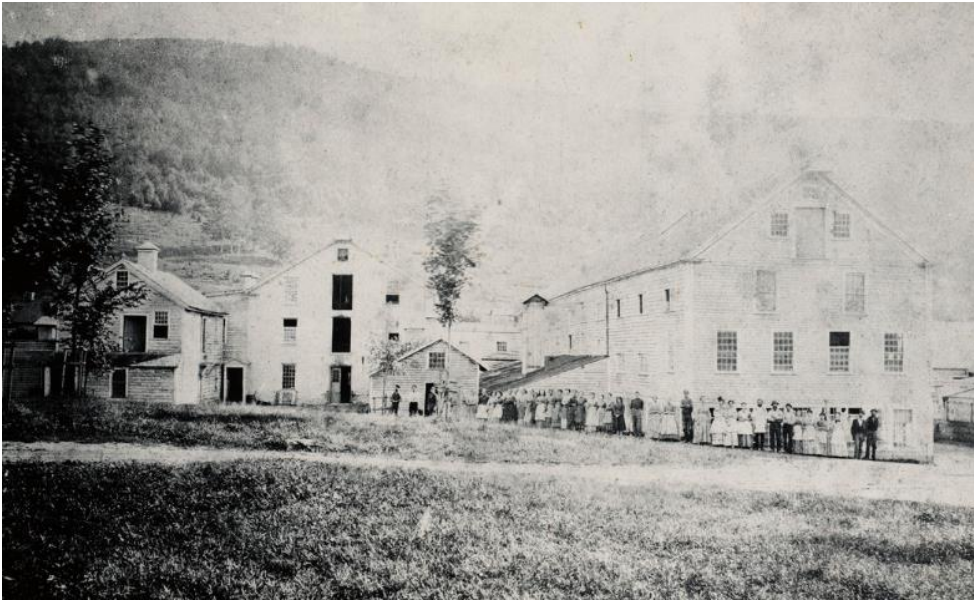


Figure 3 40-80 Willow Street, c.1870 (Source: Lee Library Historical Photograph Collection, courtesy Lee Library Association)



Figure 4 40-80 Willow Street, c.1870 (Source: Lee Library Historical Photograph Collection, courtesy Lee Library Association)

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Figure 5 1876 (Source: Atlas of Berkshire County)

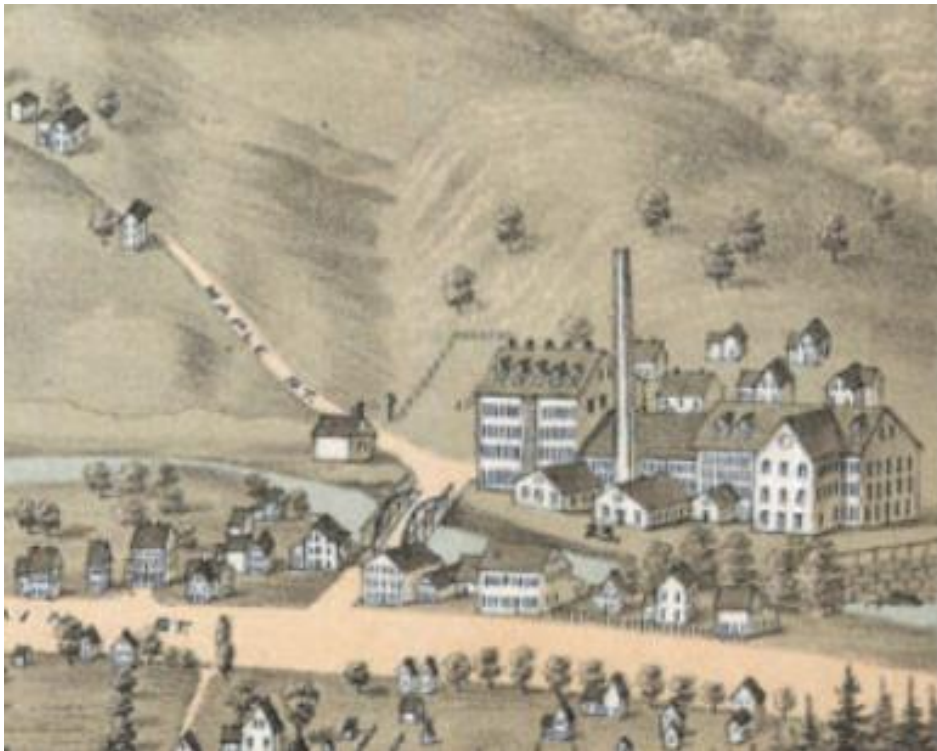


Figure 6. 1878 (Source: Birdseye View of Lee)

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

LEE.F, D See data sheet

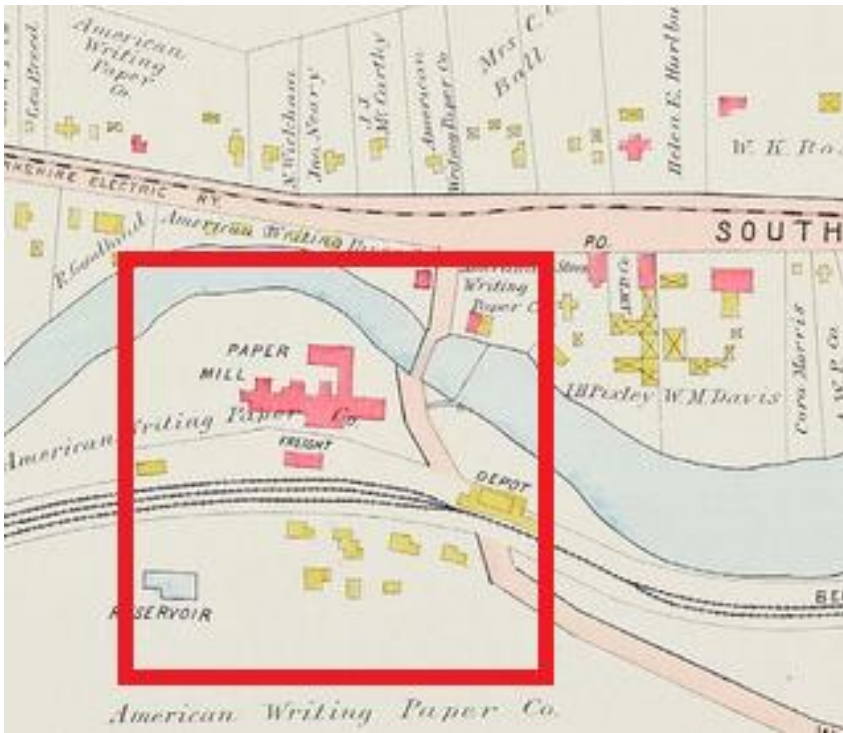


Figure 7 1904 (Source: Atlas of Berkshire County, 1904).



Figure 8. c.1920 (Source: Nonemacher)

INVENTORY FORM A CONTINUATION SHEET

LEE

HURLBUT PAPER MILL

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

LEE.F, D	See data sheet
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Figure 9.1930. (Source: *Berkshire Eagle*, March 15, 1930)

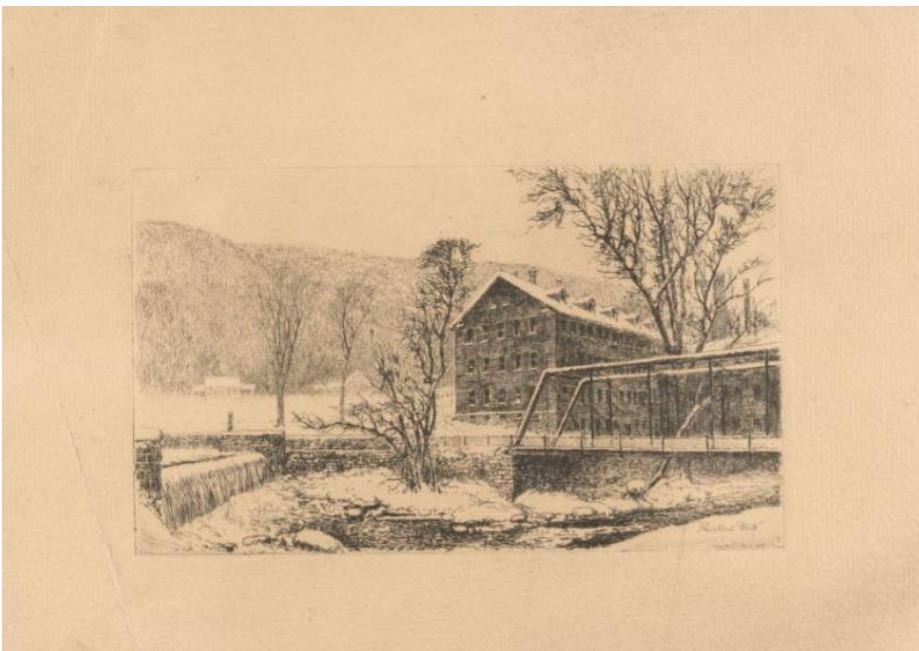


Figure 10. C.1945 (Source: *Lee Library Historical Photograph Collection*, courtesy *Lee Library Association*)

INVENTORY FORM A CONTINUATION SHEET

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Figure 11. C.1950 (Source: Lee Library Historical Photograph Collection, courtesy Lee Library Association)



Figure 12 40-80 Willow Street, c.1950 (Source: Lee Library Historical Photograph Collection, courtesy Lee Library Association)

INVENTORY FORM A CONTINUATION SHEET

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Figure 13. c.1955. Plans for Building 17, on the south wall of Building 2, showing portions of Building 1 (Massachusetts Division of Inspection, Building Inspection Plans, 1889-1987)



Figure 14. c.1955. Plans for Building 17, on the south wall of Building 2, showing portions of Building 1 (Massachusetts Division of Inspection, Building Inspection Plans, 1889-1987)

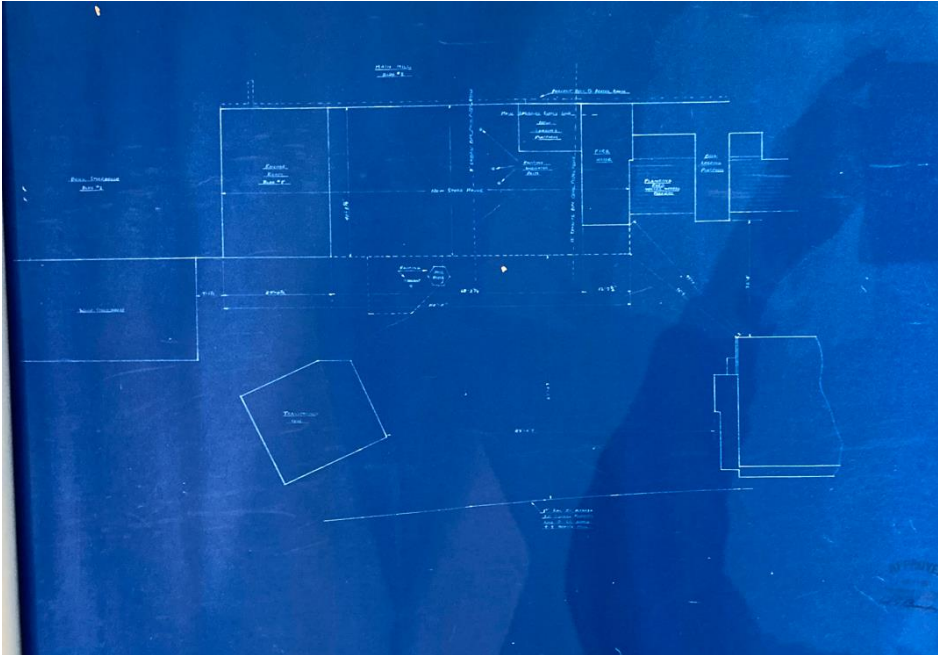


Figure 15. Plans for Building 17, on the south wall of Building 2, showing portions of Building 1 (Massachusetts Division of Inspection, Building Inspection Plans, 1889-1987)

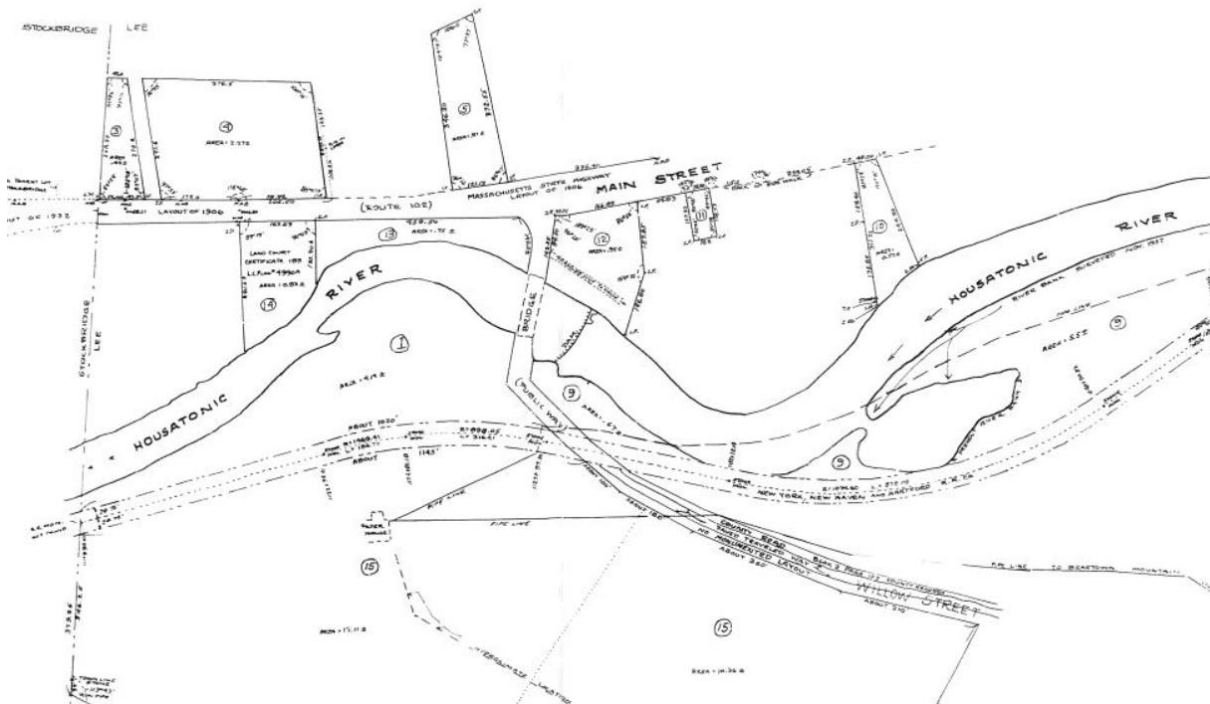


Figure 16. 1957, Hurlbut Company Property holdings (BMRD OD154)

INVENTORY FORM A CONTINUATION SHEET

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Figure 17. C.1975 (Source: Lee Library Historical Photograph Collection, courtesy Lee Library Association)



Figure 18. c.1975 (Source: Ebay)

INVENTORY FORM A CONTINUATION SHEET

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Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

LEE.F, D	See data sheet
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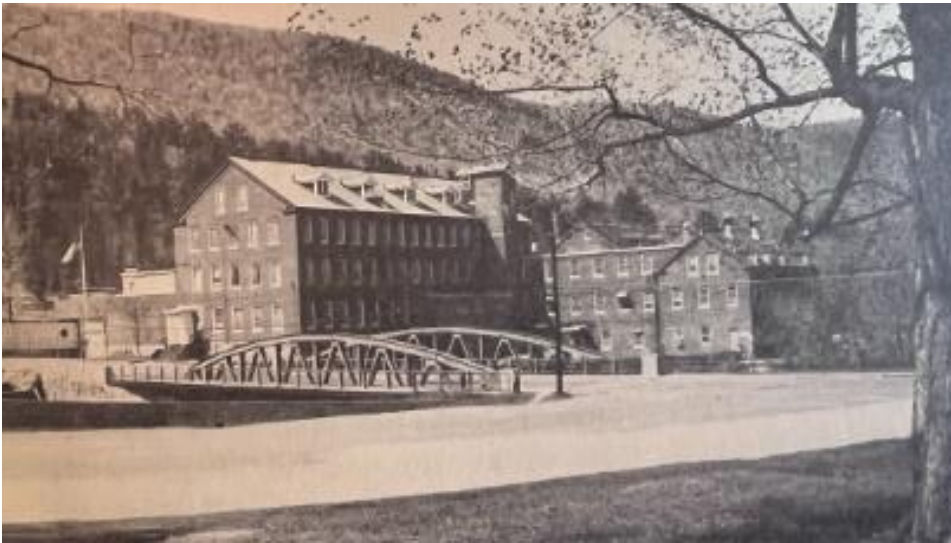


Figure 19 40-80 Willow Street, c.1976(Source: Consolati).



Figure 20. 1977. (Source: Lee Library Historical Photograph Collection, courtesy Lee Library Association)

INVENTORY FORM A CONTINUATION SHEET

LEE

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MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

LEE.F, D	See data sheet
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Figure 21. 1977. (Source: Lee Library Historical Photograph Collection, courtesy Lee Library Association)



Figure 22. 1977. (Source: Lee Library Historical Photograph Collection, courtesy Lee Library Association)

INVENTORY FORM A CONTINUATION SHEET

LEE

HURLBUT PAPER MILL

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

LEE.F, D	See data sheet
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Figure 23.1977. (Source: Lee Library Historical Photograph Collection, courtesy Lee Library Association)



Figure 24. 1993. (Source: Lee Library Historical Photograph Collection, courtesy Lee Library Association)

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

25-0-167 through
25-0-178

Lowell

DRA.K

See Data
Sheet

Photograph



L-R: 5 Alder, 9 Alder, 15 Alder and 21 Alder Street

RECEIVED
NOV 01 2021
MASS. HIST. COMM.

Town/City: Dracut

Place (*neighborhood or village*): Collinsville

Name of Area: American Woolen Company Worker Housing; Alder-Spare Streets Area

Present Use: Single-Family Dwellings; Multiple-Family Dwellings

Construction Dates or Period: 1900-1910

Overall Condition: Fair to Good

Major Intrusions and Alterations: Vinyl Siding; Replacement Windows; Replacement Roofing

Acreage: 1.72 acres

Recorded by: Brian Knight

Organization: Town of Dracut

Date (*month/year*): December 2020

Locus Map



see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

DRACUT

AWC ALDER-SPARE STS AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

DRA.K

See Data Sheet

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

The American Woolen Company Worker Housing: Alder-Spare Streets Area consists of twelve duplex houses constructed to house Beaver Brook Mills employees. The buildings are located on the south side of Spare Street and the north side of Alder Street. The two streets terminate on the west end at Catherine Street and the east end at Myron Street. The housing complex is approximately 100 feet from the nearest mill building. The houses are gambrel-roofed, 1½ story double houses. They have a uniform, moderate setback from the street with a paved driveway on each building side. They are all 27-feet by 22-feet, rectangular-plan buildings with gambrel roofs and a brick foundation. They have two eaves front entries accessed by a stoop, interior brick chimneys symmetrically positioned, and broad gabled dormers and flat hoods over the entrance doors on the front of each tenant apartment. On some of these houses, the door hoods still retain trim work beneath the hood consisting of a pair of curving scroll-sawn boards ornamented with a scroll at the front end. The layout allows for the lots to share a common interior space, although fences delineate individual yards. The lots are maintained primarily in turf with foundation plantings.

A 1992 floorplan (**Figure #10**) illustrates the first floor containing a large living room, kitchen, bath, and pantry on the first floor and three bedrooms on the second floor. Each unit had a full basement as well.

The south side of Alder Street and the north side of Spare Street consist of houses built in different periods. Myron Street, which forms the eastern terminus of this area, was formerly known as Pine Avenue or Street before the Town of Dracut laid out new roads in the 1930s (**Figure 4**). According to a 1907 Sanborn Map, Alder and Spare Streets were unnamed and were given the provisional names of A and B (**Figure 2**). The original street numbering system was sequential. The houses were numbered #87 through #98 on B Street (Alder Street) and #99 through #110 on A Street (Spare Street). During the 1930s and 1940s, Spare Street was known as Spruce Street (**Figure 4**). These houses were all painted a dull green, and the houses were known as the "greenhouses."¹ The white cottages were reserved for upper management employees. In 1938, a Works Progress Administration program allocated \$100,000 to pave Dracut's streets, with Alder and Spare both being part of the program.

¹ Gunther, Katherine Kiernan, *Collinsville Memories 1903-1988*. Unpublished manuscript available at the Dracut Historical Society, 1997.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #3-5 Alder Street (Photo 1), DRA.154

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows, and there is a slight eaves overhang. The front (south), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely placed windows. The entry doors are accessed by a brick stoop with an iron railing. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The gable ends have two windows on the first story and two windows on the second story. There is a single-window centered in the gable peaks. There is a 12-foot by 22-foot, two-story addition extending from the north elevation.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #9-11 Alder Street (Photo 2), DRA.155

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows. The front (south), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely arranged windows. The entry doors are accessed by a concrete stoop with an iron railing. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The gable ends have two windows on the first story and two windows on the second story. There is a single gable vent centered in the gable peaks. Two interior brick chimneys rise from the gable ridge. There is a shed in the rear of the house. See **Figure #10** for a c.1992 floorplan.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #13-15 Alder Street (Photo 3), DRA.156

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows with shutters. The front (south), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely arranged windows. The entry doors are accessed by a concrete stoop with a fiberglass railing. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The gable ends have a single 1/1 window and smaller bathroom windows on the first story and two evenly spaced windows on the second story. There is a single gable vent centered in the gable peaks. Two interior brick chimneys rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #17-19 Alder Street (Photo 4), DRA.157

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows with shutters. The first story, front (south) fenestration pattern consists of a set of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely arranged windows. The entry doors are accessed by a brick stoop with an iron railing. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The

gable ends have a single 1/1 window and a smaller bathroom window on the first story, and two evenly spaced windows on the second story. There is a single gable vent centered in the gable peaks. Two interior brick chimneys with metal caps rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #27-29 Alder Street(Photo 5), DRA.158

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl clapboard, and vinyl shingle siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows with shutters. The front (south), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely arranged windows. The entry doors are accessed by a wooden stoop with a fiberglass railing. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The gable ends have a single 1/1 window and a smaller bathroom window on the first story, and two evenly spaced windows on the second story. Two interior brick chimneys with metal caps rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #33-35 Alder Street (Photo 6), DRA.159

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl clapboard, and vinyl shingle siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows with shutters. The front (south), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely arranged windows. The entry doors have a canvas awning and are accessed by a brick stoop with an iron railing. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The east gable end has two evenly spaced windows on the first and second stories. A one-story gable roof addition extends from the west gable end, and there are two evenly spaced windows on the second story. There is a single gable vent centered in the gable peaks. Two interior brick chimneys with metal caps rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #2-4 Spare Street(Photo 7), DRA.160

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl clapboard, and vinyl shingle siding, and a composite shingle roof. Fenestration consists of 6/1 replacement windows with shutters. The front (north), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely arranged windows. The entry doors are accessed by a brick stoop with an iron railing. Each door has a flat-roofed hood with scrolled brackets extending over the stoop. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The east gable end has one large and one small window on the first story and two evenly spaced windows on the second story. There is a window centered in the gable peaks. Two interior brick chimneys with metal caps rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #10-14 Spare Street(Photo 8), DRA.161

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl clapboard & shingle siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows with shutters. The front (north), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely arranged windows. The entry doors are accessed by a concrete stoop with a fiberglass railing. Each door has a flat-roofed hood with vinyl brackets extending over the stoop. The vinyl-covered the original scrolled brackets. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The east gable end has two large and one small window on the first story and two evenly spaced windows on the second story. Two interior brick chimneys with metal caps rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #16-18 Spare Street(Photo 9), DRA.162

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl clapboard/shingle siding, and a composite shingle roof. Fenestration consists of 6/1 replacement windows with shutters. The front (north), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely arranged windows. The entry doors are accessed by a concrete stoop with an iron railing. Each door has a flat-roofed hood with vinyl brackets extending over the stoop. The vinyl covered the original scrolled brackets. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The east gable end has two large and one small window on the first story and two evenly spaced windows on the second story. The west gable end has two 1/1 windows and a small window on the first story, and two evenly spaced windows on the second story. There is a single elliptical gable vent centered in the gable peaks. Two interior brick chimneys with metal caps rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #22-24 Spare Street (Photo 10), DRA.163

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl clapboard and vinyl shingle siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows with shutters. The first story, extending from the front (north) elevation is a closed-in porch with two entrances and a bank of windows. There is a single window flanking each side of the projecting porch. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The gable ends have two large and one small window on the first story and two evenly spaced windows on the second story. There is a rectangular gable vent centered in the gable peaks. Two interior corbelled brick chimneys rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #28-30 Spare Street(Photo 11), DRA.164

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl clapboard, and vinyl shingle siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows with shutters. The front (north), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely arranged windows. The entry doors are accessed by a brick stoop with an iron railing. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1

windows. The gable ends have one large and one small window on the first story and two evenly spaced windows on the second story. There is a gable vent centered in the gable peaks. Two interior brick chimneys with metal caps rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #36-38 Spare Street(Photo 12), DRA.165

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, wood shingle siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows with shutters. Projecting from the front (north) elevation is a closed-in porch with a bank of windows. The west end of the porch is recessed with an entry door towards the west. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The east gable end has one tripartite window, one large window, and one small window on the first story, and one paired window and a small window on the second story. The west gable end has a bay window and two fixed windows on the first story and two evenly spaced windows on the second story. There is a gable vent centered in the gable peaks. Two interior corbelled brick chimneys rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, 1959 Lakeview Avenue (Photo 12), DRA.166

This is a 1½ story, 30-feet by 50-feet, gambrel roof, eaves entry duplex with a coursed granite block foundation, vinyl clapboard siding, and a composite shingle roof. As the building served as the superintendent's home, it is nearly twice the size of the buildings on Alder and Spare Streets. Fenestration consists of 1/1 replacement windows. The front (south), 1st story fenestration pattern consists of two central bay windows flanked by a pedestrian entrance. Each unit has a doorway and a bay window. The entry doors are accessed by a concrete stoop with an iron railing. Centered on the south roofline is a pedimented gable with four evenly spaced windows. A hipped roof gable flanks the center gable on each side. The gable ends have a large multi-pane window, a triple window on first story and two evenly spaced windows on the second story, and a smaller window centered in the gable dormer. A one-story flat roof addition projects from the east and west ends of the north elevation. A porch connects the two additions. A single interior brick chimney with a metal cap rises from the gable ridge.

HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

The American Woolen Company built this housing complex for mill employees about 1905. The housing district possesses the characteristics of early 20th-century mill housing. The units in the multi-family buildings were rented by numerous families over the fifty years they were in use by the American Woolen Company. These dwellings share similar characteristics with another housing complex located southwest of the mill complex.

The building materials, technologies, and house types document typical period Massachusetts mill housing. The buildings on Alder and Spare streets share several architectural traits, including a gambrel roof, brick foundation, front dormers, and symmetrically positioned interior brick chimneys. When initially built, the front entrances all had a flat hood supported by scroll brackets.

American Woolen Company

In 1876, Michael Collins (1839-1922) leased the neighboring mill complex and purchased the property four years later. Collins continued to improve the facility, expanding the 1884 mill, building a seven-story bell tower, and a new weave shed, a boiler room, and a dye-house. After twenty years in the business, Collins was considered "one of the most successful and enterprising among the list of successful manufacturers of this section."²

Collins sold the mill to the American Woolen Company (AWC) in 1899, and the facility became known as Beaver Brook Mill. Founded in Lawrence, Massachusetts, the AWC was one of the world's largest wool manufacturers. Incorporated in March 1899, William M. Wood, treasurer of the suffering Washington Mills of Lawrence, conceived the new venture. Frederick Ayer, James Phillips, Jr., and Charles Fletcher, owners of other mills, joined Wood and formed a conglomerate of small wool operations. The AWC was "founded upon the principle of strict cost accounting for every phase of the manufacturing process," and the company "initially assembled eight mills, ultimately controlling 60 mills by 1923, all but three in New England."³

Upon purchase of the property, the AWC "made extensive improvements" to Beaver Brook Mills "and more than doubled the capacity of the plant."⁴ At its peak, the firm had 60 mills accounting for one-sixth of the industry's gross product. The company employed 40,000 workers and controlled 20 percent of the nation's woolen textile market, earning more than \$100 million in total profits. It was considered a "manufacturing empire and a quasi-monopoly" and had "enough fat to sustain it for decades."⁵

In addition to improving the industrial plant, the AWC built several housing units for its workforce c.1905. The AWC favored the Colonial Revival Style house with a gambrel form for its worker housing. The AWC used a similar building for the "New Village" housing area for the Assabet Mills in Maynard, Massachusetts. Following a similar timeline to Dracut, the AWC acquired the Assabet Mills in 1899 and expanded the plant exponentially, including over 180 housing units. The AWC rented most units to mill employees until 1934 when AWC sold its residential holdings. In March 2000, consultants Karen Davis and Joan Rockwell Associates identified the c.1903 "Type M. Gambrel Duplex" for this complex. This building type is almost identical to the houses on Spare and Alder Streets. There were 25 examples of this archetype in Maynard. The standard form was 1½ stories, eight bays across with two street entries, each approached by a flight of steps.

² Goodfellow, W. H., *The industrial advantages of Lowell, Mass. and environs: South Lowell, North Chelmsford, South and East Chelmsford, Chelmsford Center, Dracut, Billerica, North Billerica, Ayer's City, Collinsville and Willow Dale* (W.H. Goodfellow: Lowell, Massachusetts, 1895)

³ Gloss, Christopher W. and Valery Mitchell and Woodard D. Openo, *Sawyer Mills National Register Nomination* (Dover, New Hampshire), United States Department of the Interior, National Park Service, 1989.

⁴ *A Sketch of the Mills of the American Woolen Company*. (American Woolen Company: Boston, 1901)

⁵ Cole, Arthur H. "A neglected chapter in the history of combinations: The American wool manufacture." *Quarterly Journal of Economics*, 1923; Roddy, Edward G. 1982. *Mills, mansions, and mergers: The life of William H. Wood*.

Two-bay dormers pierced the lower slope of the roof immediately above each entry; a chimney rose above the roofline a few feet from each of the end walls. They were initially clapboard-sided and had "nearly flat, prominently projecting canopies supported by massive scrolled brackets (about 6 feet long)" above each of the entries. Similar 1906 "Type M" Gambrel duplexes were constructed for the AWC's Puritan Mill in Plymouth.⁶ It is likely that the buildings followed designs by an architect employed by the AWC, considering the amount of new construction being undertaken by the firm in its first decade and the similarity of the Alder-Spare buildings to other AWC housing in other communities.

During World War One, the AWC profited tremendously due to significant government contracts. As a result, the AWC built up enormous cash reserves following World War I, the last considerable boom period for the New England woolen industry. This surplus capital enabled AWC to survive many lean years following World War One. The AWC turned a profit until 1924 when losses totaled \$6,900,000 and marked the beginning of the end of the AWC.⁷ By 1929, AWC's stock prices plummeted because "southern competition, with its tax subsidies, lower-priced land, lack of labor laws, cheap, abundant labor, and proximity to raw materials" contributed to the decline of the New England textile industry.⁸ In 1933, AWC arranged with the Textile Realty Company and began divesting 43 worker houses and the large multiple-unit building (**Figure 4**). In the early winter of 1933, several of the properties on Spare and Alder Street were put up to auction, making many employees first-time homeowners. Soon after, the Town of Dracut officially incorporated both Alder and Spare Roads, changing the latter from Spruce Street.

The mill prospered during World War Two and the immediate postwar period, but then there was a steady decline. Except for the 1951 Korean War, the company lost millions of dollars between 1949 and 1954. In 1955, Textron forcibly took over AWC's parent company, forming Textron American. This conglomerate funded other enterprises by selling AWC assets. Textron liquidated all of its New England mills within two years of the merger, which essentially "delivered the coup de grace to the New England woolen textile industry."⁹ Dracut's once-thriving textile industry resulted in empty mill buildings and a decaying village center. The collapse of the AWC followed the pattern of many of the heavy manufacturing companies that dotted the New England landscape.

The units in the multi-family buildings were rented by numerous families over the fifty years they were in use by the mills. Since they were leased units and there was a high turnover in the workplace, there is very little information on the tenants until the houses were sold to individuals in the 1930s.

⁶ Davis, Karen L. & Joan Rockwell Associates. Town of Maynard, New Village Area Form (MAY.G) Massachusetts Cultural Resource Information System, Massachusetts Historical Commission, Boston, Massachusetts.

⁷ Dixon, Taya, Epsilon Associates with Betsy Friedberg, NR Director, MHC, *Wood Worsted Mill National Register Nomination*, United States Department of the Interior, National Park Service, 2010.

⁸ Ibid.

⁹ Mullin, John. *From Mill Town to Mill Town: The Transition of a New England Town from a Textile to a High Technology Economy*. University of Massachusetts - Amherst, January 1986.

#3-5 Alder Street, c.1905

This is Lot #39 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933.¹⁰ In 1933, Forrest and Lillian Calhoun purchased the property from the Textile Realty Company.¹¹ Forrest Calhoun (1895-1972) emigrated from Quebec with his father in 1900. In 1920, his father was a carpenter, and Forrest worked as a hosiery shipper in the mill. By 1938, Forrest lived in #5 and worked as a fixer at the mill.¹² By 1940, he rented the other unit to Edward O'Brien and his family. O'Brien worked as a printer.¹³ In 1946, Arthur and Rosanna Fratus purchased the property.¹⁴ Arthur Fratus was a hospital attendant.

#9-11 Alder Street, c.1905

This is Lot #38 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933. Mary C. Degan of Nashua, New Hampshire, purchased this building in 1933. In 1938, Angelo and Hilma Collipi lived here with their two children. Both of the Collipis worked in the mill. William Jennings and his family occupied the other side. Jennings worked as a machine operator and then a laborer for the moth project. During the 1940s, most Massachusetts towns, in conjunction with the Works Progress Administration, had a moth department to address the gypsy moth and the elm leaf beetle. Jennings' son, Frances, worked in the mill as a car stripper. Henry McGrath, a machine operator, also lived in the building.¹⁵ This building was made into a condominium in 1992 (**Figure 10**).¹⁶

#13-15 Alder Street, c.1905

This is Lot #37 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933. MCRD, Plan: 58/19. In 1940, John Madden, a weaver at the mill, lived in #13 with his wife. Leo and Alice Champagne lived next door. Leo was a salesman for a brewery, and Alice was a clerk at the mill.¹⁷

#17-19 Alder Street, c.1905 (Present-day #21)

This is Lot #36 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933. MCRD, Plan: 58/19. In 1938, Herbert Abbott, a spinner, lived one half and Daniel Hilliard, a machinist, lived in the other half.¹⁸ In 1940, Frank and Gladys Sandy lived in one half, and Dennis Beliveau and his family lived in the other half. Both Sandy and Belliveau worked in the weaving room at the mill.¹⁹

¹⁰ MCRD, Plan: 58/19,1933.

¹¹ MCRD: 835/506,1933.

¹² Lowell, Massachusetts City Directory, (R.L. Polk & Company: Lowell, Massachusetts)

¹³ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

¹⁴ MCRD: 1056/467, 1946.

¹⁵ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

¹⁶ MCRD: 06069/0115, 1992.

¹⁷ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

¹⁸ Lowell, Massachusetts City Directory, (R.L. Polk & Company: Lowell, Massachusetts)

¹⁹ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

INVENTORY FORM A CONTINUATION SHEET

DRACUT

AWC ALDER-SPARE STS AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

DRA.K	See Data Sheet
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#27-29 Alder Street, c.1905

This is Lot #35 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933.²⁰ By 1938, the Langlois family, originally from Canada, lived in one half and the Hubert family in the other. Joseph Langlois was a farmer, while his son, Wilfred, was a milkman. The Langlois were still in the building in 1940. Leo Hubert was a truck driver.²¹

#33-35 Alder Street, c.1905

This is Lot #34 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933. In 1938, William Collins, an operative and a weaver, and John Hurst, a cutter, lived on the premises. In 1940, Raymond Laird was a weaver, and Patrick Finnegan was a truck driver.²²

#2-4 Spare Street, c.1905

This is Lot #40 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933. By 1938, the Horman family lived in the other half. Harry Horman was a watchman at the mill. He was also a fireman. His children worked as a boxer, folder, and roping carrier at the mill. His son, Raymond H., worked with the Works Progress Administration. In 1940, Noe Prescott, a granite cutter from the quarry, lived in the other half with his family.²³

#10-14 Spare Street, c.1905

This is Lot #41 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933.²⁴ In 1938, Paul Berwick, a weaver, and Robert Blakely, a mill operator, lived on the premises. In 1940, Alexander Sharp, an engineer at the mill, lived in one half with his wife. The other half was occupied by Joseph LaBranche, a picker at the mill.²⁵

#16-18 Spare Street, c.1905

This is Lot #42 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933.²⁶ In 1938, John L. Bonzey, a clerk, lived here. The other half was occupied by Paul Stanaski, who found work with the Works Progress Administration. In 1940, William Tessier, a carder, lived in #16 with his wife. William Jay, a weaver, lived in the other half with his family.²⁷

²⁰ MCRD, Plan: 58/19,1933.

²¹ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

²² Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

²³ Ibid.

²⁴ MCRD, Plan: 58/19,1933.

²⁵ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

²⁶ MCRD, Plan: 58/19,1933.

²⁷ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

#22-24 Spare Street, c.1905

This is Lot #43 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933.²⁸ In 1938, George Gillette, a truck driver, and William Jelly, a machine operator, lived in the building. Henry and Maude Hart lived in one half in 1940. James Cassidy, a weaver, lived in the other half.²⁹

#28-30 Spare Street, c.1905

This is Lot #44 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933.³⁰ In 1937, Charles Valarose, who worked at the American Woolen Mill, lived at #30 Spare Street. In 1940, Loretta Belanger, a spinner, lived in one half with her family. Aurora Sandy and her son lived in the other half. The son, Leo Sandy worked as a laborer on the roads.³¹

#36-38 Spare Street, c.1905

This is Lot #45 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933.³² In 1940, Thomas and Eva Cox lived in one half. Thomas was a mill operator and an overseer in the finishing department, and Eva was a boxer at the mill. They had three sons and a daughter. Raymond Neade lived in the other half with his sister and mother. They worked at the mill as a picker, folder, and berler at the mill, respectively.³³

#1959 Lakeview Avenue, c.1905

This is the Superintendent's House. While similar in style, this house is almost double in size to the duplexes on Alder and Spare Streets. The 1907 Sanborn map identifies the address of this building as 2087-2089 Lakeview Avenue. In the 1910 census, 2087 Lakeview was occupied by John T. Kaye, a 45-year old New Hampshire-born boss dyer, and his wife Jennie.³⁴ 2089 Lakeview was occupied by Edward D. Tetley and his wife Mary, two sons, and two daughters. A "boss weaver" in the woolen mill, the 55-year old Tetley was born in New York to Welsh parents.³⁵

Unlike the other residential properties that the American Woolen Company divested in the 1930s, the AWC retained this residence until 1950. In 1945, Hubert McAnespie lived at #1961 Lakeview Avenue. McAnespie was a veteran of World War Two, paymaster at the mill, and Dracut postmaster. Members of his family lived across the street at 1960 and 1962 Lakeview Avenue. In 1949, McAnespie lived at #3 Cottage Street. In 1948, Kenneth Crandall and his wife and son lived at the extant house. Crandall was the production manager/superintendent at the mill. He was also a member of the Knights of Columbus and the Elks Lodge. In

²⁸ MCRD, Plan: 58/19,1933.

²⁹ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

³⁰ MCRD, Plan: 58/19,1933.

³¹ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

³² MCRD, Plan: 58/19,1933.

³³ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

³⁴ 1910 US Federal Census, Enumeration District 799, sheet 10,

https://www.ancestry.com/imageviewer/collections/7884/images/31111_4330076-00465?pid=11060314

³⁵ 1910 US Federal Census, Enumeration District 799, sheet 9,

https://www.ancestry.com/imageviewer/collections/7884/images/31111_4330076-00463?pid=11060411

1953, Fred Habib Farris owned the building. Fred Habib Farris (1924-2001) was born in Lowell.³⁶ His father, Habib Farris (1894-1975) was born in Syria.³⁷ He arrived in the United States in 1912, and his wife, Elizabeth, emigrated from Greece in 1917. The *Lowell Sun* reported the father's death at 1853 Lakeview Avenue and his birth in Saidnoya.³⁸ It only reported that "he had been employed at the American Woolen Company in Dracut."³⁹ In the 1937 Dracut Street Directory, "Habbe Ferris," was a "texwkr" at the AWC, and resident at 1863 Lakeview Ave. They both worked at the American Woolen Wills, and by 1949, Habib was an overseer at the mill.⁴⁰

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³⁶ U.S., World War II Draft Cards Young Men, 1940-1947; Massachusetts, U.S., Birth Index, 1860-1970; U.S., Social Security Death Index, 1935-2014

³⁷ 1930 United States Federal Census

³⁸ Ibid.

³⁹ "Habib Farris," *Lowell Sun* 10 May 1975, p. 8

⁴⁰ Massachusetts Census Data

INVENTORY FORM A CONTINUATION SHEET

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AWC ALDER-SPARE STS AREA

MASSACHUSETTS HISTORICAL COMMISSION

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Area Data Table

MHC #	Assessor #	Address	Historic Name	Date	Style	Acres	Photo #
DRA.154	25-0-178	3-5 Alder St.	AWC Worker Duplex	c.1905	Colonial Revival	0.13	1
DRA.155	25-0-177	7-9 Alder St.	AWC Worker Duplex	c.1905	Colonial Revival	0.13	2
DRA.156	25-0-176	13-15 Alder St.	AWC Worker Duplex	c.1905	Colonial Revival	0.13	3
DRA.157	25-0-175	19-21 Alder St.	AWC Worker Duplex	c.1905	Colonial Revival	0.13	4
DRA.158	25-0-174	25-27 Alder St.	AWC Worker Duplex	c.1905	Colonial Revival	0.13	5
DRA.159	25-0-173	35 Alder St.	AWC Worker Duplex	c.1905	Colonial Revival	0.2	6
DRA.160	25-0-172	2-4 Spare St.	AWC Worker Duplex	c.1905	Colonial Revival	0.13	7
DRA.161	25-0-171	10-14 Spare St.	AWC Worker Duplex	c.1905	Colonial Revival	0.13	8
DRA.162	25-0-170	16-18 Spare St.	AWC Worker Duplex	c.1905	Colonial Revival	0.13	9
DRA.163	25-0-169	22-24 Spare St.	AWC Worker Duplex	c.1905	Colonial Revival	0.13	10
DRA.164	25-0-168	28-30 Spare St.	AWC Worker Duplex	c.1905	Colonial Revival	0.13	11
DRA.165	25-0-167	36-38 Spare St.	AWC Worker Duplex	c.1905	Colonial Revival	0.21	12
DRA.166	25-0-182	1959 Lakeview Ave	AWC Worker Duplex	c.1905	Colonial Revival	0.57	13

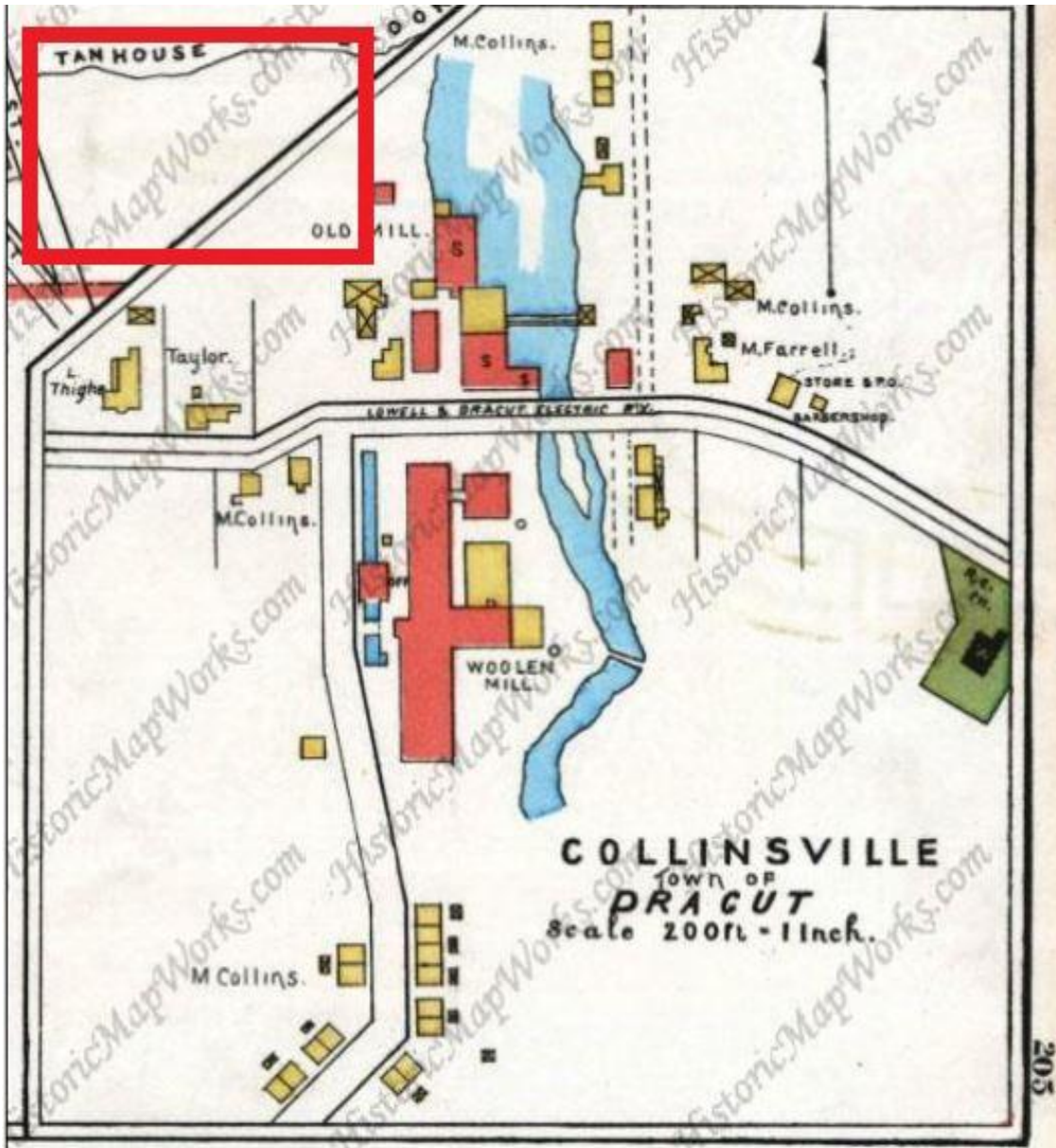


Figure 1 Detail from Walker Atlas of Middlesex County (Boston, 1889). Annotated to show the approximate location of future Alder and Spare Streets. (Dracut Historical Society)

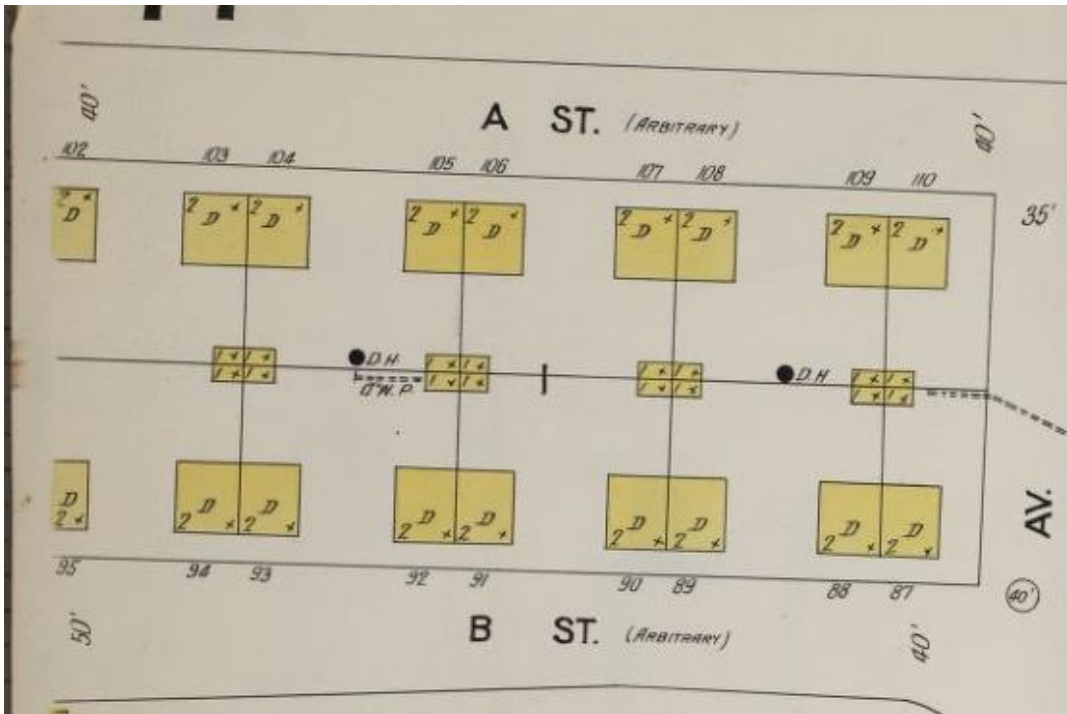


Figure 2 Detail from Plate 77, Sanborn Fire Insurance Map, 1907 (LOC).

As part of the mill campus, the streets did not have names, as shown in the Sanborn Map

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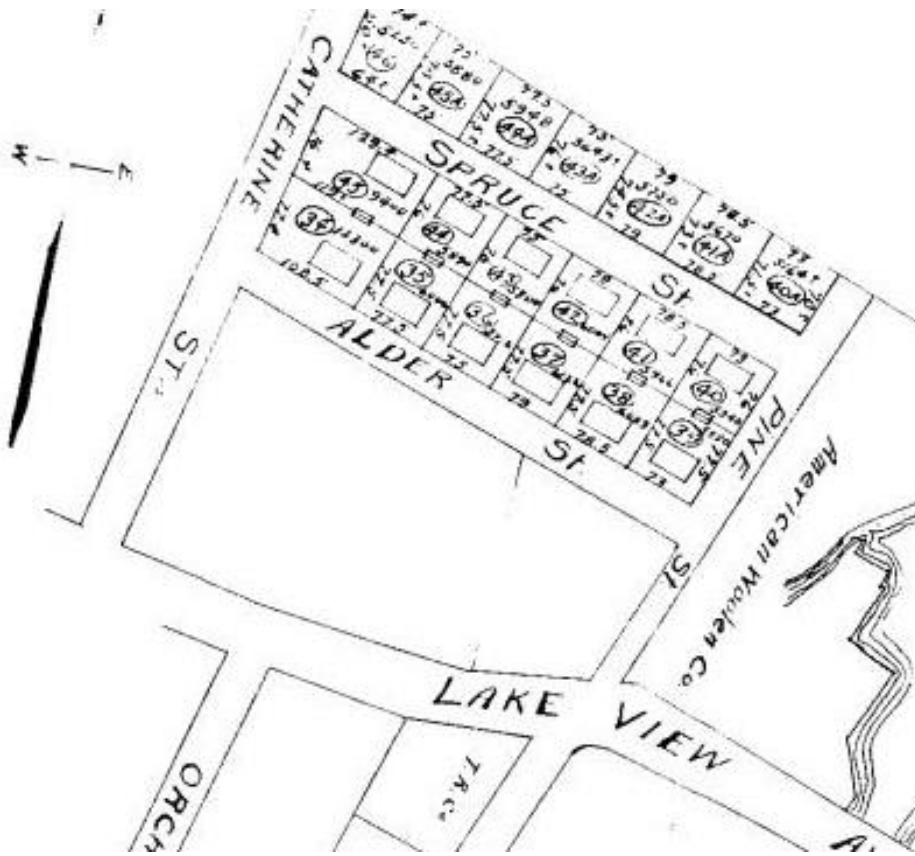


Figure 3 Detail of 1933 Textile Realty Company Plan (MCRD: 58/19,1933)



Figure 4 *Bennington Banner*, Bennington, Vermont, November 23, 1933 (newspapers.com)

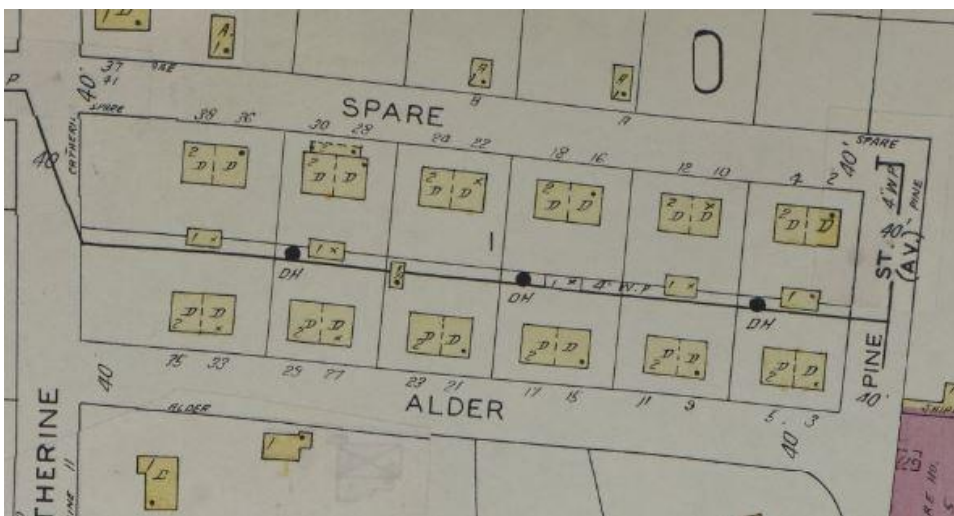


Figure 5 Detail from Plate 77, Sanborn Fire Insurance Map, Survey in 1941. (LOC.)



Figure 6 Detail from Plate 77, Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1907, vol. 1. Library of Congress Geography and Map Division. Annotation depicts proximity to mills (LOC.)

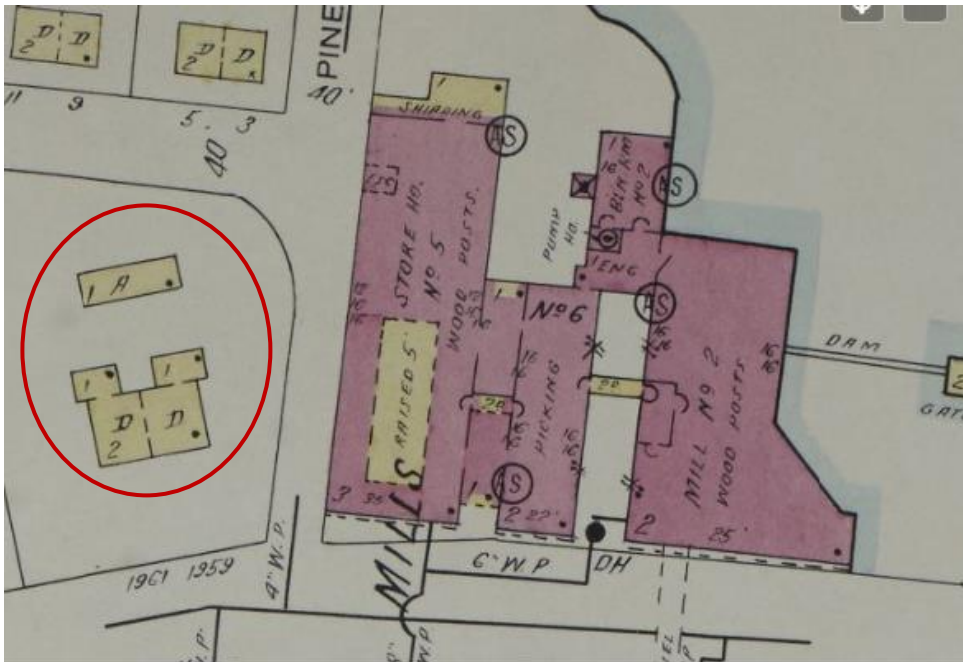


Figure 7 1941 Detail from Plate 77, Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1907, vol. 1. Library of Congress Geography and Map Division. Annotation depicts 1959 Lakeview Avenue. Annotation showing the location of #1959 Lakeview Avenue

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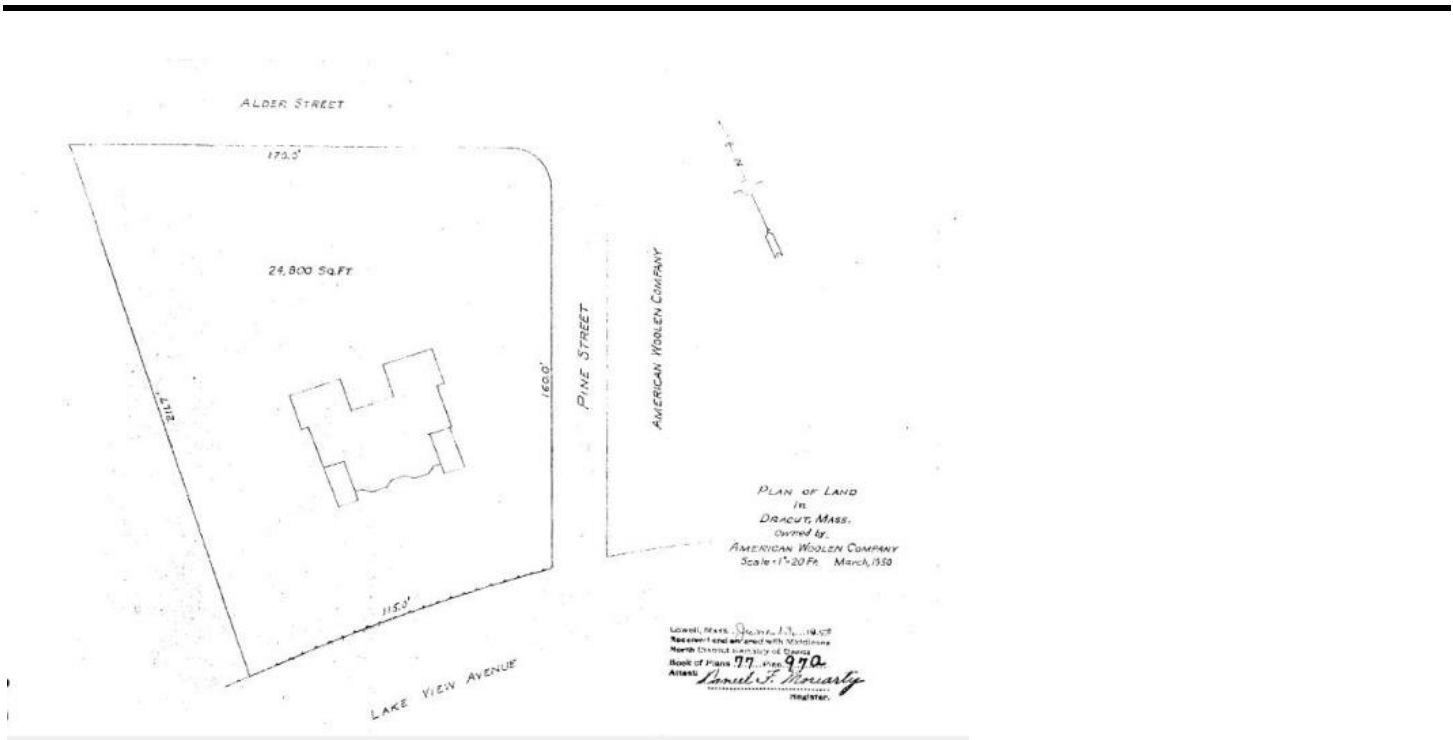


Figure 8 1950 Plat Map showing #1959 Lakeview Avenue (MCRD, 77/97)

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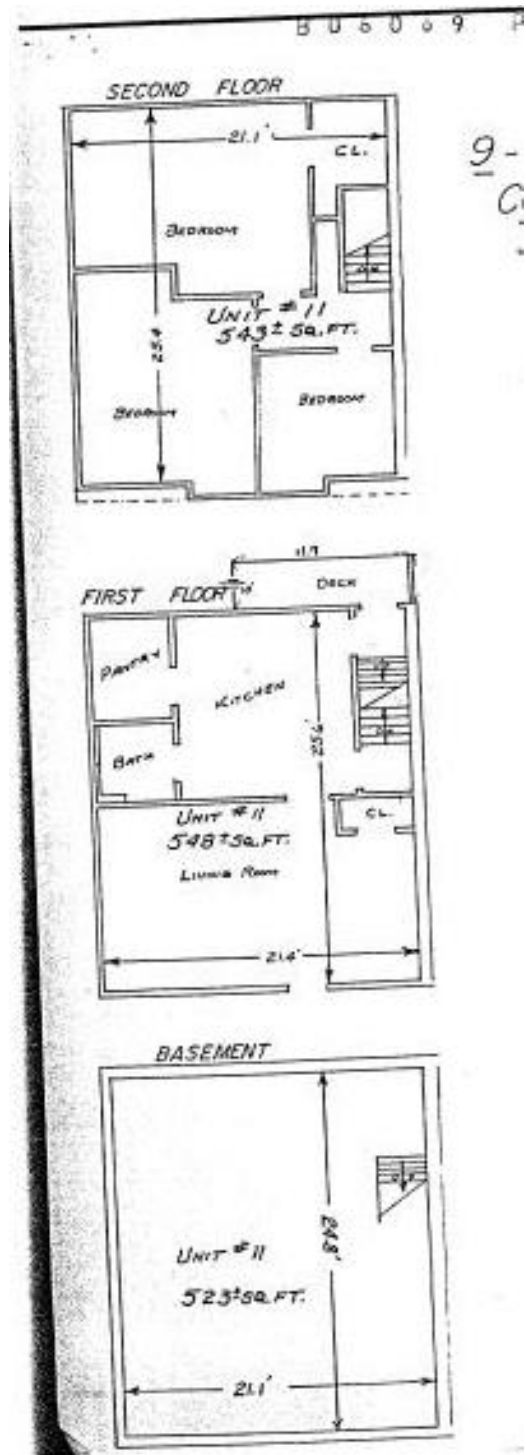


Figure 9 Detail of Floor Plan for #9 -11 Alder Street, c.1992 (MCRD: 06069/0115,1992)

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Photo 1: #3-5 Alder Street, looking northwest



Photo 2: #9-11 Alder Street, looking northeast



Photo 3: #13-15 Alder Street, looking northeast



Photo 4: #17-19 Alder Street, looking northwest



Photo 5: #27-29 Alder Street, looking northwest



Photo 6: #33-35 Alder Street, looking northwest

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Photo 7: #2-4 Spare Street, looking southwest



Photo 8: #10-14 Spare Street, looking southeast



Photo 9: #16-18 Spare Street, looking southeast



Photo 10: #22-24 Spare Street, looking southeast



Photo 11: #28-30 Spare Street, looking southeast



Photo 12: #36-38 Spare Street, looking southeast

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Photo 13: 1959 Lakeview Avenue, looking northwest

National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible only in a historic district
Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Brian Knight Research

The criteria that are checked in the above sections must be justified here.

The American Woolen Mill's Alder-Spare Streets duplexes were built between 1900 and 1910 to provide housing for the families of the Beaver Brook Mills employees.

The district is significant under Criterion A as it possesses characteristics of late 19th- and early 20th-century mill housing, and the period materials and technologies document typical Massachusetts mill housing.

The district is significant under Criterion C for its associations with Beaver Brook Mills. The American Woolen Company built these houses for mill employees.

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terms of social history for its associations with a group of Dracut's working class who contributed to the town's industrial growth. These housing units provided a stable, conveniently located workforce. This cluster housing was in close proximity to the mill and was augmented by churches, schools, stores. During the late nineteenth century, employers recognized the need for worker housing as there was an "intimate relationship between production and proper living conditions."⁴¹ Mill housing "displayed the hierarchy of the labor force: simple, unadorned forms for worker tenements and houses, modestly grander single-family dwellings for supervisors, and stately owner homes."⁴² This development was part of the industrialization process and occurred in mill towns across New England, transforming many rural communities and setting the pace for the future development of urban neighborhoods. This neighborhood had a significant impact on the local history of Dracut and helps tell the story of industrial and community development in Massachusetts.

⁴¹ *Industrial Housing*, Lockwood, Greene and Company, New York, New York, 1920.

⁴² "Mill Communities," *Mills: Making Places in Connecticut*. Preservation Connecticut Website. Date Accessed November 24, 2020.

Completion Report
Greenfield
Historic Properties Survey



Prepared for
Greenfield Historic Commission

By
Brian Knight Research
PO Box 1096
Manchester, Vermont 05254

November 27, 2024

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I. Abstract: Project Summary

The City of Greenfield undertook this survey project to document three components: to update the downtown area (GRE.A), to document Greenfield's industrial sites, and to document Greenfield's African American history. This project is a comprehensive effort to record the city's historic, architectural, and cultural resources. Fieldwork and photography occurred in October 2023, with form preparation occurring during most of 2024.

Brian Knight Research (BKR) surveyed 149 properties. The consultant prepared one Massachusetts Historical Commission (MHC) Area Forms and 148 individual Building Forms. Before this project, Greenfield's historic resources included 635 inventory forms. The survey followed the standards in the *Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archaeological Resources in Massachusetts* and in consultation with Peter Stott and Michael Steinitz of the Massachusetts Historical Commission staff.

There were 78 new Macris numbers for this project. Four properties required multiple MHC numbers — 30 Olive Street (GRE.93, GRE.669, GRE.670, and GRE.671), 298 Federal Street (GRE.212 and GRE.596), 78 Pierce Street (GRE.196 and GRE.597) and GRE.AB (GRE.18, GRE.672, and GRE.673).

This report contains a statement of survey objectives and methodology, a bibliography of sources used in preparing the forms, a street index of the forms, recommendations for the National Register of Historic Places, and suggestions for further study. An index to the inventoried properties appears in Appendix A.

In addition to this report and the inventory forms, other survey products include a map of Greenfield's inventoried resources locations and a Flash Drive containing digital copies of the forms, this text, the street index, the survey map, and all the photographs that appear on the forms.

Two copies of the survey products were provided to the Greenfield Historical Commission and the MHC. The survey aims to provide information to assist with local and state planning activities. The information from this phase of the Greenfield inventory will be included in the Massachusetts Cultural Resource Information System (MACRIS). This digital database will eventually make all the information available online.

II. Methodology

BKR employed standard survey methodology recommended by the Massachusetts Historical Commission throughout the project, and BKR recorded findings on the MHC historic properties inventory forms.

Survey objectives

Survey objectives included identifying to update the downtown area (GRE.A), to document Greenfield's industrial sites, and to document Greenfield's African American history. BKR evaluated the identified resources according to the National Register of Historic Places criteria. The application of the criteria

resulted in a list of properties and districts recommended as eligible for nomination to the National Register.

Assessment of Previous Research

BKR assessed Greenfield's previous surveys, including MHC forms and National Register properties. The bulk of the surveys were completed in the 1980s. The MHC B Forms provide baseline data for both the building description and narrative. Both sections require updates in terms of building details and social history associated with the property. The buildings have experienced alterations over the last thirty years, and the availability of research has increased significantly.

Existing Surveys

Individual NR Nominations

- Garden Theater Block (GRE.86), listed September 1, 1983
- U. S. Post Office - Greenfield Main Branch (GRE.56), listed December 20, 1985
- Leavitt - Hovey House (GRE.53), listed December 22, 1983
- Newton Street School (GRE.132), listed October 27, 1988
- Weldon Hotel (GRE.75), listed August 6, 1980
- Old Tavern Farm (GRE.232), listed March 10, 2005
- Franklin County Fairgrounds (GRE.S), listed June 15, 2011
- Benson's New Block and the Mohawk Chambers, listed March 11, 2014 (GRE.AA)

Two National Register Districts

- Main Street (GRE.A), listed October 13, 1988
- East Main - High Street Historic District (GRE.A), listed March 16, 1989

Preservation Restrictions

- First National Bank and Trust of Greenfield (GRE.87)
- First Franklin County Courthouse (GRE.88)
- Leavitt - Hovey House (GR.53)
- Franklin County Fairgrounds Roundhouse Barn (GRE.3)

MHC Forms

There are 635 MACRIS entries for Greenfield. There are 15 object forms, 37 structure forms, and 547 building forms. The 26 MHC area forms include:

- Main Street Historic District (GRE.A): 56 buildings
- East Main - High Street Historic District (GRE.B): 58 Resources
- Central Main Street Area (GRE.C): 36 Resources
- Crescent Street - Highland Avenue Area (GRE.D): 9 Resources
- Factory Hollow Road Area (GRE.E): 7 Resources
- Fort Square (GRE.F): 19 Resources
- Grinnell - Congress - Prospect Streets Area (GRE.G): 9 Resources
- Hope Street Area (GRE.H): 6 Resources
- Lampblack Road Area (GRE.I): 6 Resources

- Leonard Street Area (GRE.J): 11 Resources
- Meridian Street - Petty Plain Road Area (GRE.K): 2 Resources
- Mill Street Area (GRE.L): 11 Resources
- Pierce - Garfield Streets Area (GRE.M): 20 Resources
- Nash's Mill (GRE.N): 4 Resources
- North Meadows (GRE.O): 15 Resources
- Riddell - Hastings - Haywood Streets Area (GRE.P): 8 Resources
- Washington Street Area (GRE.Q): 74 Resources
- Sanderson Street Area (GRE.R): 4 Resources
- Franklin County Fairgrounds (GRE.S): 34 Resources
- Green River Cemetery (GRE.T): 4 Resources
- Highland Park - Temple Woods - Rocky Mountain Park (GRE.U): 1 resource
- Riverside Archaeological District (GRE.W)
- Greenfield Tap and Die Plant #1 (GRE.X): 20 Resources
- Lower Federal Street Area (GRE.Y): 53 Resources
- Main Street Historic District Expansion (GRE.Z): 30 buildings
- Benson's New Block and the Mohawk Chambers (GRE.AA): 2 Resources

Survey procedures

Documentary research

BKR conducted a component of his documentary research through various sources. Historic atlases and maps, Greenfield resident and business directories, town histories, and town reports were the principal sources for research on properties. Historic maps included Sanborn Insurance Surveys, 19th-century atlases with footprints, USGS Maps, and Birdseye maps.

Online resources include newspaper articles (newspapers.com), population censuses (ancestry.com), town directories (ancestry.com), probate records (ancestry.com), genealogical websites (ancestry.com), and records in the Franklin County Registry of Deeds.

Research focused on establishing construction dates, names, and occupations of property owners and occupants and the role of the owners/occupants in the community. Estimates of construction dates were guided by the clearest documentary evidence located during the survey process. Much of the data relating to building construction dates were drawn from sources listed on the inventory forms, sometimes combined with a street evaluation of a building's architectural style.

BKR consulted deeds via the Franklin County Registry of Deeds. The website provided deeds dating through the entire period of significance of the project. Federal census records, available online, and the Massachusetts Vital Records online database of the New England Historic Genealogical Society were consulted to develop more information about the property's history. City directories also provided information on owners and occupants.

Survey Fieldwork

BKR documented each resource from the public right of way. BKR took ¾ pictures of the buildings as well as street views.

During the windshield survey of Greenfield, BKR documented the GRE.A area as well as identified industrial sites. BKR also identified the Hope Street and Water Street/Meridian Street corridors as a target for the survey. These buildings were believed to be associated with the Greenfield Tap and Die Mill (demolished). As the actual industrial site is no longer extant, BKR documented these structures to capture the history of the mill and its importance to the development of the community. While Greenfield Tap and Die owned parts of the land prior to residential development, the houses were not directly associated with the mill's history. However, several occupants did work at the factory. The survey of the Water Street/Meridian Street corridor also dovetailed with the goal of documenting Greenfield's industrial heritage.

BKR also identified structures associated with Greenfield's black history. The property addresses were gathered by a volunteer researcher who found addresses in city directories. As street addresses changed over time, it wasn't easy to ascertain whether the extant buildings were the buildings listed in the directories. Five of the confirmed African-American sites were found on Hope Street. In doing the Hope Street Corridor component to this survey, the GHC captured the industrial history associated with the corridor and the African-American history as well.

Maps

The City of Greenfield provided Assessor maps. These maps feature streets and building footprints. The online Assessor's Parcel Map and the Massachusetts Interactive Property Map provided excellent mapping capabilities for the location maps on the MHC forms.

Criteria for property selection

The Greenfield Historic Commission and BKR chose the following properties: The entirety of GRE.A, several industrial sites, a large section of Hope Street, and the Water/Meridien Streets corridor.

III. Explanation of Products and Accomplishments

Inventory forms

This survey identified 151 unique Macris #s. One hundred thirty-seven forms were written during the project: one Area Form and 136 individual resource forms. Five properties required multiple MHC numbers — 30 Olive Street (GRE.93, GRE.669, GRE.670, and GRE.671), 298 Federal Street (GRE.212 and GRE.596), 78 Pierce Street (GRE.196 and GRE.597), 10-12 Mill Street (GRE.477 and GRE.674), and GRE.AB (GRE.18, GRE.672, and GRE.673).

Brian Knight completed the project. The Area Form format was used to document groups of related properties to attain the project goals efficiently. Area Forms of this type provide overviews of small neighborhoods and typically include a brief description of resources on several properties and a historical narrative about how the group of buildings developed over time. At the end of each Area Form, an Area Data Sheet provides a concise list of the contributing resources within the documented area.

Each inventory form includes at least one photograph, and many, especially Area Forms, include multiple photographs. One photo print that meets MHC's archival standards has been attached to each form filed with the MHC, and the same print has been provided to the Greenfield Historical Commission for the town survey file. Other pertinent information, such as the Assessor's map and parcel number, building material, style, builder, or architect (if known), date of construction, degree of alteration, and setting, also appears on Page One of each form. Detailed statements of architectural and historical significance follow on continuation sheets. A brief bibliography of sources consulted is part of each form and always includes any historical maps on which a building or structure is shown.

Construction dates

The dates given on the form reflect the completion of a building or structure when known. In some instances, general construction dates are given, although local tradition or an earlier survey form may attribute a specific date. The Greenfield Assessor's Office records have construction dates that appear unreliable, and they were not utilized for this survey.

MHC identification numbers

Properties surveyed in this project were plotted by identification letter or number on a large base map provided by the Town of Greenfield. The numbering sequence worked out with the Massachusetts Historical Commission staff assists in identifying all of Greenfield's historic resources in the state-wide computerized database for historic properties - MACRIS (Massachusetts Cultural Resource Information System), as well as in the local file. MACRIS numbers have a three-letter code for each town that appears in front of the number. Greenfield's code is GRE, which is separated from the number by a period (e.g., GRE.2).

Each resource discussed explicitly on an inventory form was given its identification number. Properties in one locale were given consecutive numbers. As of the end of this survey project, the identification numbers for all individual buildings documented in Greenfield now range from GRE.1 through GRE.674. This numbering system includes properties for which numbers had been assigned previously.

Each Area Form is identified by an alphabetical designation ranging from Area A to Area AB. Each discussed resource within an area has an individual identification number and is listed on the Data Sheet accompanying the Area Form.

Assessor's map and parcel documentation; survey form maps

The town Assessor's map-and-parcel number for each property is part of the survey information and appears on Page One of the forms, on the Area Form Data Sheet, and in the Survey Street Index. It is anticipated that the data will help coordinate Greenfield's preservation planning. The properties surveyed can easily be mapped to show the distribution of historic properties throughout the town. Except for most area forms, locator maps used in this survey project were generated online.

Application of National Register criteria

The National Register criteria were applied to each property, and potential eligibility was noted on Page Two of the survey form. When applicable, the reasons for eligibility were explained on an accompanying

National Register Criteria Statement sheet. Two areas and three individual properties were found likely to be eligible for the National Register listing. Some otherwise significant buildings were disqualified from individual National Register eligibility because of architectural alterations that have diminished their integrity, the most common changes in siding, windows, and doors.

It should be noted that these recommendations are the consultant's opinion only and do not guarantee that a property will be found eligible by the MHC or upon nomination to the Register. A list of National Register Recommendations is attached, and consultation with the MHC is recommended before proceeding with the preparation of a National Register nomination.

Other survey products

The bibliography for the survey will prove useful to people wishing to research the city's historic resources in further detail.

The attached Street Index (List of Inventory Forms) includes the forms for properties written during the current project. Properties and resources documented previously but not surveyed this year are listed on the MACRIS list for Greenfield. Greenfield's MACRIS list will be expanded and revised to include this inventory project.

The MHC is in the process of making all survey forms available online. When the Greenfield forms are entered into the MHC database, the complete form, including photographs and maps, will be available in a PDF format.

IV. Index of Properties Surveyed

The following areas and individual properties were inventoried during the survey project. MHC area code letters or inventory numbers not included here have already been assigned to other historic resources in Greenfield by the MHC. A list of all properties in Greenfield inventoried through Fall 2023 is available through MHC's MACRIS website (<https://mhc-macris.net/>). The new Greenfield inventory forms and photographs will be available on the MACRIS website once they have been processed.

VI. National Register of Historic Places Recommendations

As part of this project, many sites were recommended for listing. Several of the most important sites are recommended for individual listing, and more sites were identified for listing in districts. This list includes properties documented in the survey grant project that is recommended for the National Register. Other noteworthy historic properties exist in Greenfield that are eligible for the National Register and remain to be identified in future preservation planning projects.

A large component of this survey—GRE.A—was listed on the National Register of Historic Places on October 13, 1988. The Hope Street corridor has many buildings that are not eligible for inclusion in the National Register of Historic Places due to loss of integrity resulting from alterations in the form of replacement windows and siding.

The following properties are potentially eligible individually, meeting National Register Criterion A (for historical significance to the community's industrial heritage) and Criterion C (for architectural significance) locally.

- GRE.26 (143 Hope Street): Toiletine Building
- GRE.145 (15 Arch Street): Lyons, Cutler, and Field Shoe Factory
- GRE.196/GRE.597 (78 Pierce Street): Chauncey Wing and Sons Machine Shop
- GRE.193 (Olive Street/Hope Street): Franklin County Lumber Company
- GRE.182/GRE.673/GRE.673 (Sanderson Street): Greenfield Tap & Die #2
- GRE.212/GRE.596 (298 Federal Street): Lunt Silversmith Factory/ T. Morey & Sons

MHC staff must evaluate a property and concur with a recommendation before a National Register nomination may be prepared.

VII. Recommendations for Further Study

Greenfield retains many historic resources that merit inclusion in the town's inventory. Given time and budget limitations in the survey grant project, additional historic resources remain to be documented. Some of those resources are noted here; others may be determined through further study.

Update/Complete Existing Survey Areas

There are a few gaps in the survey areas. In order to capture the entirety of a given neighborhood or street, the GHC should survey the "holes." Note: some properties may not meet the 50-year threshold and may not be a survey priority. These areas include, but are not limited to:

- Complete the Hope Street Corridor (GRE.H)
- Crescent Street - Highland Avenue (GRE.D)
- Pierce - Garfield Streets Area (GRE. M)
- Riddell - Hastings - Haywood Streets (GRE.P)
- North Meadows (GRE.O)
- Meridian Street - Petty Plain Road (GRE.K)

NR Districts

These are properties that were not part of this survey, but during the windshield survey, BKR identified these properties/districts for their significance. Further research is required to determine integrity and district boundaries. The areas should have a full MHC survey prior to the nomination process. MHC staff must evaluate a property and concur with a recommendation before a National Register nomination may be prepared.

- Poet's Seat Tower
- Power Square: This is a collection of worker's housing units associated with Greenfield's industrial history.
- Highland Avenue: A collection of late 19th and early 20th century, high-end single-family dwellings.
- James Street: A collection of late 19th and early 20th century, high-end single-family dwellings.
- West End of Factory Hollow: A collection of one-and-a-half-story, side-gabled Cape-style single-family dwellings from the late 18th century/early 19th century.

- Grinnell /Congress Street area
- Stone Ridge Lane: Two early 20th-century residences.

Thematic studies

- Early 20th-century Housing Developments – primarily houses that spur off of the High Street.
- 18th and 19th century Farmsteads and Agriculture Corridors. These properties include, but are not limited to:
 - 26-56 Glenbrook Drive
 - 318 Plain Road
 - Colrain Road (101 Colrain Road, 370 Colrain Road, 465 Colrain Road, 580 Colrain Road, 620 Colrain Road, 637 Colrain Road, 638 Colrain Road, 729 Colrain Road, 758 Colrain Road)
 - Green River Road (200 Green River Road, 276 Green River Road, 401 Green River Road, 443 Green River Road)
 - Leyden Road (761 Leyden Road, 493 Leyden Road, 346 Leyden Road, 330 Leyden Road, 308 Leyden Road, 268 Leyden Road, 207 Leyden Road)
 - Barton Road (140 Barton Road, 283 Barton Road, 331 Barton Road, 469 Barton Road)
- Black Studies: This study was commenced during this survey. BKR was able to identify several properties that coincided with the Hope Street corridor. Additional research is recommended in developing a database of the extant houses associated with Greenfield's black history.

Neighborhood Surveys

In addition to filling in the gaps of the existing surveys mentioned above, these residential neighborhoods warrant additional research and surveys:

- High Street. There is a collection of houses that were sited on an angle on High Street between roughly Beacon Street and Smith Street. The site plans suggest a single development and warrants a deeper analysis.
- Chestnut Hill: Late 19th-early 20th century
- West of Conway Street - Grove /West Street/ Phillip Street/ Devens Street
- Factory Hollow Road
- Leyden Road (see above)
- Madison Circle/High Street/Tulip Lane/ Stevens Street/Maple Lane/Garrett Street
- Montague City Road
- Orchard Street
- Prentice Avenue/Earl Avenue/Campe Avenue.
- Prospect Street/Congress Street/Grinnell Street/James Street
- Riddell/Hastings/Haywood/Smith/Lincoln Street
- Spring Terrace
- Barton Road (see above)
- Wildwood Avenue/Long Avenue/Dunnell Road/Raingley Road/Eastern Avenue

- The north-south routes in the northwest quadrant of the city include Conway Street, Columbus Avenue, Wells Street, and Chapman Street.
- Thayer Road/Homestead Avenue.

Post-World War II residential neighborhoods

Many of Greenfield's post-World War Two have achieved the 50-year-old threshold for National Register listing. These neighborhoods warrant additional research and surveying.

- Barton Road
- Brookside Drive
- Burnam/Overland Street area
- Country Club Road/Plantation Circle
- Ferrante/Harrison Streets
- Freeman Drive
- Lunt Drive
- McClellan Lane
- Oak Hill Acres
- Oakland/Summer/Gold/Cottage Street
- Park Avenue/ Farren Street/Temple Avenue/Little Avenue/Grand Avenue
- Stone Farm Lane/ Stone Ridge Lane/Sunrise Avenue/Ester Avenue/ Valley View Drive
- Warner Street/Washburn Avenue/Cooke Street/Greenway Lane/Green Street

All inventory forms, including those written during this project, should be updated with additional information as it is obtained. The texts of some forms presently include recommendations in that regard. While interior inspections of houses and outbuildings are not mandatory and require working with property owners, they often may yield clues to how buildings changed over time and may even provide added information on some early structures that are not visible from the exterior. MHC Continuation Sheets should be used to add new or corrected information. Any added material should be dated, note the source of the information and the person compiling it, and be sent to the MHC and incorporated into Greenfield's files. Survey form continuation sheets can be downloaded directly from the MHC website at www.sec.state.ma.us/mhc.

Storage of survey documents; public access

As a public document, the survey and inventory must be made readily available to the public. Suggested locations where the public would have access to copies of the survey forms include the Greenfield Historical Society and at least one at the City Hall. The original forms and photographs should be held in the office of the Greenfield Historical Commission. Electronic copies of forms, photographs, and maps were provided to the City. When the MHC processes this survey project, it will combine the map and form files into a PDF file, available for downloading from the MHC's MACRIS webpage.

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January 14, 2026

Brad Favreau
Development and Sustainability Coordinator
City of Biddeford
205 Maine Street, P.O. Box 586
Biddeford, ME 04007
Email Submission: brad.favreau@biddefordmaine.org

Subject: Reconnaissance-Level Architectural Survey of Biddeford, Maine

Dear Brad and selection committee:

On behalf of E2 Project Management LLC (E2PM), I am pleased to submit this proposal in response to the City of Biddeford's Request for Proposals (RFP) for Reconnaissance-Level Architectural Survey of Biddeford, ME. After a full review of the RFP, it is understood that you seek a qualified consultant to conduct a reconnaissance-level architectural survey of 75 non-contiguous properties across Biddeford with not less than 66 forms completed at an estimated cost not to exceed \$17,317, funded by a Certified Local Government grant made by the U.S. Department of Interior and administered by the Maine Historic Preservation Commission (MHPC).

If selected, I will serve as the Project Manager and primary point of contact for this effort. I am an experienced professional who meets the Secretary of the Interior's (SOI's) Professional Qualifications (36 CFR 61), and I will personally oversee all aspects of the project including client communication, field documentation, architectural survey form preparation, SHPO consultation, and a survey report.

After thoroughly reviewing the RFP, I am confident that E2PM's submission is fully responsive and demonstrates the specific expertise required to successfully complete this Project within the designated timeline and budget. I offer the following key advantages to the City of Biddeford:

- Extensive Experience with Historic Resources Surveys: Our firm has completed hundreds of site-level inventories, town wide surveys, and NRHP nominations across the northeast.
- Extensive Experience with Local and Regional History: Our team members have extensive academic and professional experience/knowledge of Maine and the larger region.
- Compliance with State and Federal Standards: We are thoroughly familiar with architectural inventories and NRHP Nomination requirements, and our deliverables consistently meet or exceed client expectations.
- Strong Documentation Capabilities: E2PM's in-house capabilities for high-resolution architectural photography, digital mapping, and GIS-supported survey management.

Thank you for the opportunity to submit our proposal. We look forward to partnering with City of Biddeford on this project. You may reach me directly at (203) 824-3728 or justin.daley@e2pm.com with any questions regarding this submittal.

Sincerely,

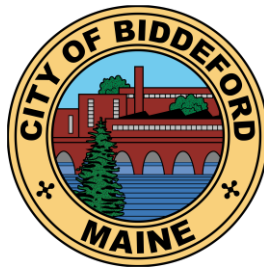
Justin Daley, PhD, RPA
Cultural Resources Program Manager
Attachment

TECHNICAL PROPOSAL

IN RESPONSE TO

REQUEST FOR PROPOSAL FOR A RECONNAISSANCE-LEVEL ARCHITECTURAL SURVEY OF BIDDEFORD, MAINE

SUBMITTED TO:



BRAD FAVREAU
DEVELOPMENT AND SUSTAINABILITY COORDINATOR
CITY OF BIDDEFORD
205 MAINE STREET, P.O. BOX 586
BIDDEFORD, ME 04007

SUBMITTED BY:



DR. JUSTIN H. DALEY
CULTURAL RESOURCE PROGRAM MANAGER
E2 PROJECT MANAGEMENT LLC
OFFICE (973) 299-5200 / MOBILE (203) 824-3728
justin.daley@e2pm.com

JANUARY 14, 2026

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Appendix A	E2PM Cultural Resource Management Brochure
Appendix B	Key Personnel Resumes

1.0 EXECUTIVE SUMMARY

E2 Project Management LLC's (E2PM) Cultural Resources Management (CRM) department is well-positioned to support the City of Biddeford (City) and the Maine Historic Preservation Commission (MHPC) in completing the reconnaissance-level architectural survey of 75 non-contiguous historic objects and structures throughout the City. With a team of qualified professionals who meet the Secretary of the Interior's (SOI) Professional Qualification Standards, E2PM offers a proven record of successful architectural history surveys, historic resources inventories, and preservation planning efforts across municipalities in the Northeast. The firm is committed to working in close coordination with City Staff and the MHPC to ensure all research, field documentation, and deliverables meet required standards and formats. This submission includes information on E2PM's organizational capabilities, a thorough understanding of the City's needs, and the key personnel proposed for this project. It also outlines relevant project experience, the proposed project approach including deliverables and schedule considerations.

2.0 COMPANY OVERVIEW

Since 2005, E2PM has been providing services to protect and improve the quality of life through responsible engineering, project management, sustainable environmental management, brownfield redevelopment, and infrastructure design. E2PM is a Small Business Enterprise (SBE) headquartered in Rockaway, NJ and employs a staff of approximately forty (40) engineering, environmental, construction, and cultural resources professionals. E2PM is a client-oriented company focusing on business integrity, quality, and timely and efficient work. E2PM combines the professional and technical skills of its employees to achieve a high level of client satisfaction. The firm is proud that a large percentage of its business is derived from client referrals – a testament to the quality of work received. While initially focusing on engineering and environmental projects, E2PM has expanded its services to all environmental, engineering and cultural disciplines, and its diversified range of services and experience has allowed for the success of many projects with new and existing clients.

Over the past two decades, E2PM's CRM team has developed an outstanding reputation for providing exceptional cultural resources services for projects ranging in size from localized cellular telecommunications facilities to large multi-state corridors. The CRM team has completed more than 1,000 cultural resources related projects including Phase I (A / B), II, and III archaeological investigations, architectural history surveys, historic resources inventories, National Register eligibility evaluations, assessments of effects, Historic American Engineering Record (HAER), Historic American Building Surveys (HABS), Historic American Landscape Surveys (HALS) documentation, memoranda of agreements, cultural resources monitoring, and State Historic Preservation Offices (SHPOs) and Native American Tribal consultations. All work is conducted in accordance with legislation pertinent to the project and meets or exceeds the requirements of Section 106 of the National Historic Preservation Act (NHPA), National Parks Service (NPS) guidance, and regulations from the MHPC.

The CRM team includes highly qualified Registered Professional Archaeologists (RPA), Historians, and Architectural Historians that exceed the SOI's "Standards and Guidelines for Archeology, History, and Historic Preservation" (48 CFR 44716) and the requirements of NPS (36 CFR 61). The combined experience of E2PM's cultural resources professionals creates a team equipped with extensive knowledge of the history and prehistory of the northeast region. From keeping abreast of trade literature and historical trends to maintaining an in-house database of local, state, and regional histories and identified historic resources, the CRM team knows the mechanics of the historic preservation and cultural resources industry. E2PM's cultural resources areas of expertise are listed below:

Cultural Resource Services	
<ul style="list-style-type: none"> •Archaeological Monitoring •ArcGIS Pro Software / Mapping Capability •EA/EIS Compliance •Historic American Engineering Record (HAER) •Historic American Landscape Survey (HALS) •Historic Architectural Assessment of Effects •Historic American Buildings Survey (HABS) •Historic Architectural Survey – Reconnaissance & Intensive Level •Historic Background/Context Research •Historic Building Restoration/Rehabilitation •Intensive Level Historic Architectural NRHP Eligibility Evaluations •Interested Party / Native American Tribal Consultation •Interpretive / Educational Exhibits 	<ul style="list-style-type: none"> • Metal Detection • National Register Nominations • National Park Service (NPS) Consultation • Phase IA Archaeological Assessment / Predictive Modelling • Phase IB Archaeological Survey (Presence / Absence) • Phase II Archaeological Investigations (NRHP Eligibility Evaluations) • Phase III Archaeological Data Recovery (Mitigation) • Rapid Team Mobilization • Research / Consultation with State Historic Preservation Office (HPO), State Museums, libraries, etc. • Sub-Meter GPS Unit / Mapping Capability • Underwater and Remote Sensing Surveys

E2PM also integrates technological advancements like Global Positioning Satellite (GPS) systems and Geographic Information Systems (GIS) at all phases of its investigations and analyses. If needed, E2PM has great working relationships with experts in various specialized technical and analytical disciplines including remote sensing/ground penetrating radar, metal detecting, radiocarbon dating, archaeo-botanical analysis, geomorphology, and large format photography (HABS/HAER/HALS). In contrast to other firms who take a one-size-fits-all approach to Historic Preservation and Cultural Resources services, E2PM has a reputation for developing scopes of work (SoW) and cost estimates specific to a given project's particular needs.

In addition, E2PM has amassed a substantial in-house database of previously identified historic properties, cultural histories, historic research, and comparative information gathered throughout the region and has developed internal efficiencies to streamline the processing of large amounts of data for a multitude of historic properties. The advantages of selecting E2PM include the firm's extensive qualifications, demonstrated experience preparing SHPO-compliant documentation, in-house capabilities for digital mapping and architectural photography, and a strong record of delivering high-quality work on time and within budget.

See E2PM's CRM brochure in **Appendix A** for reference.

2.1 ADMINISTRATIVE INFORMATION

Headquarters

87 Hibernia Avenue
Rockaway, NJ 07866
973-299-5200 (P)
973-299-5059 (F)

Additional Offices

75 East Main Street
Rockaway, NJ 07866 (Cultural Resource Office)
973- 625-5600 (P)

2517 Hwy 35
Building I, Suite 101 / 201
Manasquan, NJ 08736

General Company Information

Limited Liability Corporation (LLC)
SBE; 40 employees
President: Jason Smolinski
Owner: John Ferrante, PE, LSRP
Est. 2005
www.e2pm.com

Point of Contact / Program Manager:

Dr. Justin H. Daley, RPA
Director of Cultural Resources
Mobile: 203-824-3728
Email: justin.daley@e2pm.com

3.0 PROJECT UNDERSTANDING AND METHODOLOGY

3.1 PROJECT UNDERSTANDING

After a full review of RFP documents, the City of Biddeford is seeking a consultant to conduct a reconnaissance-level architectural survey of 75 non-contiguous properties across the municipality using funds provided by a Certified Local Government grant from the U.S. Department of the Interior and administered by the MHPC. The purpose of this project is to augment a 2022 architectural survey that produced 900 survey forms within the downtown historic district. Many historic properties also exist outside the downtown area and require documentation in order for the City to get a better understanding of these outlying resources. Such resources include commercial, residential, and institutional properties ranging from coastal neighborhoods to rural portions of western Biddeford.

All work is to be done in accordance with the National Parks Service (NPS) SOI Professional Qualifications Standards for Architectural History. It is understood that structures need to be recorded using an application provided by the MHPC and will be based on GIS data. The data collected must be presented in a survey report presenting reconnaissance-level research, eligibility findings, summarizes the survey effort, and includes 66 individual architectural survey forms as required. The information will be used to assist the City with making informed planning and land use decisions as well as reviewing proposed alterations to the historic properties.

Key elements of the project include:

- Project Coordination.
- Research and documentation meeting the SOI's Standards.
- Use of standardized hard copy and digital documentation tools.
- Close coordination with MHPC and municipal officials, including draft reviews and final deliverables in print and digital formats.

E2PM understands that the selected consultant must prepare and submit:

- Sixty-six (66) historic architectural survey forms as well as their electronic submission on the Cultural and Architectural Resource Management Archives (CARMA);
- A comprehensive narrative report outlining the methodology, architectural and historic context, and summary of findings;
- A survey map with required labeling;
- Digital images with a matrix and image Index;
- Photographic Documentation – affixed to the hard copy forms;
- GIS-based mapping or locational data tied to each documented property;
- Standardized data application provided by MHPC;
- Deliverables consistent with MHPC and municipal standards.

This effort will enable the City to:

- Understand these outlying resources to better protect them;
- Enhance the City's eligibility for future grant funding and preservation tools;
- Support planning, zoning, and development decisions with accurate data;
- Support local heritage tourism with new architectural forms and themes.

E2PM fully understands the scope, regulatory framework, and preservation planning goals outlined in this RFP. With deep experience in historic resources inventories, architectural documentation, and SHPO coordination, the CRM team is exceptionally prepared to meet the City's needs with accuracy, efficiency, and cultural sensitivity. E2PM has preliminarily reviewed the 75 properties, and can confirm, it is able to complete the 66 required forms requested in this RFP.

3.2 E2PM METHODOLOGY

E2PM proposes a structured, methodical approach to fulfill all requirements of the City of Biddeford reconnaissance-level Historic Architectural survey. E2PM's team will complete a survey of 75 historic properties spread throughout the community, and of these properties will deliver 66 completed historic structures surveys forms, digitally and via hard copy.

3.2.1 Project Coordination and Management

E2PM's Dr. Justin H. Daley, RPA, would be the designated Project Manager and serve as the primary point of contact for the City of Biddeford. He will oversee all aspects of project execution, communication, and quality control. Upon project award, Dr. Daley will initiate a virtual kickoff meeting with City staff to confirm scope, schedule, and deliverables. He will introduce E2PM's Cultural Resources team, review the proposed workflow, and identify any potential constraints. From project initiation through closeout, Dr. Daley will coordinate directly with Biddeford representatives to ensure expectations are met, timelines are reasonable, and any updates are communicated promptly. Dr. Daley will lead the effort to monitor task progression, manage staff assignments, and maintain adherence to the established schedule. Throughout the

duration of the Project, E2PM will provide clear and consistent communication, including:

- Periodic progress updates
- Draft submissions for review
- Feedback integration and revisions
- Final deliverable coordination

Dr. Daley will also be responsible for ensuring that all deliverables are submitted in accordance with local, MHPC, and Federal requirements, both in hard-copy and digital format. In addition, he will prepare and submit all required invoices to the Client supported by task breakdowns and documentation of progress. His leadership and familiarity with both SHPO procedures and municipal planning environments will ensure that the project is managed professionally, efficiently, and with full accountability to the City's expectations and preservation goals.

3.2.2 Architectural Survey Documentation

E2PM will conduct a comprehensive architectural survey documentation process that includes both archival research and a field survey of the identified historic properties.

- Archival Research and Historical Narrative - The project will begin with a thorough review of prior surveys, planning documents, MHPC records, and existing National Register listings. This background research will establish a strong contextual framework, highlighting Biddeford's historic development patterns and key themes. Sources will include local libraries, the Biddeford Historical Society, historical maps, deeds, census and tax records, and relevant regional planning documents.
- Architectural Reconnaissance-level Survey - Following archival research, the E2PM team will perform a detailed field survey of properties selected by the City. This will involve:
 - Windshield-level surveys to preliminarily assess broad areas.
 - Pedestrian-level surveys on publicly accessible properties to record architectural features, building conditions, settings, and overall integrity.

Each surveyed property will be documented with high-resolution photography capturing principal façades, character-defining features, and context, all meeting Client and MHPC standards for digital and print use.

- Survey Documentation and Deliverables - E2PM will prepare Maine Historic Structures Inventory forms for each property, including:
 - Physical descriptions and architectural styles
 - Construction dates and alterations
 - Historical significance and context
 - Integrity evaluations
 - Photographic documentation
 - Mapped locations with GPS coordinates
 - MHPC-compatible formatting and metadata

As requested, all completed survey documentation will be submitted in three (3) formats:

- Electronic data CARMA survey database application
- PDF export generated from the database
- Hard copy color prints

This comprehensive task will ensure full compliance with MHPC requirements and provide the City with thorough, well-documented architectural survey materials to support preservation planning and regulatory review. E2PM has full confidence in its ability to navigate Maine's CARMA system with little to no significant degree of training. E2PM CRM staff have substantial experience with similar database systems throughout the northeast.

3.2.3 Reconnaissance-Level Survey Report

In accordance with Section 3.5 of the Guidelines for Architectural Survey, E2PM will prepare an architectural survey report. The report will be formatted in 12-point font, single-spaced, and include all supporting materials such as survey forms, maps, photographs, and illustrations. The report will synthesize the findings from archival research, field investigations, and historic context analyses. It will include a detailed narrative outlining the methodology, architectural and historical contexts, periods of significance, and evaluation criteria used to assess the surveyed properties.

In addition, the report will summarize the overall survey effort, highlighting significant discoveries, trends, and recommendations for preservation planning. Maps and GIS data will be integrated to provide spatial context for the documented resources, ensuring the report serves as a practical tool for municipal planning, regulatory review, and public education. E2PM will ensure the report complies fully with the MHPC and NPS standards, providing a polished, professional, and accessible final product that meets all grant requirements.

3.3 PROJECT DELIVERABLES

As defined in the RFP, project deliverables will be submitted in multiple stages to ensure thorough review and refinement:

1. Architectural Survey Forms: electronically entered into the Cultural and Architectural Resource Management Archive (CARMA), and then printed and submitted in hard copy (two copies for the City and one for MHPC);
2. Survey Report, including a statement regarding the context of each resource;
3. Survey Map, with required labeling;
4. Digital Images on CD;
5. Matrix and Image Index;
6. Photographs, affixed to hard copy survey forms.

4.0 WORK SCHEDULE

The following timeline includes anticipated periods of performance for all activities associated with this Project. The Project will begin February 2026 and is expected to be completed well in advance of the Project deadline of November 30, 2026.

Task / Milestone	Completion Date
Project Kickoff Meeting	February 2026
Background research/context review	February 2026
Field Survey	March 2026
First Draft of report and 66 structures forms	May 2026
Complete Draft Report and Forms	July 2026
Project Completion Estimate	September 2026

4.1 ESTIMATED BUDGET

As clearly presented in the RFP, the City has indicated that the project budget for completing the 66 historic resources inventory forms is capped at \$17,317 - based on the following detailed cost breakdown:

Service/Action/Item	Estimated Hours	Hourly Rate	Total Cost
Fieldwork and Photography	46	\$110	\$5,060.00
Records Check	4	\$110	\$440.00
Research	26	\$110	\$2,860.00
Reporting, mapping, CARMA	78.9	\$110	\$8,679.00
Travel and Misc	1	\$278	\$278.00
Total			\$17,317.00

E2PM has developed a reputation for preparing scopes of work and cost estimates specific to a given project's particular needs while also being sensitive to budgetary constraints. E2PM staff constantly improve the methodology, processes, and uses of time-saving technologies to streamline work and reduce costs. From incorporating mobile data collectors and GPS and GIS technology to conducting GPR or UAS surveys to employing cloud-based systems to record and manage field data in real-time, E2PM provides clients with the most cost-effective, high-quality solutions possible. To ensure strict adherence to the budget, E2PM employs the project and time management software suite *Time Control*™ to manage its projects. This software system provides accurate management and reporting of project costs which assists in controlling project-related budgets and scheduling.

E2PM's offices and employees are located within a half-day drive of Biddeford. E2PM would be able to complete the survey in 2-3 days of fieldwork, including all travel time. Much of the estimated fieldwork and photography budget would be used for preparing for fieldwork as well as processing the results of the survey.

4.2 ASSUMPTIONS AND LIMITATIONS

The cost and technical scope herein is predicated upon the following assumptions:

- This proposal is based on the architectural surveying of 75 historic structures or objects with 66 survey forms being completed.
- All fieldwork and photography will be conducted from public rights-of-way. E2PM will not access private property unless written permission is obtained by the City.
- No interior or rear-elevation access to buildings is included in this scope of work.
- No in-person meetings are included in this scope of work outside of any that occur during field surveying activities.
- This project is limited to above-ground architectural and historic resources. No archaeological investigations or subsurface testing is included.
- Historic research is limited to publicly accessible sources (e.g., libraries, archives, municipal records, historic maps, SHPO files). Delays in access to these materials may impact schedule.
- Weather conditions may affect the timing of fieldwork. E2PM will conduct site visits during safe conditions to ensure high-quality photography and accurate documentation.
- Draft materials (HRI forms, narrative, and maps) are expected to be reviewed by the City within two weeks of submittal. Delays in receiving feedback may affect final delivery timelines.
- All survey forms and deliverables will be completed using the current SHPO templates and formats. Should SHPO revise its requirements mid-project, additional coordination or updates may be necessary.
- No public outreach, community meetings, or public presentations are included as part of this scope.
- E2PM will coordinate directly with MHPC for formatting, methodology confirmation, and draft review feedback. Final deliverables will be prepared in compliance with all City and MHPC standards.
- Services are limited to those expressly described in the scope of work.

5.0 KEY PERSONNEL

All work would be completed by experienced E2PM personnel, who meet and exceed the minimum professional qualification standards for Historian, Architectural Historian, and/or Archaeologist, as defined by the NPS Dept. of the Interior, in the Code of Federal Regulations 36 CFR 6. These professionals will be under the direct guidance and leadership of E2PM's Cultural Resources Director, Dr. Justin Daley, RPA. The following section of this submittal presents a summary of E2PM's key team members that would provide their expertise throughout the duration of the contract if awarded with resumes provided in **Appendix B**.

Dr. Justin Daley, RPA (Cultural Resources Director, Project Manager, Principal Investigator) – Dr. Justin H. Daley is an internationally recognized expert in cultural resources management with nearly 15 years of academic and professional experience in archaeology and historic preservation. He holds a bachelor's degree in History from Central Connecticut State University, a master's degree in Applied Archaeology from Indiana University of Pennsylvania, and a PhD from Flinders University in Australia. Dr. Daley's diverse background includes extensive fieldwork across more than a dozen U.S. states, with notable projects in New Jersey, New York, Vermont, Michigan, Alaska, Louisiana, and Texas. His expertise spans all phases of archaeological investigations and also has conducted fieldwork for more than a dozen architectural history surveys.

Dr. Daley is highly experienced in project management, survey design, and field methodology, with a strong record of leading cultural resources investigations efforts for municipalities, state and federal agencies, and tribal nations. His past projects often include coordination with community stakeholders and volunteers, particularly in efforts supported by Certified Local Government (CLG) grants or those involving historic district/resources survey updates. Dr. Daley brings a deep understanding of American history and architectural history, applying this knowledge to produce well-researched historic contexts and significance evaluations that meet SHPO and National Register standards. At E2PM, Dr. Daley serves as the Cultural Resources Program Manager, where he leads and grows the department, manages a dedicated team of cultural resources professionals, and drives strategic initiatives to expand the firm's capabilities and presence in the cultural resources management field.

Logan Gibbs, MS (Architectural Historian and Preservation Specialist) – Mr. Gibbs is a dedicated SOI-qualified Architectural Historian with two years of experience in the cultural heritage sector, offering a strong foundation in historic preservation, architectural documentation, and historical research. A graduate of Roger Williams University, he brings a multidisciplinary understanding of the full life cycle of historic property development—from research and survey to adaptive reuse and preservation planning. His background includes work at several architectural history firms as well as nonprofit work with his local Historical Society. There he focused on developing inclusive narratives, managing museum collections, and interpreting historic buildings and landscapes through a community-centered lens.

Professionally, he has experience with all levels of architectural history – preparing reports in compliance with SHPO and Section 106 standards. His work includes detailed architectural descriptions, land use histories, and photographic documentation of

residential, commercial, and industrial properties. He also provides ongoing preservation services for major telecommunications clients, supporting FCC compliance through archival research, field investigations, and preparation of FCC Forms 620 and 621 for SHPO review. If awarded the Architectural Historian Services project, Mr. Gibbs will serve as a key support to Dr. Justin Daley, assisting with fieldwork, photography, and the preparation of Architectural Survey Forms. He is currently assisting Dr. Daley with a 100+ property Historic Resources Inventory in Connecticut.

6.0 E2PM RELEVANT EXPERIENCE

E2PM conducts cultural resources surveys of all varieties, sizes, and degrees of complexity, from hundreds of one-day archaeological and/or architectural surveys, to numerous projects spanning months or ongoing for years. E2PM takes great pride in repeat client business and establishing trust through consistent reliability, and the firm's history of success affords clients the confidence and assurance their desired project outcomes are in capable hands. *Please know that while the projects presented in this submittal are not located in Maine, they do best represent the types of projects requested for this RFP. E2PM CRM staff have experience throughout the northeastern region, having completed dozens of projects in Vermont, Massachusetts, Connecticut, Rhode Island, and upstate New York. These examples are only a small representation of E2PM's full range of CRM capabilities.*

1. Parsil House National Register of Historic Places Nomination Report, Short Hills, Essex County, New Jersey.

In partnership with Barton Ross & Partners, LLC, E2PM's CRM staff provided cultural resources support to the Township of Short Hills through its efforts to nominate the 18th century Parsil House and White Ridge (aka...Parsil Family) Cemetery to the NRHP. E2PM worked closely with local officials and SHPO to promote local heritage efforts. E2PM first conducted primary and secondary background information pertaining to the Parsil House and associated property followed by genealogical research of past occupants and additional research needed to place the property into a broader historic context. Residents of the property included veterans of the American Revolution.

Following all background and documentary research, E2PM conducted an on-site inspection of the property, thoroughly documenting its unique features and architectural components. Photographs were taken of the interior, exterior, and landscape and were keyed to a photo map. E2PM prepared the NRHP nomination form for the property in accordance with NJHPO and NPS/DOI standards and included required report revisions from both local review and SHPO review.

Point of Contact Information: Barton Ross
Principal, Barton Ross & Partners, LLC
503 Washington Ave, Chestertown, MD 21620
barton@bartonross.com
(443) 282-8884

2. Township of Montclair – Estate Section Intensive-Level Historic Architectural Survey, Montclair, Essex County, New Jersey. 2021.

E2PM was retained by the Township of Montclair to conduct an intensive-level historic architectural survey of approximately 307 properties located within the Estate Section Potential Historic Resource Area. The purpose of this project was to assess each property's architectural and historical significance, determine eligibility for inclusion in the National Register of Historic Places, and inform future preservation planning efforts. The survey also provided updated data in support of establishing a locally or nationally recognized historic district.

E2PM's work involved all aspects of a certified survey project, including background archival research, visual fieldwork, architectural analysis, digital photography, GIS mapping, and comprehensive documentation on New Jersey Historic Preservation Office (NJ HPO) intensive-level survey forms. All work was completed in accordance with the Secretary of the Interior's Standards for Identification and Evaluation (36 CFR Part 61), NJ HPO's Guidelines for Architectural Surveys, and the New Jersey Register of Historic Places Act Rules (N.J.A.C. 7:4).

Each surveyed property was categorized by contributory status—key, contributing, or non-contributing—and was documented through a standardized MS Access database provided by NJ HPO. E2PM also delineated proposed district boundaries and prepared geospatial mapping files (ArcView shapefiles) compliant with NJDEP Mapping and Digital Data Standards. The final deliverables included a fully formatted nomination report summarizing survey findings, a contextual history of the Estate Section, and printed and digital survey forms complete with maps and high-resolution photographs.

The project was completed through close coordination with the Montclair Historic Preservation Commission, Township Council, Planning Board, and NJ HPO. Final deliverables were submitted in both hard copy and digital formats, with presentations of the findings made to local stakeholders. This project directly supported the Township's goals of preserving its historic character while enabling informed planning decisions under the Municipal Land Use Law.

Point of Contact Information: *Graham Petto, P.P., AICP*
 Assistant Secretary, Board of Adjustment
 gpetto@montclairnjusa.org
 (973) 744-1400

3. Township of Millburn – Historic Design Guidelines & Intensive-Level Architectural Survey Update (Short Hills Historic District), Millburn, Essex County, NJ. 2022

In partnership with Barton Ross & Partners, LLC, E2PM's CRM staff provided cultural resources support to the Township of Millburn through two (2) complementary preservation initiatives aimed at enhancing the protection and management of historic resources. First, E2PM assisted in the development of publicly available Historic Design Guidelines intended to educate and guide property owners on the appropriate maintenance and treatment of historic homes throughout the township. These

guidelines support preservation best practices and ensure that rehabilitation efforts are consistent with the community's historic character.

In conjunction with this effort, E2PM also completed an intensive-level historic architectural survey of the Short Hills Historic District, updating documentation originally completed in 1979, as part of a Certified Local Government (CLG) project funded through NJ HPO. Working collaboratively with Barton Ross & Partners, LLC, E2PM prepared and formatted updated NJ HPO survey documentation for 268 properties within the district. This included converting legacy PDF records into a structured database, writing current architectural descriptions, and setting narratives, integrating GIS imagery, assigning key/contributing/non-contributing statuses, and compiling final documentation in NJ HPO's required MS Access and PDF formats. E2PM delivered all documentation on an accelerated schedule and in full compliance with NJ HPO standards, enabling the Township to meet grant deadlines while improving the accuracy and usability of its historic inventory.

Point of Contact Information: *Barton Ross*
Principal, Barton Ross & Partners, LLC
503 Washington Ave, Chestertown, MD 21620
barton@bartonross.com
(443) 282-8884

4. Borough of Berlin, Intensive Level Architectural Survey, Camden County, NJ. 2018

E2PM was retained by the Borough of Berlin to complete an intensive-level architectural survey of historically and architecturally significant properties, in collaboration with the Berlin Historic Preservation Commission and the NJ HPO. The project was funded through a CLG grant (HPO Grant #HE18-004) and was undertaken to update and expand upon Berlin's original 1991 inventory in support of preservation planning and future nomination efforts.

The survey encompassed 227 tax parcels, including 89 properties previously recorded within the Berlin Historic District and 138 newly identified resources located within or adjacent to district boundaries. E2PM conducted detailed fieldwork, architectural analysis, and historic research, and prepared NJ HPO-compliant intensive-level base survey forms, digital photography, and evaluations of each property's historic integrity and significance. Each resource was classified as key contributing, contributing, or non-contributing based on established criteria, and the period of significance was revised and extended to 1853–1965 to reflect the community's continued development.

As part of the project, E2PM:

- Verified and updated architectural descriptions and contextual narratives for previously surveyed properties;
- Prepared 138 new inventory forms with construction details, stylistic classifications, and historic associations;
- Conducted comparative analysis between the 1991 and current surveys to identify changes and support re-evaluation;

- Recommended updates to the Berlin Historic District boundaries and contributory status of resources;
- Produced GIS-based mapping and digital photography to support inventory documentation and integration with municipal planning tools;
- Submitted final deliverables in both print and digital format in compliance with NJ HPO and National Park Service standards.

The completed survey provided the Borough with a modernized inventory to guide preservation policy, inform local land use decisions, and support applications for local and National Register designation. All work adhered to the Secretary of the Interior's Standards, National Register Bulletins #15 and #16A, and NJ HPO's Guidelines for Architectural Survey.

Points of Contact Information: *Michael Kwasizur*
Certified Municipal Financial Officer
59 South White Horse Pike, Berlin, NJ 08009
mkwasizur@berlinnj.org
(856) 767-7777 ext. 331

Jonathan Kinney
Borough of Berlin
Historic Preservation office
jonathan.kinney@dep.nj.gov
(609) 984-0141

6.1 CLIENT REFERENCES

Aside from the specific project references above, E2PM has also included long-time clients/ references for additional recommendation.

TABLE 1: ADDITIONAL CLIENT REFERENCES

Client References	
Public Service Electric and Gas (PSEG)	Robert Pollock Senior Director – Environmental Projects and Services 4000 Hadley Road, South Plainfield, New Jersey 07080 Mobile: (848) 210-0195 Email: Robert.pollock@pseg.com
First Energy / JCP&L	Kevin Jamieson, Senior Scientist FirstEnergy Corp. 1010 Crawfords Corner mailstop: M-HMDL-1 / Holmdel Office Holmdel, New Jersey, 07733 Mobile: (732) 212-4203 Email: kjamieson@firstenergycorp.com
Verizon Wireless	Ryan Maybeck, Senior Manager Mobile: (908) 256-7460 Email: ryan.maybeck@verizonwireless.com

7.0 COMPLIANCE STATEMENT

E2PM guarantees that the firm has read all information of the RFP and acknowledges and complies fully with all conditions, specifications and requirements outlined by the City. E2PM guarantees the following:

- E2PM certifies that it currently maintains the insurance coverage outlined in the City's RFP. All policies are issued by insurers with an A.M. Best rating of A-/VII or higher and are underwritten by companies licensed to operate in the State of Maine.
- E2PM's direct managing and key personnel meet or exceed the minimum professional qualification standards for Historian, Architectural Historian, and Archaeologist as defined by the NPS, Department of the Interior, in the Code of Federal Regulations (36 CFR Part 61).
- The City will be named as an additional insured on E2PM's insurance policy if selected for contract award, and a certificate of insurance will be provided accordingly.
- E2PM will maintain professional liability insurance of at least \$1,000,000 for the duration of the contract.
- Neither E2PM nor any individuals assigned to this engagement are disbarred, suspended, or otherwise prohibited from professional practice by any federal, state, or local agency.
- E2PM fully understands the project scope and expectations and is confident in its ability to meet or exceed all deliverables on time and within budget.
- E2PM agrees to abide by all allowable travel costs and rates established by the State of Maine.
- E2PM commits to maintaining active and transparent communication throughout the project via email, phone, and virtual meeting platforms (e.g., Teams, Zoom), ensuring City staff are involved at every stage.
- E2PM declares no conflicts of interest, including that neither the firm nor its personnel have any familial or financial relationships that could influence this engagement.
- E2PM discloses that no immediate relatives of any Principal(s) of the firm are employees or elected officials of the City.
- There are no pending or outstanding judgments, claims, or suits against E2PM.
- E2PM confirms that the firm has not been involved in any bankruptcy or reorganization proceedings in the past ten (10) years.

-
- E2PM holds all appropriate and current federal and state licenses necessary to perform the activities described in this proposal.
 - E2PM agrees to indemnify and hold the City harmless from claims, demands, suits, causes of action and judgments arising from the Consultants performance including claims of professional malpractice or negligence.

If considered for this contract, E2PM would be prepared to provide any additional documentation you might need to proceed with any projects including hourly rates, insurance documentation, or any other forms required.

APPENDIX A

E2PM CULTURAL RESOURCE MANAGEMENT BROCHURE



CULTURAL RESOURCE MANAGEMENT

Core Cultural Resources Services

Historic Architectural Services

- Reconnaissance & Intensive-Level Historic Architectural Surveys
- NRHP Nomination
- Historic Building Restoration
- Preservation Consultation
- Historic Structure Surveys & HABS/HAER/HALS Documentation
- Section 106 Compliance Reviews
- Design Guidelines for Historic Districts

Archaeological Services

- Phase IA – Archaeological Assessment / Predictive Modeling
- Phase IB – Archaeological Survey (Identification of Presence/Absence)
- Phase II – Site Evaluation for NRHP Eligibility
- Phase III – Archaeological Data Recovery
- Mitigation of Adverse Effects
- Prehistoric/Historic Site Investigations
- Maritime Site Investigations
- Artifact Processing, Curation, and Reporting

Compliance & Regulatory Support

- Section 106 of the National Historic Preservation Act (NHPA)
- State Historic Preservation Office (SHPO) Coordination
- Tribal and Interested Party Consultation
- Certified Local Government (CLG) & National Park Service (NPS) Consultation
- Environmental Assessment/Impact Statement (EA/EIS) Support
- Rapid Team Mobilization for Permitting Deadlines

Technical Capabilities & Enhancements

- GIS Mapping & Spatial Analysis (ArcGIS Pro)
- Sub-Meter GPS for Field Documentation
- Historic Context Research
- Archival Research
- Vibration & Crack Monitoring
- Interpretive Exhibits & Public Education
- Scientific Diving

Contact Us Today

Dr. Justin H. Daley, RPA
Cultural Resources Program Manager
Phone: (203) 824-3728
justin.daley@e2pm.com



E2 Project Management LLC (E2PM) is a certified Small Business Enterprise (SBE) offering environmental, engineering, regulatory, and infrastructure services. Among our core disciplines, Cultural Resource Management (CRM) plays a vital role in helping clients meet historic preservation requirements while moving development forward.

With over 18 years of experience and more than 1,000 successful CRM projects across multiple states, our team delivers full-service support for archaeological and architectural investigations. We serve a wide range of projects—from small telecom upgrades to large, multi-state infrastructure corridors. CRM Services Include:

- Phase I (A/B), II, and III archaeological investigations
- Historic architectural surveys
- National Register of Historic Places (NRHP) evaluations
- HABS, HALS, and HARE documentation
- Section 106 consultation with SHPOs, Tribes, and agencies
- Effects assessments and mitigation planning

All services follow Section 106 of the National Historic Preservation Act (NHPA), National Park Service (NPS) guidelines, and relevant state/local regulations. Our staff includes Registered Professional Archaeologists (RPAs) and Secretary of the Interior-qualified historians who meet or exceed federal standards.

Why E2PM for CRM Services?

E2PM combines small-business agility with the expertise of a regional leader in historic preservation. What Sets Us Apart:

- Customized strategies aligned with project goals
- Regulatory knowledge across the Northeast (NY, NJ, PA, CT, MA, RI, VT) and experience in LA, FL, TX, MS, AK, MI, AZ, PR
- Fast mobilization and efficient field operations
- Balanced, client-focused planning that meets both compliance and development needs

With deep regional insight and regulatory expertise, E2PM helps clients responsibly manage cultural resources—preserving the past while building the future.



APPENDIX B

KEY PERSONNEL RESUMES

JUSTIN H. DALEY PHD, RPA

CULTURAL RESOURCES PROGRAM DIRECTOR

YEARS OF EXPERIENCE: 15+ years
YEARS WITH E2 PROJECT MANAGEMENT: <1 year

EDUCATION:

Flinders University, Adelaide, AU
Ph.D. Archaeology, 2020
Indiana University of Pennsylvania, PA
M.A. Applied Archaeology, 2013
Central Connecticut State University, CT
B.A. History, 2011
Middlesex Community College, CT
A.S. Criminal Justice, 2010

EMPLOYMENT HISTORY

- E2 Project Management LLC – Cultural Resources Program Manager (2025 – Present)
 - Town of Manalapan Planning Board Archaeologist
- Colliers Engineering and Design – Natural Resources/Environmental Services Project Manager (2024 – 2025)
- Dawson Solutions, LLC – Senior Cultural Resources Project Manager (2024)
- ELOS Environmental, LLC – Director of Cultural Resources / Senior Project Manager (2022 – 2024)
- Tectonic Engineering, Geology, and Survey, LLC – Lead Project Archaeological Monitor (2020 – 2022)
- Cultural Resource Consultants (CRC), LLC – Lead Cultural Resources Monitor (2019)
- MXI Environmental Services – Seasonal Chemist / Environmental Technician (Part-time) (2017 – 2018)
- ACS Archaeological Consulting Services, LLC – Crew Chief / Co-Principal Investigator (on-off) (2015 – 2018, 2019)
- Public Archaeology Laboratory (PAL), LLC – Field Technician (2014)
- Schooner SoundWaters – Deckhand / Educator (2014)
- Smithsonian Institution, National Museum of American History – Maritime History Facilitator (2013)
- ACS Archaeological Consulting Services – Field Technician (Part-time) (2012 – 2014)
- Arch Services, Indiana University of Pennsylvania – Laboratory Technician (Part-time) (2012)

LICENSES - TECHNICAL SPECIALTIES:

Register of Professional Archaeologists (RPA); Secretary of the Interior (SOI) Qualified Archaeologist; Cultural Resources Management; Maritime, Industrial, Historic, Precontact, Phase I, II, III Cultural Resource Surveys; Archaeological Field Supervision (crew chief, co-principal investigator); Burial Monitoring and Recovery; National Register of Historic Places Nominations; Tribal Consultation & Stakeholder Engagement; Geophysical Survey Techniques (GPR, magnetometry, resistivity, etc.); Environmental Services & Compliance; Underwater & Marine Survey Techniques; Laboratory and Technical Skills; ArcGIS Pro mapping, NJ Notary Public, OSHA 40 Hazwoper

QUALIFICATIONS

Growing up in the Northeast, Dr. Justin H. Daley is now an internationally recognized expert in cultural resources management with over 15 years of experience in archaeology and heritage preservation. Holding a PhD in Archaeology from Flinders University in Australia and an MA in Applied Archaeology from Indiana University of Pennsylvania, Dr. Daley's academic and professional work has centered on the intersection of cultural heritage, landscape history, and infrastructure development across diverse environments—from major urban centers to remote Indigenous territories. His expertise spans all phases of archaeological investigations, including Phase I, II, and III surveys, historic standing structures field investigations and form preparation, National Register nominations and eligibility determinations, burial monitoring, underwater archaeology, and geophysical investigations. With additional specialized training in scientific diving and remote sensing technologies, Dr. Daley has the experience required to lead complex underwater and terrestrial projects in partnership with federal agencies, tribal governments, and private sector developers. Throughout his career, he has served as Senior Cultural Resources Project and Program Manager for prominent environmental and engineering firms managing multidisciplinary teams and guiding clients through regulatory compliance under Section 106 of the National Historic Preservation Act (NHPA), the National Environmental Policy Act (NEPA), and related state and federal mandates. Dr. Daley is an SOI qualified Registered Professional Archaeologist (RPA), a trained Scientific Diver, and a frequent presenter at national conferences including the Society for American Archaeology and Society for Historical Archaeology. His background also includes roles in public education, museum facilitation, and SCUBA and Emergency First Response instruction.

Currently, Dr. Daley serves as the Cultural Resources Program Manager at E2PM, where he oversees archaeological and historic preservation services along the East Coast and Gulf Region, United States.

EXAMPLES OF PROFESSIONAL EXPERIENCE

History of Pre-20th Century Watercraft Construction Research, Pittsburgh, Pennsylvania. Researcher. Completed a thesis on pre-20th-century watercraft construction in Pittsburgh, analyzing the region's role in Western expansion and the preservation potential of historic shipbuilding resources. Documented all known watercraft construction sites and related historic structures in Pittsburgh and assessed preservation potential.

The Impact of Capitalism on New England Whaling Heritage Research. Researcher. Completed a dissertation examining the impacts of capitalism on Yankee whaling heritage and its misrepresentation of minority participation through the lens of both preserved (residential, maritime/commercial infrastructure) and interpreted (museums, tours, etc.) heritage. Evaluated hundreds of historic standing structures in the Northeast.

Construction monitoring for SE807 Sewer and Water Restoration Project in Queens, New York. Project Archaeological Monitor. Three years of monitoring utility work and documenting historic resources in New York City. Documented development patterns, architectural styles, and the historic evolution of College Point, NY.

Phase I Cultural Resources Investigations of Glenside Avenue Park Improvements in Scotch Plains, New Jersey. Principal Investigator. Completed a Phase Ib archaeological excavation, historic standing structures survey, and cultural resources report for a splash park development adjacent to the Watchung Reservation. Substantial presence of 18th century material as well as some precontact chipping debris.

Phase IA Cultural Resources Investigation of Carleton Villa Restoration on Carleton Island, New York. Principal Investigator. Completed Phase I cultural resources report and Phase II workplan for the main Revolutionary War wharf and depot that supplied British Troops on the Great Lakes and Canada.

Phase I Cultural Resources Investigation of Townes at West Long Branch in West Long Branch, New Jersey. Principal Investigator. Completed Phase Ib archaeological field investigation and report for a historic golf course driving range and documented all associated historic standing structures.

Phase I Cultural Resources Investigations of and Burnt Mills Road in Branchburg, New Jersey. Principal Investigator/ Project Manager. Completed a Phase IA investigation for a bridge/culvert replacement/expansion project adjacent to an 18th century grist mill burned twice by the British.

Phase I Cultural Resource Survey for Selfridge ANG Base, Lansing, Michigan. Project Manager/ Principal Investigator. Managed Phase I cultural resources survey for Selfridge Air National Guard Base, coordinating field surveys, identifying archaeological resources, historic structures evaluation, and consulting with military and state agencies for preservation compliance.

Phase I for Lincoln Beach National Register of Historic Places Nomination. New Orleans, Louisiana. Principal Investigator. Conducted a cultural resources investigation of a pre-segregation African American beach and amusement park on Lake Pontchartrain and prepared the report for the National Register nomination.

Phase I Cultural Resources Survey for Military Road/Covington Trace Apartments Project, Covington, Louisiana. Sr. Project Manager. Led Phase IB cultural resources survey of a movie prop junk yard for a residential development, including shovel testing and standing structures evaluations of a late 19th century summer camp on the North Shore. Prepared report, standing structures forms, and coordinated with client and SHPO.

Phase 1B Cultural Resource Survey of Ville Plate Community Corporation (VPCC) Coach Dossman Memorial Housing Redevelopment, Evangeline Parish, Louisiana. Co-Principal Investigator. Conducted archaeological and historical standing structures assessments for a housing redevelopment project, prepared standing structures forms, report, and coordination with SHPO.

Cultural Resource Survey for Tensas Parish Project, Tensas Parish, Louisiana. Sr. Project Manager. Managed an expanded Phase IB cultural resources survey for a development project in Tensas Parish overseeing archaeological fieldwork, conducted historic standing structures assessments, prepared standing structures forms, report production, and coordination with SHPO.



LOGAN GIBBS

SOI-QUALIFIED ARCHITECTURAL HISTORIAN | HERITAGE PRESERVATION SPECIALIST

YEARS OF EXPERIENCE: 2 years
YEARS WITH E2 PROJECT MANAGEMENT: 2025

EDUCATION:

Roger Williams University, Bristol, RI
MS Preservation Practices / BS in Preservation Studies
BA in Art & Architectural History / Minor Architecture

LICENSES - TECHNICAL SPECIALTIES:

Meets the Secretary of the Interior (SOI) Professional Qualifications Standards as an Architectural Historian; Historic Documentation and Surveying; Preservation Planning and Policy Integration, Archival and Historical Research; Trustee (2025) and Volunteer (2021-2025) at Westfield Historic Society; Earned rank of Eagle Scout in June 2019; OSHA 40 HAZWOPER (2025)

EMPLOYMENT HISTORY

- E2 Project Management LLC. – Architectural Historian (2025)
- Barton Ross & Partners – Historic Preservation Intern (2023)

- Connolly & Hickey – Historic Preservation Intern (2021)

VOLUNTEER SERVICES

- Eagle Scout community improvement projects (2015-2019)
- Agape Soup Kitchen Program (weekly)(2015-2019)
- Mission trips to South Carolina, Texas, and Michigan (2016-2019)

QUALIFICATIONS

Mr. Gibbs is a trained preservation professional with academic and field experience in historic preservation, architectural history, and urban planning. He earned dual bachelor's degrees in Preservation Practices and Art & Architectural History, along with a minor in Architecture, from Roger Williams University. He later returned to complete a Master of Science in Preservation Practices, supplemented by graduate certificates in Urban Planning and Real Estate. During his academic career, Mr. Gibbs interned with Connolly & Hickey Historical Architects and Barton Ross & Partners LLC, where he gained hands-on experience in archival research, field documentation, project writing, and community outreach—particularly within Rhode Island's preservation framework. He also volunteered extensively with the Westfield Historical Society, where he now serves on the Board of Trustees, contributing to strategic initiatives and public engagement. His graduate studies deepened his exposure to fieldwork through collaborations with the Bristol and Newport Historical Societies and site visits across New England. These experiences expanded his interest in architectural design and urban planning, shaping a multidisciplinary approach to preservation. Mr. Gibbs currently serves as an SOI-qualified Architectural Historian and Heritage Preservation Specialist at E2PM where he brings a thoughtful, research-driven perspective to cultural resource management and historic documentation.

EXAMPLE OF PROFESSIONAL EXPERIENCE

Various Telecommunications Clients, Various Locations, NJ, NY – Clients include T-Mobile, Sprint, and Verizon. Responsible for providing historic preservation services in connection with hundreds of FCC-permitted sites associated with the design and construction of wireless communications facilities located throughout the State of NJ and parts of NY. Services include cultural resource surveys, historic and modern data research, site investigations and photography, and completion of FCC-required Forms 620 and 621 for review and approval by the respective SHPOs.

Bell Street Chapel, Providence RI – Conducted Historic Architectural Survey in support of proposed adaptive-reuse project. Reports included photo documentation, detailed architectural descriptions, conditions assessment, extensive background and archival research, land use narrative history, and preservation plan. (2024)

Hopping House, 383 Benefit Street, Providence, RI – Conducted Historic Architectural Site Inspection of ongoing adaptive re-use project for the historic structure. Report included photo documentation of ongoing project work, detailed architectural descriptions, documentation of treatments, conditions assessment, and interviewing of on hand project personnel. (2024)

Osborn Cannonball House, 1840 Front St, Scotch Plains, NJ – Conducted Historic Architectural Survey in support of NJHPO Section 106 National Register of Historic Places Registration Form under the New Jersey Register of Historic Places Act. Reports included photo documentation, detailed architectural descriptions, extensive background research, and land use narrative history. (2023)

Township of Plainfield, Plainfield NJ – Conducted a Historic Inventory Survey of all existing Historic Districts in support of Historic Design Guideline Amendments. Surveying included background research, district mapping, photographic documentation, and visual inspections for 500 plus properties in the Van Wyck Brooks, Crescent Area, Broadway, Cedar Brook Park, Civic, Green Brook Park, Hillside Avenue, Netherwood Heights, North Avenue, and Putnam-Watchung Historic Districts. (2023)

Bishop House, 176 East Saddle River, Saddle River, Bergen County, NJ – Conducted Historic Architectural Survey in support of an in support of NJHPO Section 106 Approval for Project Authorization for structural relocation under the New Jersey Register of Historic Places Act. Report included background research of historic photos, detailed architectural descriptions, and land use narrative history. (2023)

Nottingham Area District, Millburn, NJ – Conducted a Historic Architectural Survey in support of possible Historic District Nomination. Survey included extensive background research, photographic documentation, determination of period of significance, preliminary boundary mapping, and designation of contributing properties. (2023)

Downtown Business District, Westfield, NJ – Conducted Historic Inventory Survey in support of possible Historic District Nomination. Survey included extensive background research, district boundary review, determination of periods of significance, photographic documentation, architectural descriptions, and mapping. (2021)

Boonton Iron Works Ruins, Boonton, NJ – Conducted a site inspection in support of a Cultural Resource Survey of the Ironworks. Inspection included background research, photo documentation, and visual assessment of remaining resources. (2021)

Additional Experience

- Historic Materials Workshop, Providence RI – Attended Historic Materials Workshop at Heritage Restoration in Providence, RI. Workshops involved historic window construction, wood treatments, and glass cutting. (March 2024)
- New England Chapter of Vernacular Architecture Forum, Providence, RI. Attended the New England Chapter of the Vernacular Architectural Forum. This Forum included several lectures about regional vernacular architecture and an historic architectural tour of Downtown Providence. (April 2024)
- Paint Archaeological Workshop, Providence, RI – Attended paint archaeological Workshop with Architectural Conservation Service, Bristol, RI. Workshop included paint scraping analysis and layer dating. (April 2024)



Proposal For:
Reconnaissance-Level Architectural Survey
Biddeford, Maine
January 15, 2026

Submitted By:
Trileaf Corporation
1515 Des Peres Rd.
Suite 200
St. Louis, MO
63131
314-997-6111

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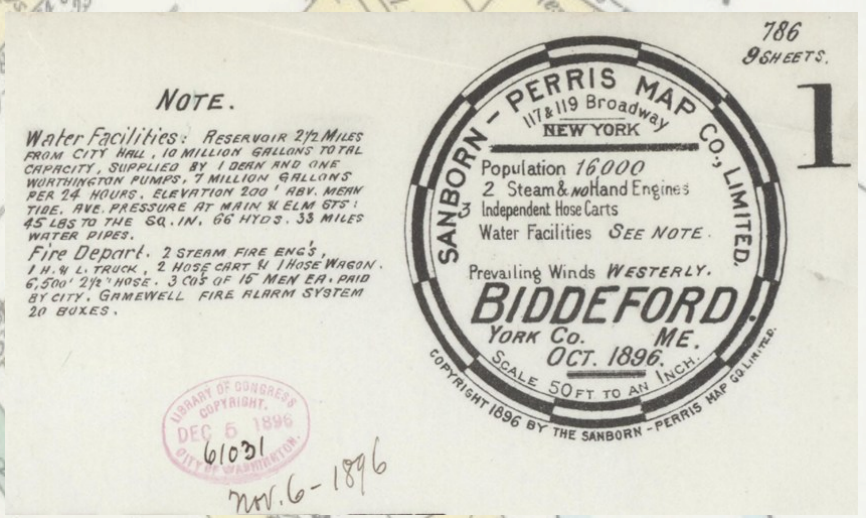
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1-15-26

Brad Faverau

Development and Sustainability Coordinator

City of Biddeford, Maine

Re: Letter of Intent

Greetings,

Trileaf is happy to propose our services for historic properties in Biddeford! We are a full-service, multidisciplinary, nationwide consulting firm of qualified Cultural Resource specialists. . Trileaf has 6 offices and 13 remote site locations nationwide, facilitating high-quality reports, and quick turnaround times for medium to large-volume projects that cover large geographies and complex layering.

Our SOI Qualified staff members excel in archaeological and historic resources surveys, site investigation and data recovery, National Historic Preservation Act (NHPA) nominations, Section 106 reviews, and historic preservation planning. We have nationwide experience in State Historic Preservation Office (SHPO) and Tribal Historic Preservation Office (THPO) consultation. Our expertise is focused on the construction, wireless infrastructure, commercial real estate, municipal development and tourism industries. Trileaf is widely known for our quality work, thorough communication, community engagement, and rapid turn-around times that exceed industry standards.

We look forward to the opportunity to work with you on the successful completion of this project. If you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,



John Meadows

Cultural Resources Business Development Manager

j.meadows@trileaf.com



The New Trull Hospital, Biddeford, Me.



The Old Trull Hospital, Biddeford, Me.





Staff Qualifications

Trileaf's cultural resources team is led by skilled and experienced Project Managers with the ability to identify and manage specific project objectives, provide technical guidance and assistance in completion of project tasks by qualified staff members, and anticipate any project needs or nuances.

Our project managers and qualified staff have extensive experience establishing the background and context for projects utilizing resources that include, but are not limited to, the State Historic Preservation Office's National Register Sites and Districts, Certified Local Districts and Architectural Surveys online map, Historic Sanborn Fire Insurance maps, the Archaeology Viewer online maps, and locally relevant archival resources and repositories. Archaeological and/or archival background research will be completed prior to all field investigation and site surveys.

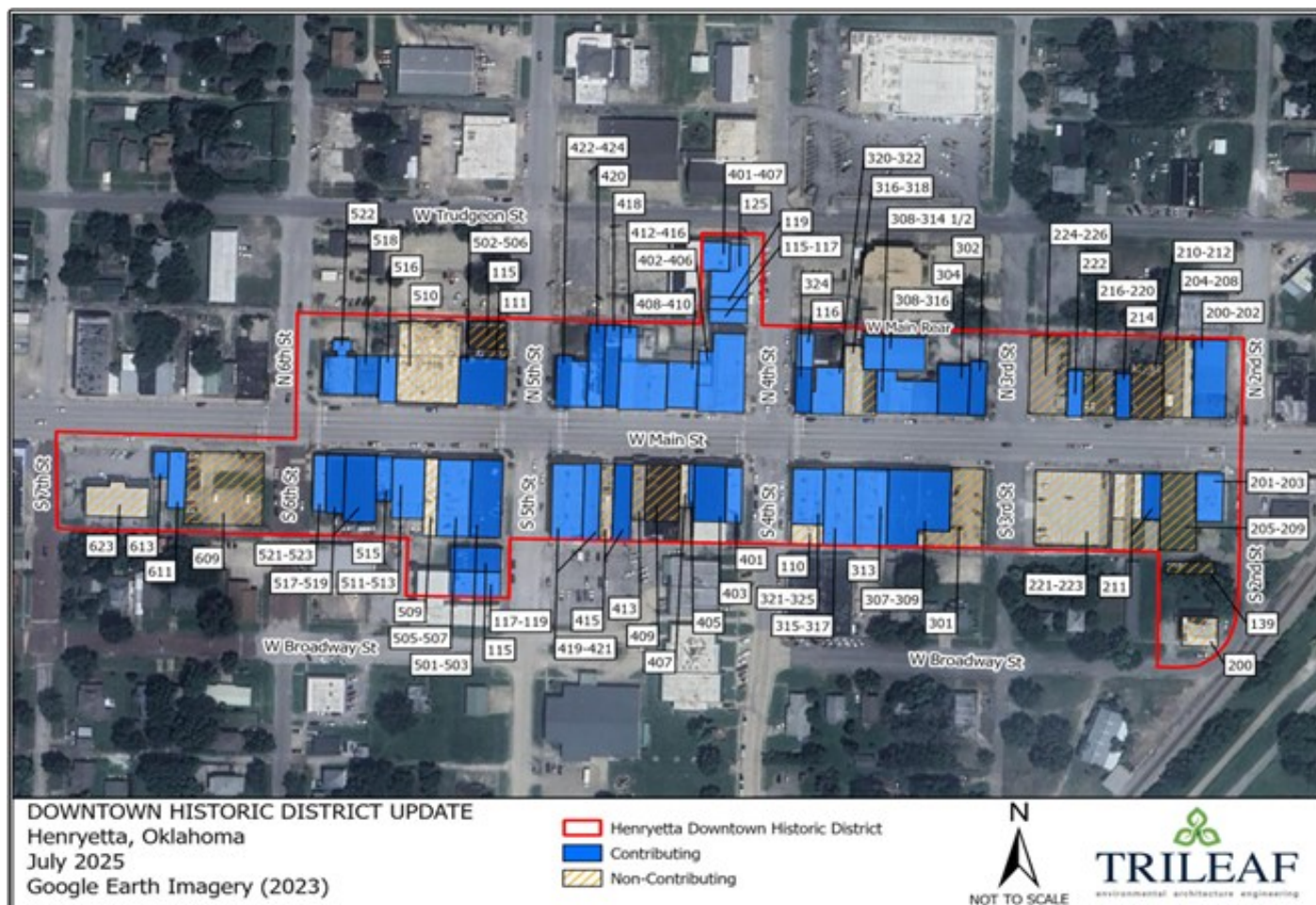
Trileaf project managers believe that proactive and regular communication with our clients and stakeholders is paramount to successful project completion. For instance, using our in-house project management software, Project Managers can provide stakeholders with regular project trackers, which can be run to monitor project progress in real time to ensure project milestones and deliverables are completed on time. Additionally, all cultural resources deliverables are subject to a rigorous process of both peer and project manager review to ensure quality and client satisfaction.

Trileaf utilizes handheld GPS units and digital data collection software for accurate and secure recordation and mapping of cultural resources during all field investigations. For production of forms, reports, and all other deliverables, Trileaf utilizes Microsoft Office Suite, Adobe Acrobat Pro, and ArcGIS. We upload all information to Microsoft OneDrive for ease of secure file sharing with clients.

For background research, our Historians have detailed experience reviewing contemporary primary source materials like personal journals and diaries, newspaper and magazine sources, tax records, photography, and court proceedings. Sometimes finding this data requires resourceful and diligent tactics as many are poorly catalogued in university collections, libraries or city hall basements. In several instances, these sources were found through private collections!

Similar Scope Experience

Historic Downtown District Update & NRHP Nomination: 1st Presbyterian Church / Henryetta, OK



In 2025, Trileaf worked with local and state officials to update the Henryetta, Oklahoma Downtown Historic District inventory and boundaries. As a function of that study, a NRHP nomination for the 1st Presbyterian Church was initiated and submitted.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

First Presbyterian Church
Name of Property
Henryetta, Okmulgee, Oklahoma
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 12



Figure 10: View showing the delaminating stone wythe at the south gable, 2015. Stonefell Chapel (website).



Figure 11: View showing the selective demolition at the south gable before re-setting of the blocks occurred, 2015. Stonefell Chapel (website).

Summary:

The First Presbyterian Church of 1916-17 and 1922-23 at 412 West Division Street, Henryetta, OK, occupies a double corner lot, 140 feet north-south by 100 feet east-west, at the northeast corner of West Division and North 5th Streets. The church lies one and on-half blocks north of the central business district of Henryetta, surrounded by single family dwellings on single or double lots to the north, east, and west and commercial buildings to the south.

Set back from the surrounding streets on two sides behind a grassy lawn, the tall one-story building with a partial basement, measuring approx. 120 feet north-south by 83 feet east-west (overall), was built of brick and rock-faced, ashlar limestone bearing wall construction on a brick and reinforced concrete partial basement and footing (original construction) and reinforced concrete foundation (addition). The church proper (hereafter referred to as “the church”) is covered with a main cross gable / hipped roof with secondary flat roofs at the four corners of the building. The church is Gothic revival in style with a prominent corner tower entrance that provides access to the sanctuary. A utilitarian, flat-roofed, brick masonry community hall (hereafter referred to as the “community hall” or “addition”) was added at the northeast corner of the church in 1922-23. The addition, L-Shaped in plan, wraps around the northeast corner of the church-proper.

Cultural Resources Survey of the Old Highway E Bridge Replacement Granby, MO

In October 2024, Trileaf Corporation (Trileaf) performed a cultural resource survey for a proposed removal and reconstruction of the Old Highway E Bridge over Shoal Creek near Granby in Newton County, Missouri. The total project area comprises approximately 700 linear feet of roadway, including the bridge over Shoal Creek, encompassing approximately 1.5 acres (0.6 hectares). In addition, an architectural survey of all structures located within 100-feet of all permanent and temporary easements, construction areas, and any temporary construction easements were reviewed for effects and nation register eligibility.

The United States Army Corps of Engineers (USACE) is the permitting body for the project and as such requires that all projects conduct a cultural resources review under Section 106 (36 CFR 800) of the National Historic Preservation Act (NHPA) (54 USC § 306101).

The archaeological field investigations of the project area, which included visual inspection, pedestrian survey, and shovel testing were undertaken on October 17, 2024. Results of the survey yielded one isolated find of a single lithic flake resulting in the recording of an archaeological site that is recommended as *Not Eligible* for the national register.

The architectural survey, which included visual inspection and photography of the project area and a review of the existing bridge, identified no (0) additional properties within the direct APE or the 100-foot buffer of all work areas.

Based on these results, Trileaf recommends a finding of ***Adverse Effect to Historic Properties in the Areas of Potential Effect*** for this project. Therefore, Trileaf recommends preservation of the existing bridge in place or full documentation of the bridge prior to its demolition.



Methodology

In response to the RFP by the City of Biddeford, Trileaf has prepared the following proposal for an architectural survey of non-contiguous structures, sites, and objects of historic significance throughout the city, but outside the downtown historic district. Based on the information provided by and attached to the Scope of Work, the proposed project area encompasses a large geographic area and contains many such potential parcels, structures, objects, and sites. We propose a summary report that includes an historic resources survey of at least 75 such subjects.

The survey will use existing downtown historic report records, distinguish between time periods and styles, and establish corresponding levels of significance based upon data gathered. We propose a prominent focus on the survey to include the West and East of downtown, along the Saco River to the coast with an emphasis and priority on oldest properties.

In order to complete the final survey and report, Trileaf proposes the following tasks:

- Extensive reporting. We will create historic narratives, complete SHPO site forms, and establish boundary delineations for every property within the survey area.
- Collaborate with personnel from the city Assessing Dept. for dating information.
- Update information from previous surveys for NRHP eligibility if necessary.
- Survey documentation will include photographs of survey area buildings.
- Produce site forms with unique GIS mapping along with all CARMA requirements.
- Review of approx. 75 structures.
- Collaborate with SHPO on reporting and documentation for evaluation.
- Correspondence and collaboration with local historical groups and community stake holders for evaluation and contextualization of data and archival resources.
- Produce a map and make recommendations on status of - and possible amendments to - current NRHP district boundaries per themes, periods, and significance.
- Other research and community outreach activities, local to Biddeford and remotely, as required.

Forms

All survey work and written reports and forms will be conducted in compliance with CARMA requirements, and submitted to the City of Biddeford and SHPO for review and comments.

This effort can be broken into three tasks, including background research, site visit and form preparation.

Background research is undertaken to provide a detailed history of the property development, changes to the buildings over time, and its function within the local and regional commercial and residential patterns. The results of the background research provide a framework by which to assess the potential significance of the property. Sources will include, but may not be limited to, deed research at the City Clerk's office.

The site visit is conducted to document the integrity of the buildings, architectural features, and changes to the buildings over time. Digital photographs (numbering 3 to 6) of the property will be taken capturing the building façades, architectural elements and other relevant features of the building and property, as feasible.

All documentation will be prepared based on the specifications presented in the *Secretary of the Interior's Standards and Guidelines for Identification and Evaluation*. Also, Trileaf will follow SHPO specifications for Conducting Fieldwork and Preparing Cultural Resource Assessment Reports per *National Register Bulletin 24: Guidelines for Local Surveys – A Basis for Preservation Planning*.

Throughout the data collecting process and survey work, Trileaf will regularly correspond and communicate with the City of Biddeford Planning and Development staff. If applicable, all work must conform to the requirements of the federal Historic Preservation Fund Grants Manual concerning grant-assisted survey and inventory and must comply with the Secretary of the Interior's Standards and Guidelines for Identification and Evaluation.

Forms will be submitted to the City of Biddeford Planning and Development Dept. for review, comments, and corrections. Then, Trileaf will submit to CARMA for initial review and process compliance verification.

Trileaf has made several assumptions regarding the completion of these forms. Our assumptions include:

- Full access to the buildings and property, as feasible, or right-of-way (ROW) photo access will be provided to allow for complete documentation of the buildings.
- No formal safety training or specialized safety PPE will be required.
- No special permitting will be required prior to initiating the site visit.

Project Schedule

- Trileaf proposes an initial project meeting with the Planning and Community staff within 30 days from execution of contract.
- Before work begins, Trileaf proposes to hold or participate in a Project Engagement virtual meeting with neighborhood residents and property owners to outline the scope of the work, discuss methodologies, discuss scheduling, and participate in Q&A.
- Trileaf will mobilize a crew of one (1) Department of Interior-qualified Architectural Historian.
- Background research will be initiated within fourteen (14) business days of receipt of the notice to proceed (NTP).
- Field visits to the subject property will be scheduled for approximately 21 business days from NTP, or as agreed upon per stakeholder coordination.
- Forms will be submitted to the City of Biddeford for review, comments, and corrections (2 to 4 drafts). Then, Trileaf will submit to SHPO / CARMA for initial review and process compliance verification.
- Final submission of completed survey forms with all incorporated edits and revisions and final summary report shall be delivered on or before November 30, 2026.

Personnel

Jacob Waters, will serve as Project Manager and executive for this project. Mr. Waters specializes in East Coast and Midwest Regional Architectural History as pertaining to human migration over time. He holds a Master's degree in Historic Preservation, and is a Secretary of the Interior (SOI) qualified Architectural Historian.

Deliverables

Trileaf will submit the following deliverables to the City of Biddeford and the Maine Historic Preservation Commission:

- To each entity, One (1) hard copy of the Full Survey Report including survey methodology, survey index of properties, Historic Context and notes on style, condition, and historic status of individual structures.
- Architectural Survey Forms: Electronically entered into CARMA
- Two (2) physical print sets of Architectural Forms will be delivered to the City of Biddeford, and one (1) copy to the Maine Historic Preservation Commission.
- Survey Maps including required labels.
- One (1) digital copy of all materials including forms, survey report, mapping, and GIS.
- Maps of potential historic landmarks, potential historic districts, and recommendations.

Pricing

We submit a total price of \$17,316. This price includes all meetings, surveys, form reporting, travel and lodging, and final deliverables as outlined in a reasonable interpretation of the Scope of Work described in the Request for Proposal.

As noted previously, the cost estimate is based upon several assumptions. If any of the assumptions listed above do not hold true, or if scope of work cost exceeds available budget, revisions to both the scope of work and provided cost estimate amount may be required.

Trileaf acknowledges that we can provide all insurance required per the RFP, and shall maintain the required levels of coverage throughout the duration of the project.



JACOB WATERS
CULTURAL RESOURCES PROJECT MANAGER II



Expertise

Mr. Waters operates as the primary professional point-of-contact regarding East Coast Archaeological and Historic Architecture Projects and serves as the Primary Senior Architectural Historian over a large geography, specializing in the East Coast Regions of the United States. Mr. Waters is a Secretary of the Interior (SOI) qualified Architectural Historian.

Environmental, Architectural and Preservation expertise:

Field Reconnaissance Section

106 Compliance

Historical Topographic Maps and Aerial Imagery Land

Use History

Phase 1 Environmental Site Assessments

Architectural Survey

Architectural Impacts

SHPO Consultant for 38 states

Condition Assessment Reports (CAR)

Photographic Archival Records (PAR)

National Register Nominations

Balloon Testing

Education

Historic Preservation, M.A.

Southeast Missouri State University / Cape Girardeau, MO

Affiliations

Member of the Board / Academic Liaison– Glenn House Historic Site; Cape Girardeau, MO

Document Manager– Felix Valle House State Historic Site; Ste. Genevieve, MO



Scott Emory, M.A., RPA

Senior Project Archaeologist IV



Expertise

Mr. Emory is a SOI-qualified professional archaeologist with over 20 years of experience in terrestrial and submerged cultural resources management in the Mid-Atlantic region. He has directed Phase I– III archaeological projects of varying complexity, conducted archaeological assessments, Area of Potential Effects (APE) coordination, environmental impact statements, historic context development, and public outreach activities. Scott has completed historical and archival research; artifact conservation, identification and cataloging, report preparation, and environmental assessment of historic and archaeological sites.

Mr. Emory specializes in the investigation of shipyard sites and waterfront trade settings from the 18th and 19th centuries. He also has a strong interest in environmental reconstruction studies in the Mid-Atlantic region and Native American ceremonial practices.

Environmental, Architectural and Preservation expertise:

Field Reconnaissance

Section 106 Compliance

Historical Topographic Maps and Aerial Imagery

Land Use History

Phase 1 Environmental Site Assessments

Architectural Survey

Architectural Impacts

Historical City Directories

Condition Assessment Reports (CAR)

Photographic Archival Records (PAR)

National Register Nominations

Local Government Consultation

Education

M.A. Marine History / Nautical Archaeology

East Carolina University / Greenville, NC

B.A. Anthropology

University of Delaware / Newark, DE

Affiliations

Council for Northeast Historical Archaeology (CNEHA) 2008-Present

Early American Industries Assn. (EAIA) 2016-Present

Section 106 Essentials—Advisory Council on Historic Preservation- 2008

Register of Professional Archaeologists (RPA) 2007- Present

January 2026
26-039

Proposal for Reconnaissance Level Architectural Survey of Biddeford, Maine

Prepared by:

Amanda Nestor, Ph.D., M.Arch., MHP

Senior Architectural Historian

Environmental Services Department 910-
800-1288

Amanda.Nestor@vantagepnt.com



Brad Gavreau
The City of Biddeford
Planning and Development Department
P.O. Box 586
Biddeford, ME 04005

Thank you for the opportunity to present the Vantage Point Solutions proposal for Cultural Resource Services. At VPS we put people first – both our clients and our employees. We foster a positive, creative work environment that keeps our team happily dedicated to you.

VPS has over 550 employees, Professional Engineers licensed in forty states, and over 500 cultural resource projects managed every year throughout the United States. You can rest assured that VPS will be a dedicated partner committed to deliver quality results on time.

Our Environmental & Cultural Resource Services team has experienced Secretary of the Interior qualified archeologists, architectural historians, and full-time environmental scientists dedicated to National Historic Preservation Act and National Environmental Policy Act documentation. With over 30 years of combined experience, the VPS environmental services team excels at moving projects forward by taking a big picture approach but also focuses on the details to keep deliver efficient results. Our team identifies and prioritizes potential schedule impacts early and communicates opportunities where construction progress can be made. We understand the importance of balancing regulatory requirements with client goals for schedule and cost efficiency.

The Vantage Point cultural resources team completes hundreds of cultural resource surveys throughout the United States every year. You will not find a more experienced team.

VPS is built on a foundation of honesty and integrity. VPS is large enough to tackle your project, yet small enough to give you the personal attention you deserve. We will tailor our services to match your unique needs. We will make sure that our approach is consistent with your goals and timelines. We look forward to an opportunity to further discuss the information contained in this response as well as our qualifications for completing the project. Please feel free to contact me if you have any questions.

Sincerely,



Chad Glanzer, PE
President

Methodology

VPS has evaluated the scope of work provided in the Request for Proposals for a Reconnaissance Level Architectural Survey of Biddeford, ME. The proposed methodology is designed to meet the requirements of the Maine Historic Preservation Commission's *Grant and Volunteer Above Ground Survey Manual (Revised 2013)*, the Secretary of the Interior's Standards, and the City of Biddeford's RFP. This approach ensures a consistent, efficient, and accurate reconnaissance-level architectural survey of at least 75 noncontiguous historic properties located outside the downtown historic district.

Proposed Team Members:

Amanda Nestor, Principal Investigator, Project Manager, Researcher, Writer

Mark Carpenter, Project Manager, Researcher, Writer, and Reviewer

Dillon Tripamer, Researcher and Report Preparation

Sydney Boos, Mapping

Samuel White, Review and Compliance

Jana Morehouse, Department Manager

1. Project Initiation and Background Research

The project will begin with a coordination meeting with City staff and the Maine Historic Preservation Commission (MHPC) to confirm the final list of properties, survey boundaries, and CARMA data entry expectations. The consultant will review all available background materials, including assessor records, historic maps, deeds, tax data, the 2022 downtown survey, MHPC inventory files, and relevant local histories. This research will establish preliminary construction dates, architectural styles, and historic contexts, forming the foundation for accurate field documentation.

2. Field Survey

Fieldwork will be conducted by Amanda Nestor and Mark Carpenter in accordance with MHPC's reconnaissance level survey standards. Each property will be documented from the public right of way, with observations recorded on standardized field forms. The survey will identify architectural style, materials, character defining features, integrity, alterations, and condition. High resolution digital photographs will be taken of each resource, including primary elevations, secondary elevations where visible, and contextual views. All images will follow MHPC's naming conventions and technical specifications.

3. CARMA Data Entry and Quality Control

Following fieldwork, all survey data will be entered into the Cultural and Architectural Resource Management Archive (CARMA) by Amanda Nestor, Mark Carpenter, and Dillon Tripamer. Amanda Nestor and Mark Carpenter will ensure that each form is complete, accurate, and consistent with MHPC terminology and formatting requirements. Digital photographs will be uploaded in the required resolution and file structure. A two-stage internal quality review by Samuel White and Jana Morehouse will verify accuracy before hardcopy forms are generated.

4. Survey Report and Mapping

A comprehensive survey report will be prepared in accordance with MHPC guidelines. The report will include a project summary, methodology, and historic context statements addressing the development of Biddeford's coastal, agricultural, industrial, and suburban landscapes. The report will also provide an analysis of architectural trends, integrity assessments, and recommendations for potential National Register eligibility or future intensive level surveys.

A GIS-based survey map will accompany the report, showing all surveyed properties with required labeling. Mapping will be completed by Sydney Boos.

5. Final Deliverables

All deliverables will be produced in the formats required by the MHPC manual and the RFP. These include:

- Three sets of printed survey forms with affixed photographs
- CARMA completed electronic forms.
- Printed survey report
- Printed survey map
- Digital images on CD
- Matrix and image index

Schedule

VPS has the staff and experience to complete this project efficiently. Our PI will be fully dedicated to this project until it is completed.

The project will begin immediately upon contract execution and proceed through five major phases: project initiation, background research, field survey, CARMA data entry, and preparation of final deliverables. All work will be completed by November 30, 2026, in accordance with the RFP. The schedule includes three interim reports, spaced to align with key project milestones and ensure consistent communication with the City of Biddeford and the Maine Historic Preservation Commission.

February–April 2026: Project Initiation & Background Research

During this period, the consultant will meet with City staff and MHPC to confirm the final list of properties, survey boundaries, and CARMA requirements. Background research will be conducted using assessor data, historic maps, deeds, tax records, and existing survey materials.

Interim Report #1 (April 2026) will summarize research findings, confirm the final survey list, and outline the fieldwork plan.

May–July 2026: Field Survey

Reconnaissance-level field documentation will be conducted for all 75+ non-contiguous properties. This includes photography, field notes, and mapping.

Interim Report #2 (July 2026) will provide an update on field progress, preliminary observations, and any recommended adjustments.

July–September 2026: CARMA Data Entry & Quality Review

Survey data will be entered into CARMA, including photographs, architectural descriptions, and location information. A two-stage internal quality review will ensure accuracy and consistency with MHPC standards.

September–October 2026: Survey Report & Mapping

The consultant will prepare the required survey report, including historic context statements, architectural analysis, integrity assessments, and recommendations. A GIS-based survey map will be produced with MHPC-compliant labeling.

Interim Report #3 (October 2026) will include a draft of the survey report and map for City review.

November 2026: Final Deliverables

All final deliverables including printed survey forms, photographs, digital images on CD, the survey report, the survey map, and the matrix/image index will be submitted no later than November 30, 2026.

Project Pricing

Project Phase	Approximate Hours	Cost Per Hour	Cost (Not-to-Exceed)
Project Initiation and Background Research	20	110	\$2,200
Field Survey	40	110	\$4,400
CARMA Data Entry	10	110	\$1,100
Survey Report	40	110	\$4,400
Mapping	16	110	\$1,600
Travel (flight, hotel, car, per diem)			\$3,000
Total Cost (Not-to-Exceed)			\$16,700

VPS Project References

RESPEC
Crystal Hocking
crystal.hocking@respec.com
605-394-6451
605.431.7416

Zach Eivins, CHMM
LBNF ESH Specialist
zeivins@fnal.gov
605-571-2429 office
605-641-7818 mobile

Jason Atwater
Consolidated Telephone Company
jason@goctc.com
D: (218) 454-1137
M: (218) 820-2707

Key Staff Biographies

VPS's professional, client-focused archeologists move efficiently through cultural resource requirements to keep your project on track. From preliminary reviews on in-depth site records, the full-service team – including Secretary of the Interior-qualified Principal Investigators, a biologist and cultural resource technicians – can navigate state, tribal, and federal regulations to clear the way for a successful build, anywhere in the U.S.

Jana Morehouse, M.S., RPA #41999989

Environmental & Cultural Resources Manager

Jana Morehouse received her Master of Science in Anthropology from the University of New Mexico and has over 15 years of industry experience spanning over forty states. This experience includes directing and managing projects and personnel, project proposals, report preparation, editing and review, archeological and historical site recording, testing, and evaluation, and GIS mapping. Communications with federal, private, tribal, and state agencies for project standards. She received certification in Section 106 from the Advisory Council in Historic Preservation in 2015 and is a Registered Professional Archeologist, as well as a member of the International Right of Way Association and the National Association of Environmental Professionals. Her specialization is project management with federal, tribal, and state agencies, and she collaborates hard with the client to make sure that all permitting requirements are met so the project can move forward. Jana has been permitted as a Principal Investigator with ten federal agencies and in twenty states. She and her husband live with their corgis and cats in Rapid City, South Dakota, where she also manages the Vantage Point Rapid City office.

Samuel White, PhD, RPA #17516

Environmental & Cultural Resources Assistant Manager

Sam is the assistant department manager with the Environmental and Cultural Resource Team, coming most recently from FEMA as an environmental specialist. With FEMA, he completed six years of work in Saipan and the Midwest. Sam spent years researching at the Anzick Site in Park County, Montana, the only known Clovis-age burial site, including being published in Nature Magazine. His specialty is both prehistoric human occupation site and forensic anthropology. His role at Vantage Point is to support the VPS staff with project guidance and continuing to keep our deliverables at the highest level for agencies and clients. with quality control methods. Sam and his wife live in Kalispell, Montana.

Amanda Nestor, Ph.D., M.Arch.

Senior Architectural Historian

Amanda Nestor received her Doctorate in History with a focus on historic preservation and architectural history from Liberty University, Masters in Architecture from Arizona State University, Master of Arts in Historic Preservation from Savannah College of Art and Design, and Bachelor of Arts in Historic Preservation and Community Planning from College of Charleston. Amanda has over ten years of experience in historic preservation, architectural history, preservation planning, archival and property research, easements, architectural surveying and inventory reports, and historic real estate. She has extensive knowledge of compliance under federal, state, and local historic regulations. She meets the Secretary of the Interior Professional Qualification Standards for History, Architectural History, Architecture, and Historic Architecture based on education and experience. Amanda hails from Charleston, South Carolina.

Mark Carpenter, M.A.

Senior Archaeologist, Architectural Historian

Mark Carpenter received his Master's in Anthropology from Louisiana State University, BA in Anthropology and History from Owego State University, and attended SUNY Buffalo for a PhD in Anthropology. Mark has experience in archaeology, history, tribal history, and architectural history. He has completed field work in nearly all fifty states and has trained with the Bureau of Land Management, the Department of the Interior, the Midwest Art Conservation Center, and the Advisory Council on Historic Preservation. Mark lives in upstate New York.

Sydney Boos, M.S.

Principal Investigator / Paleontology/GIS Coordinator

Sydney Boos received her Master of Science in Paleontology from the South Dakota School of Mines and Technology. She has 10 years of industry experience in Cultural Resource Management. Her experience includes planning, managing, and supervising paleontology field activities including monitoring, mitigation, and surveying on federal and tribal lands; writing all phases of paleontology inventory reports; archeological field technician; cultural resource reports writing, geomorphology, geology, and soils interpretation; assisting with environmental assessments, and coordinates GIS project mapping and data management. She specializes in early mammals and the Cretaceous Western Interior Seaway. Sydney and her family are currently calling Massachusetts home.

Dillon Tripamer

Architectural Historian

Dillon Tripamer received his Master of Architecture, with a minor in anthropology, from Kansas State University in 2023. Dillon has experience working as both a professional architectural designer and as an archaeologist. His portfolio as a designer includes diverse projects such as large-scale stadiums in the Pacific Northwest down to private residences in Vermont. His archaeological work and research have taken him to various islands across the world, including Crete, Ireland, and Rapa Nui. As an architectural historian, he has experience in multiple Midwest states, as well as in New York, Minnesota, Texas, and Arizona. He has extensive knowledge of compliance under federal, state, and local historic regulations.



Jana Morehouse, M.S. - Environmental and Cultural Resource Services Department Manager

Register of Professional Archaeologists #41999989

I. EDUCATION

Ph.D. program Anthropology, University of New Mexico, coursework: August 2012-May 2013

M.S. Anthropology, Dept. of Anthropology, University of New Mexico, May 2012

B.A. Anthropology (minor Spanish) University of New Mexico, 2009

II. PROFESSIONAL EXPERIENCE

Environmental and Cultural Resources Services Department Manager/Principal Investigator for Archeology and History- *Vantage Point Solutions*; December 2021 to present. Oversee department of archeologists and environmental scientists for all levels of cultural resource projects and National Environmental Protection Act (NEPA) reports, both in the field and for reporting purposes. Coordinate with VPS engineers and right-of-way specialists for environmental aspects of project permitting and grant submittals. Conduct archeological and architectural background research and field projects in multiple states around the U.S. Work with a team to write proposals for projects. Keep quality control and quality assurance standards for reports and field procedures current based on state and federal regulations

Principal Investigator/Operations Manager– Archeology & History, Quality Services Inc. August 2013 to November 2021. Report preparation; editing and review; template writer, historic records research; archeological and historical site recording/testing & evaluation; mapping projects using ArcGIS. Management of personnel and projects in order to accomplish tasks by a deadline and within a budget. Communications with federal, private, tribal, and state agencies for project standards. Use of Barrington gradiometer, FARO Focus 3D Scanner, and NextEngine Scanner. Experience with Trimble and TopCon GPS systems.

Archaeology Research Assistant/GIS Specialist – University of New Mexico, May 2009 to May 2013. Updated and maintained GIS site database including archaeological data, land development and ownership data, government data, and natural resource data, created GIS maps using any and all appropriate data files, digitized archaeological site maps, completed site report forms and site reports, organized and planned field research projects, create presentations for local and national meetings. Planned & directed Phase 1, 2 & 3 surveys, lithic analysis, archeological & historical literature research, historic period structure recording and evaluation, report preparation, monitoring.

Archeologist – Hawaiian Archaeological Research Project, May 2008 to May 2013. Planned & directed Phase 1, 2 & 3 surveys, recorded and evaluated pictographs within project areas, lithic analysis, archeological & historical literature research, historic period structure recording and evaluation, report preparation, monitoring.

Book Review Coordinator – Journal of Anthropological Research, University of New Mexico, July 2011 to May 2013. Communicated with publishers, authors, and reviewers about book reviews, organized and maintained database of books and reviews, assisted with editing process of journal, general office upkeep.



Paleontology Field Assistant – University of Pennsylvania, Dawson City, Yukon, June to July 2010. Worked with the Yukon government to collect fossils from active mining areas. Prepared and curated fossils from Pleistocene era. Identification and catalog of fossils. Public outreach and social media work regarding project.

Museum Curatorial Assistant – Maxwell Museum of Anthropology, University of New Mexico, October 2010 to May 2011. Organized photographic archival data, assisted in exhibit planning and implementation, practiced artifact curation as needed.

Research Scientist I – Bureau of Business and Economic Research, March 2006 to March 2010. Created ArcGIS maps, created ArcGIS databases, data management of large scale address and land geodatabases as GIS data in ArcCatalog, continued training on GIS softwares, compiled data into databases as needed, researched public records on population and land use for reports, format GIS geocoding projects and oversaw implementation and best practices of geocoding projects by Bureau students, conducted in person, telephone and remote 2016 Environmental Review for the Eastern Pennington County Grazing District Pipeline Project on United States Forest Service Land, Pennington County, South Dakota. sensing surveys for project data, oversee data entry, work independently to complete tasks, take instruction on projects, supervised timeline and checklists for updates and projects, trained new students on software and office practices, copyedited and format final projects.

III. CERTIFICATIONS, MEMBERSHIPS, and TRAININGS

Register of Professional Archaeologists 2017-present
Society of American Archaeology
South Dakota Archaeological Society
Plains Anthropological Society

Advisory Council on Historic Preservation Section 106 Training- July 2015
Advisory Council on Historic Preservation Advanced Section 106 Training- July 2015
Current Archeological Prospection Advances for Non-Destructive Investigations 21st Century- May 2015
eRailsafe Certified for Burlington Northern Santa Fe Railroad and Union Pacific Railroad

IV. FIELDWORK EXPERIENCE IN THE FOLLOWING STATES

- Arizona
- California
- Colorado
- Hawaii
- Idaho
- Iowa
- Kansas
- Minnesota
- Missouri
- Montana
- Nebraska
- Nevada
- New Mexico
- North Dakota
- South Dakota
- Texas
- Yukon Territories (Canada)
- Wyoming





Samuel S. White Ph.D. – Environmental & Cultural Resources Assistant Manager

Register of Professional Archaeologists #17516

I. EDUCATION

Ph.D. Applied Anthropology, University of Montana, 2019

M.A. Cultural Anthropology, University of Montana, 2015

II. PROFESSIONAL EXPERIENCE

Environmental and Historic Preservation Specialist and SOI Archaeologist – Federal Emergency Management Agency (FEMA) (October 2019 to December 2024). I was deployed to various disaster sites, including Saipan CNMI, Minnesota, Michigan, Illinois, and Wisconsin to name a few. My work for FEMA involved conducting NHPA and Environmental project reviews, writing Section 106 Consultations, and participating in meetings with Tribal authorities, governmental departments, and local stakeholders.

Lewis Bridge Archaeological Project (LRB), Yellowstone National Park: Archaeological survey Field Director (Sept 9- Sept 15, 2017): As Field Director, I was responsible for all personnel accountability, survey work-plan, data recording and logistics regarding the project. Additionally, I was the Principal Author of the final report as noted above in the Professional Submission section of this resume.

F. E Warren AFB, Wyoming Archaeological Survey: Archaeological Survey Crew Chief for the Center for Integrated Research on the Environment (CIRE) (June 4 – July 28, 2017): As the Archaeological Survey Crew Chief for this project, I was tasked with over-seeing the day to day operations of archaeological survey conducted on the F.E. Warren AFB.

Nellis AFB Range 71 Nevada Archaeological Survey for CIRE, Archaeological Survey Crew Member (May 6 – May 20, 2017): As a survey Crew member for this project, I was tasked with day to day surface survey, mapping and data recovery.

Warren Grove Bombing Range, New Jersey Archaeological Survey for CIRE, Archaeological Survey Crew Chief (March 5- April 9, 2017): As archaeological Crew Chief for this project, I was tasked with over-seeing the day to day operations of archaeological survey conducted on the Warren Grove AFB.

Employed as Archaeological Assistant Field and Administrative Director for CIRE (October 2016 to December 2017): As part of a team of archaeologists working for CIRE, I was tasked with any jobs required to complete CIRE projects as described above. These tasks included but were not limited to field surface survey, shovel test pit excavation, lab work, and final report writing as per NHPA, Section 106 or Section 110. During my employment with CIRE, the team would take turns with specific job titles such as Crew Member, Crew Chief of Field Director all the while sharing in all duties pertaining to all positions.

Employed by Dr. Doug Macdonald of the University of Montana, as part of an archaeological survey team at Yellowstone National Park (Fishing Bridge Project; May 16 – June 22, 2016): During this project, I shared day to day work including mapping, data collection and documentation, surface survey, shovel test pit excavation and the full excavation of test-units in areas deemed probable locations of culturally significant sites. This work incorporated and supported Phases I, II and III levels of archaeological survey, for the purpose of identifying, recording and determining eligibility in the NRHP; with potential implementation of alternative plans to mitigate disturbance of eligible sites.

Warren Grove Bombing Range, New Jersey (CIRE) Archaeological Crew Chief (January-December 2015): As archaeological Crew Chief for this project, I was tasked with over-seeing the day to day operations of archaeological survey conducted on the Warren Grove AFB. The survey entailed base-wide Phase I and Phase II surveys incorporating both surface and sub-surface survey with extensive shovel test pits being excavated as the primary sub-surface testing method. This project was conducted as part of the on-going US Air Force mandate to identify, preserve, and manage cultural resources on its properties.

Co-Project Field Director of private exhumation of the human remains of H.E. Beard Jr. at the Beard Family Property near Paradise Montana (July 24, 2015).

Data Entry (Lab Work) for the Montana Yellowstone Archaeological Project 2012 (MYAP) for Dr. Douglas Macdonald (Spring 2013).

Employed by Dr. Douglas Macdonald as part of an archaeological survey team at the following locations and dates:

Backcountry and Lewis/ Snake River of Yellowstone Park, Summer 2013

Backcountry of Yellowstone Park, Summer 2012

Rattlesnake Wilderness area from 7/5-7/15, 2012

Through the completion of these projects, I shared in day to day archaeological team work including mapping, data collection and documentation, surface survey, shovel test pit excavation and the full excavation of test-units in areas deemed probable locations of culturally significant sites. All of these projects required extensive hiking, mapping and logistics pertaining to the archaeological work and involved extreme living and working conditions for multiple days at a time. This work incorporated and supported Phases I, II and III levels of archaeological survey, for the purpose of identifying, recording and determining eligibility in the NRHP; with potential implementation of alternative plans to mitigate disturbance of eligible sites.

III. PROFESSIONAL SUBMISSIONS

Principal Author of Lewis River Bridge Archaeological Project (LRB)

Report was submitted to Yellowstone National Park (2018)

Principal Author of Yellowstone Fire Impacts Archaeological Research Survey (YFIARS)

Report was submitted to Yellowstone National Park (2018)

IV. PEER REVIEWED PUBLICATION

Contributing Author to article in Nature Magazine, (**The genome of a Late Pleistocene human from a Clovis burial site in western Montana**). February 13, 2014 Vol. 506 p. 255

V. ORGANIZATIONAL MEMBERSHIP

Plains Anthropological Society

Montana Archaeological Society

Society for American Archaeology

Golden Key International Honour Society

Montana Lambda Alpha-Beta Chapter

Amanda Nestor, Ph.D. – Senior Architectural Historian

I. EDUCATION

B.A. Historic Preservation and Community Planning, College of Charleston, Charleston, SC, 2013.

M.A. Historic Preservation, Savannah College of Art and Design, Savannah, GA, 2014.

Masters of Architecture (M.Arch), Arizona State University, Tempe, AZ, 2025.

Ph.D. History, Liberty University, Lynchburg, VA, 2024.

II. PROFESSIONAL EXPERIENCE

Senior Architectural Historian, Vantage Point Solutions, March 2025-present.

Professor, College of Charleston, 2025-present.

Professor, Lawrence Technological University, 2025-present.

Preservation Planner, Historic Charleston Foundation, May 2024-February 2025.

Researched and prepared grants, researched easements and prepared easement documentation, inspected easement properties, developed rehabilitation proposals, conducted historic property research and inspections, prepared National Register preliminary research forms, reviewed architectural plans for alterations to historic properties, consulted with homeowners on preservation best practices, reviewed proposed zoning changes, represented the foundation at public meetings, consulted with developers on sustainability and community input, prepared MOUs and revolving fund programming guidelines, prepared architectural drawings and graphics, completed archival research, advocated for historic preservation, consulted with SHPO and National Trust concerning property documentation and grant funding.

Preservationist, Private Consultant, May 2013-August 2021.

Conducted feasibility studies, prepared preservation plans, led preservation campaigns, completed archival research, prepared historic structure reports, co-founded a preservation legal action team for preservation guidelines reviews, reviewed community preservation guidelines, consulted with SHPO and preservation organizations, led fundraising efforts, researched, prepared, and submitted grants, served on zoning board, preservation foundation board member, presentations on cemetery conservation.

Real Estate Broker, North Carolina, South Carolina April 2015-present.

Focused on historic and stigmatized properties, promoted historic rehabilitation tax credits, promoted the benefits of historic preservation guidelines and historic districts, marketed stigmatized properties, represented both small-scale and large-scale transactions, provided relocation assistance, consulted with SHPO and preservation organizations on covenant property sales.

Archives Volunteer, Charleston Museum, 2013-2014.

Entered ephemera into archival database, documented new acquisitions, completed patron research requests, repaired damaged ephemera and books.

III. CERTIFICATIONS, TRAININGS, AND MEMBERSHIPS

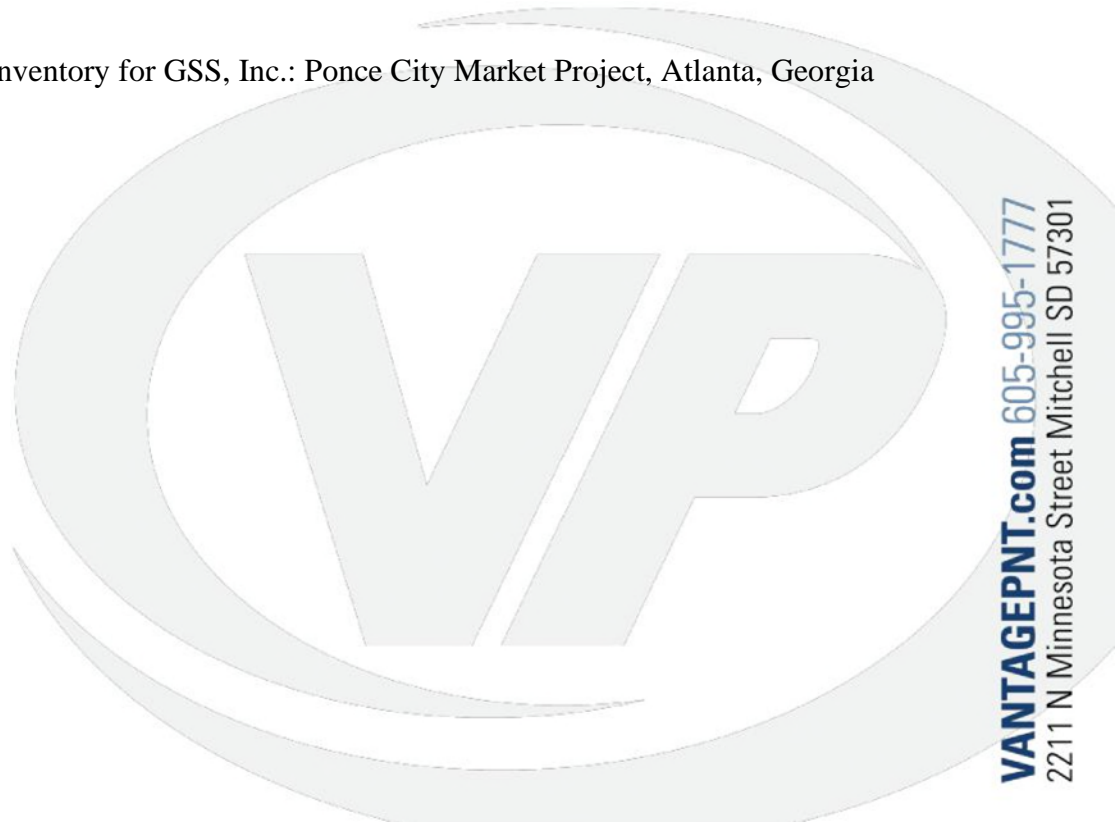
North Carolina Real Estate License 2015-present
South Carolina Real Estate License 2021-present
National Center for Preservation Technology and Training, Cemetery Conservation and Cleaning, 2017
Hampton Plantation Archaeological Slave Dwelling Dig, 2013
National Preservation Institute, Section 106 Certificate: Effective Participation and Response Strategies
Preservation Action, executive board member. 2025-present.
American Association for State and Local History
American Institute of Architects
Association for Gravestone Studies
National Trust for Historic Preservation
Society of Architectural Historians
Vernacular Architecture Forum
World Heritage-USA (ICOMOS-USA)

IV. FIELDWORK

Georgia
New York
North Carolina
South Carolina

V. SELECT REPORTS

Nestor, A.
2025, Historic Architectural Inventory for GSS, Inc.: Ponce City Market Project, Atlanta, Georgia



VANTAGEPNT.com 605-995-1777
2211 N Minnesota Street Mitchell SD 57301



Sydney Boos –GIS Specialist/Paleontologist/Archaeological Technician

I. EDUCATION

M.S. Paleontology South Dakota School of Mines and Technology, 2015.

B.S. Geology Grand Valley State University, 2007

II. PROFESSIONAL EXPERIENCE

GIS Specialist/Paleontologist/Archaeological Technician- *Vantage Point Solutions*; August 2023 to present. Mapping projects using ArcGIS. Conduct historic records research. Write technical reports. Conduct paleontological field projects. Communicate with federal, private, state and tribal agencies for project standards.

Paleontologist/GIS Specialist/Cultural Resources Technician – Quality Services Inc. October 2015 to November 2021.

Mudlogging Geologist- Canrig Drilling Technologist Ltd May 2010 to August 2012

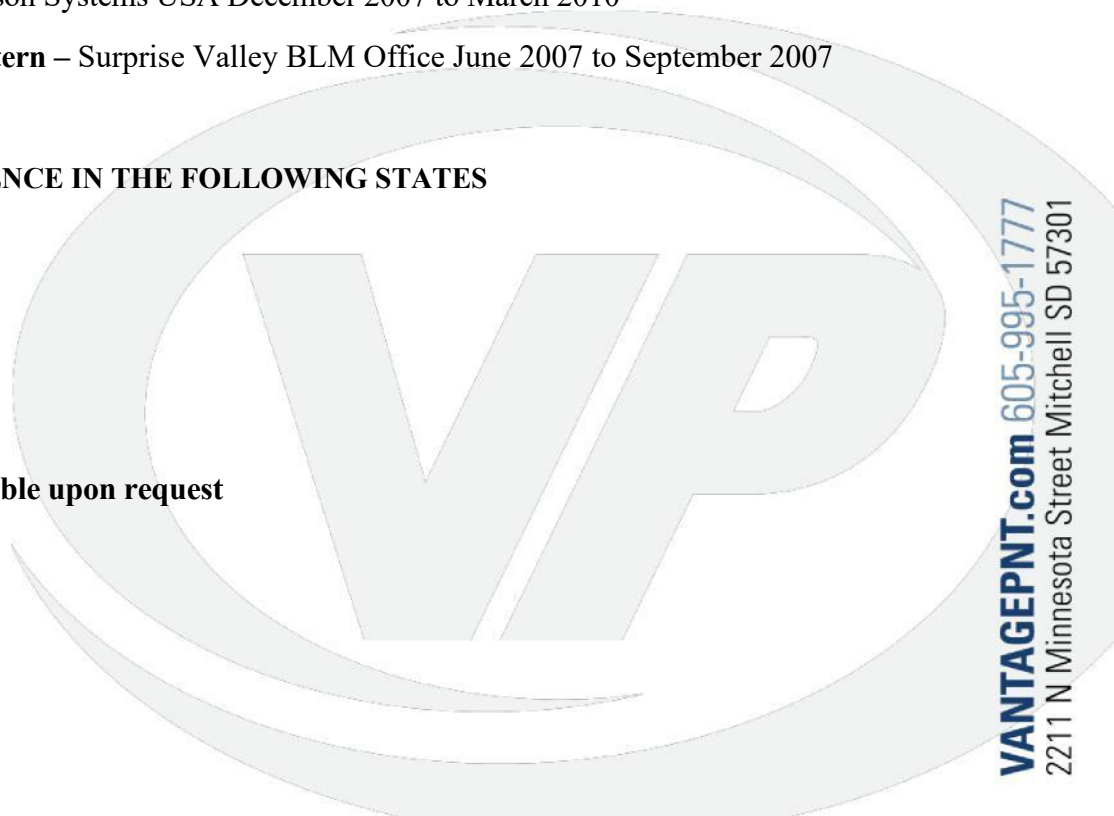
Mudlogging Geologist - - Pason Systems USA December 2007 to March 2010

GeoCorps Paleontologist Intern – Surprise Valley BLM Office June 2007 to September 2007

III. FIELDWORK EXPERIENCE IN THE FOLLOWING STATES

- Nebraska
- Wyoming
- South Dakota

IV. Report examples available upon request



Mark W. Carpenter M.A. – Environmental & Cultural Resources Senior Archaeologist

1. EDUCATION

Ph.D. program Anthropology, SUNY Buffalo, coursework: August 1998-May 2000
M.A. Anthropology, Dept. of Geography & Anthropology, Louisiana State Univ., May 1998
B.A. Anthropology and History (minor Geology) Oswego State Univ., Oswego, New York, 1995
(Degree requirements completed in two separate departments. Conferred as a dual major degree)
A.S. Math/Science (Geology concentration), Jamestown Community College, New York 1992

II. PROFESSIONAL EXPERIENCE

Senior Archaeologist/Historian/Architectural Historian-Eocene April 2024 to May 2025
Report preparation; historic records research; historical structure recording & evaluation, project effects analysis, evaluation for the NRHP. Historical research and document writing.

Principal Investigator/Historian/Architectural Historian-Impact7g April 2023 to April 2024
Report preparation, editing and review; historic records research; archeological and historical site recording/testing & evaluation. Structure recording, project effects analysis, evaluation for the NRHP. Historical research and document writing.

Senior Principal Investigator/Project Manager/Architectural Historian – Archeology & History, *Quality Services Inc.* March 2008 to April 2023. Report preparation, editing and review; historic records research; archeological and historical site recording/testing & evaluation. Structure recording, project effects analysis, evaluation for the NRHP. Historical research and document writing concerning Native American activity in various states for inclusion in ethnographic reports.

Tribal Historian – Oglala Sioux Tribe Tribal Historic Preservation Office September 2009 to September 2013. (Approved as a qualified historian by the Department of the Interior). Staff Historian, organize acquisition of oral historical testimony on several projects, structure recording and evaluation.

Archeologist/Historian - Heritage Preservation & Interpretation, Inc., December 2001 to March 2008. Planned & directed Phase 1, 2 & 3 surveys, lithic analysis, archeological & historical literature research, historic period structure recording and evaluation, report preparation, monitoring, human remains excavation & tribal consultation.

Archeologist - SUNY Buffalo Archaeological Survey, November 2001 to March 2008 (part-time). Directed Phase 1, 2 & 3 surveys, lithic analysis, archeological & historical research, historic period structure recording and evaluation & report preparation.

Archeologist, Seneca Nation Tribal Historic Preservation Office, New York, Aug-Sept 2005 - Review and approve cultural resources reports submitted to tribe, communications towers consultation, cultural resources site inspection and condition assessment for Tribal Historic Preservation Officer.

Lithic Analyst, Powers and Teremy, LLC, prehistoric artifacts from archeological sites in Dansville and Marilla, NY, May-July 2005

Archeological Technician, SUNY Buffalo Archeological Survey, October 1998-March 2001 Phase 1, 2 and 3 Archeological Surveys, Lab work and report writing.

Archeological Technician, Environment and Archaeology, LLC, July-Aug 1998. Phase 1 Pipeline survey, GPS data recording, and soil description/analysis between Warsaw and Cazenovia, New York.

Archeological Technician, NY State Museum, May-July 1998. Phase 1 and 2 archeological surveys in NY.

Archeological Technician, Dean & Barbour Associates, Inc., Buffalo, NY. Phase 1, 2 and 3 surveys and excavations, 1994-1997.

III. CERTIFICATIONS, MEMBERSHIPS, and TRAININGS

Bureau of Land Management: Oil and Gas Workshop, Dickenson, North Dakota, April 2015 (Training to assess impact of oil industry related construction developments on historic properties and information concerning changes to BLM requirements in Montana, North Dakota and South Dakota)

Department of the Interior, National Park Service: Current Archaeological Prospection Advances for Non-Destructive Investigations in the 21st Century. Ogallala, Nebraska, May 2012

Midwest Art Conservation Center: A Primer on Disaster Planning, Response and Salvage, Deadwood, South Dakota, May 2010. (Course on cultural resource and historic object salvage and conservation)

Bureau of Land Management (BLM): Visual Contrast Rating Course, Rock Springs, Wyoming, April 2009 (Training to assess impact of construction developments on historic properties within the visual area of potential effect)

Advisory Council on Historic Preservation: Two day training course The Section 106 Essentials, Pierre, South Dakota, June 2008 (includes section on the protection of historic properties and assessing effects in visual and direct areas of potential effect)

Register of Professional Archaeologists 2010
Society of American Archaeology 1996-2001
South Dakota Archaeological Society
Plains Anthropological Society
Lambda-Alpha Baton Rouge Chapter
New York State Archaeological Society 2007-2008

IV. FIELDWORK EXPERIENCE IN THE FOLLOWING STATES

- Alaska
- Connecticut

- Delaware
- Idaho
- Illinois
- Indiana
- Iowa
- Kentucky
- Louisiana
- Maryland
- Massachusetts
- Michigan
- Minnesota
- Missouri
- Montana
- Nebraska
- Nevada
- New Jersey
- New York
- North Dakota
- Ohio
- Oregon
- Pennsylvania
- South Dakota
- Tennessee
- Texas
- Virginia
- Washington, D.C.
- West Virginia
- Wisconsin
- Wyoming



IV. ARCHITECTURAL HISTORY EXPERIENCE IN THE FOLLOWING STATES

- Alaska
- California
- Colorado
- Connecticut
- Delaware
- Idaho
- Illinois
- Indiana
- Iowa
- Kansas
- Kentucky
- Louisiana
- Maryland
- Massachusetts
- Michigan
- Minnesota
- Missouri
- Montana
- Nebraska
- Nevada
- New Jersey
- New York
- North Dakota
- Ohio
- Oklahoma
- Oregon
- Pennsylvania
- South Dakota
- Tennessee
- Texas
- Virginia
- Washington
- Washington, D.C.
- West Virginia
- Wisconsin
- Wyoming



CURRICULUM VITA

Dillon Tripamer, M.Arch –Architectural Historian

I. EDUCATION

M.Arch. Architecture, College of Architecture, Planning, and Design, Kansas State University, May 2023

II. PROFESSIONAL EXPERIENCE

Architectural Historian - *Vantage Point Solutions*, January 2025 to present. Specialize in the research, analysis, and preservation of architectural heritage. Provide insights to the historical development of buildings, urban environments, architectural styles, and historical significance of structures.

Architectural Designer – *TruexCullins Architecture + Interiors*, January 2024 to December 2024. Used 3D modeling software, such as Revit, AutoCad, and Sketchup to design and document architectural projects. Created artistic and photo-realistic renderings using Adobe Photoshop and Enscape.

Architectural Designer – *Crawford Architects*, August 2023 to December 2023. Used 3D modeling software, such as Revit, AutoCad, and Sketchup to design and document architectural projects. Created artistic and photo-realistic renderings using Adobe Photoshop and Enscape.

Volunteer Archaeological Researcher – *Mochlos Archaeological Project*, June 2022/2023 to August 2022/2023. Excavated the Minoan settlement of Mochlos off the northern shore of Crete. Lead the excavation of a trench in 2022. Researched and wrote a chapter in the forthcoming publication over the ancient Minoan Quarry of Mochlos.

Architectural Intern – *M+H Architects*, May 2021 to August 2021. Used 3D modeling software, such as Revit, AutoCad, and Sketchup to design and document architectural projects. Created artistic and photo-realistic renderings using Adobe Photoshop and Enscape.

Archaeologist Field Technician – *Quality Services Inc*, May 2020 – August 2020. Phase I survey for a wind energy project in North Dakota.

TRAINING AND CONFERENCES:

Preserve Iowa Summit, Muscatine, Iowa, June 5th to June 7th 2025

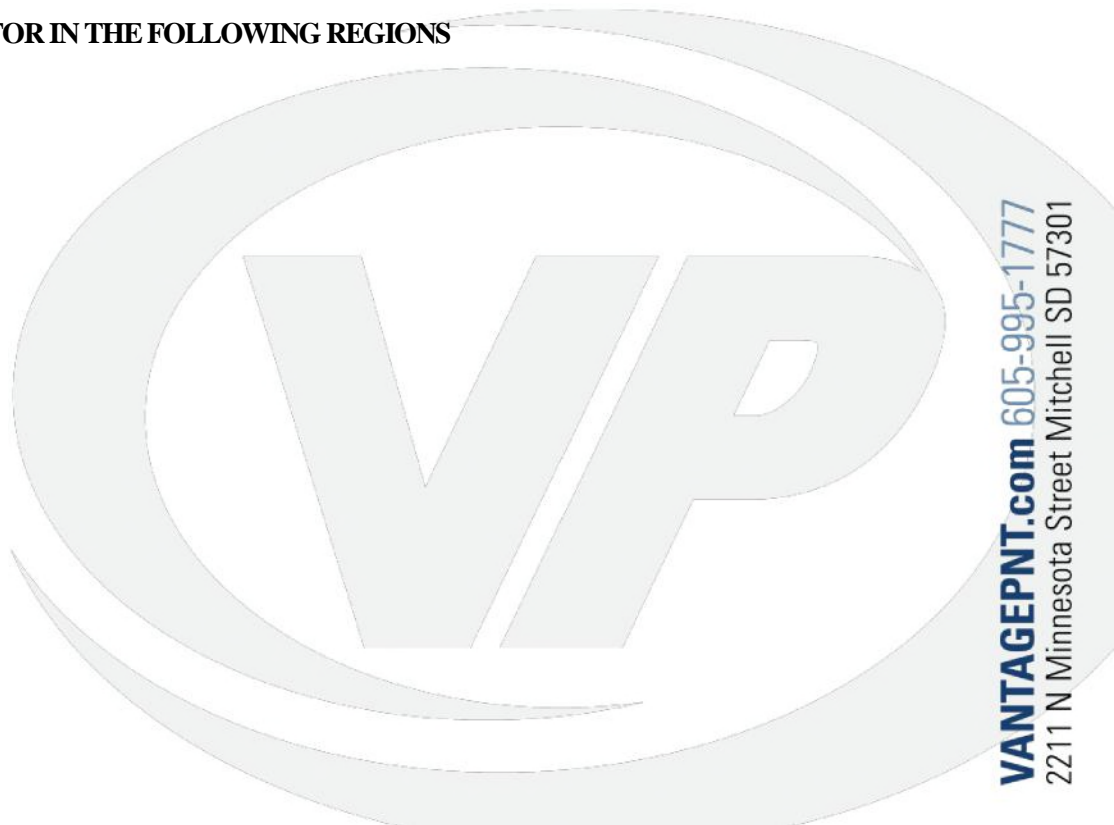
Bio-archaeology Field School, Mississippi State University, June 2019 to July 2019. Excavated human remains below the foundation walls of a 16th church in Croatia.

III. FIELDWORK EXPERIENCE IN THE FOLLOWING STATES/COUNTRIES

- Arizona
- Crete, Greece
- Illinois
- Indiana
- Iowa
- Kansas
- Minnesota
- Montana
- North Dakota

IV. REPORT WRITER OR EDITOR IN THE FOLLOWING REGIONS

- Arizona
- Crete, Greece
- Illinois
- Indiana
- Iowa
- Ireland
- New York
- Nevada
- Oceania
- Peru
- South Carolina





VI. SELECT REPORTS

Tripamer, Dillon and Zoe Pruden

2025 Historic Properties Inventory for the GSS, Inc. Ditmars Heights Telecommunications Project

Tripamer, Dillon, Travis Ojala, and Justin Fleetwood

2025 Historic Properties Inventory for the West Burlington CRAN 025A Node Project

Tripamer, Dillon, Natalie Long, and Justin Fleetwood

2025 Historic Properties Inventory for the Ottumwa CRAN II 039 A Node Project

Tripamer, Dillon, Natalie Long, and Justin Fleetwood

2025 Phase I Cultural Resource Inventory and Architectural Survey for the Oneida Rio Exchange Buried Cable Project

Brad		Kleinfelder - Augusta ME		Hartgen - Re
Criteria	Weight	Score	Weighted Score	Score
Prior Experience	0.15	5	0.8	5
Efficiency of Methodology	0.10	5	0.5	5
Quality of Previous Work	0.40	5	2.0	5
Capacity to Undertake Project in a Timely Manner	0.25	5	1.3	5
Demonstrated competence with CARMA	0.10	5	0.5	2
Total			5.0	

Julie		Kleinfelder - Augusta ME		Hartgen - Re
Criteria	Weight	Score	Weighted Score	Score
Prior Experience	0.15	5	0.8	4
Efficiency of Methodology	0.10	5	0.5	3
Quality of Previous Work	0.40	5	2.0	4
Capacity to Undertake Project in a Timely Manner	0.25	5	1.3	3
Demonstrated competence with CARMA	0.10	5	0.5	0
Total			5.0	

Catherine		Kleinfelder - Augusta ME		Hartgen - Re
Criteria	Weight	Score	Weighted Score	Score
Prior Experience	0.15	5	0.8	5
Efficiency of Methodology	0.10	5	0.5	3
Quality of Previous Work	0.40	5	2.0	4

Capacity to Undertake Project in a Timely Manner	0.25	5	1.3	5
Demonstrated competence with CARMA	0.10	5	0.5	2
Total			5.0	

Grand Totals

Kleinfelder
5.00

ensselaer NY	E2PM – Rockaway NJ		Trileaf – St Louis MO		Vantage Point
Weighted Score	Score	Weighted Score	Score	Weighted Score	Score
0.8	4	0.6	5	0.8	1
0.5	3	0.3	5	0.5	5
2.0	4	1.6	3	1.2	1
1.3	3	0.8	5	1.3	5
0.2	2	0.2	2	0.2	2
4.7		3.5		3.9	

ensselaer NY	E2PM – Rockaway NJ		Trileaf – St Louis MO		Vantage Point
Weighted Score	Score	Weighted Score	Score	Weighted Score	Score
0.6	3	0.5	2	0.3	2
0.3	2	0.2	2	0.2	3
1.6	3	1.2	2	0.8	2
0.8	3	0.8	2	0.5	2
0.0	0	0.0	0	0.0	0
3.3		2.6		1.8	

ensselaer NY	E2PM – Rockaway NJ		Trileaf – St Louis MO		Vantage Point
Weighted Score	Score	Weighted Score	Score	Weighted Score	Score
0.8	4	0.6	4	0.6	2
0.3	3	0.3	3	0.3	2
1.6	4	1.6	4	1.6	2

1.3	4	1.0	4	1.0	2
0.2	2	0.2	2	0.2	2
4.1		3.7		3.7	

Hartgen

4.02

E2PM

3.25

Trileaf

3.13

- Mitchell SD
Weighted Score
0.2
0.5
0.4
1.3
0.2
2.5

Excellent	5
Good	4
Fair	3
Poor	2
Very Poor	1

- Mitchell SD
Weighted Score
0.3
0.3
0.8
0.5
0.0
1.9

Excellent	5
Good	4
Fair	3
Poor	2
Very Poor	1

- Mitchell SD
Weighted Score
0.3
0.2
0.8

Excellent	5
Good	4
Fair	3
Poor	2
Very Poor	1

0.5
0.2
2.0

Vantage Point

2.13