

1 **SECTION XI - HISTORIC PRESERVATION PLAN ELEMENT**
2
3

4 *This Section taken together with Section VIII – Recreation & Parks Plan Element, Section IX –*
5 *Conservation Plan Element, and the separately published Recreation and Open Space Inventory*
6 *(ROSI) may be cited as the “Open Space and Recreation Plan(OSRP) for the Township of*
7 *Livingston, County of Essex”.*
8
9

10 **INTRODUCTION**
11

12 The Historic Preservation Plan Element indicates the location and significance of historic sites,
13 identifies the information used to assess their eligibility for historic site designation, and analyzes
14 the impact of each component and element of the Master Plan on the preservation of historic
15 sites. As defined in Section 170-3 of the Code of the Township:

16 Historic site means any real property, man-made structure, natural object or configuration
17 or any portion or group of the foregoing which have been formally designated in the
18 Master Plan as having historical, archaeological, cultural, scenic or architectural
19 significance.
20

21
22 A goal of the State Development and Redevelopment Plan is to “preserve and enhance historic,
23 cultural, open space and recreational lands and structures.” The New Jersey Department of
24 Environmental Protection (NJDEP) has stated that in New Jersey the public commitment to
25 implement historic preservation is defined by three distinct designation types: the National
26 Register of Historic Places, the New Jersey Register of Historic Places, and designation by a
27 municipality pursuant to the authority of the Municipal Land Use Law. Listing on the New
28 Jersey Register of Historic Places assures protective review of public projects that might
29 adversely affect the character of historic property. A listing of a site on that register does not
30 place limitations upon a private owner’s property rights. Neither does a listing on the Federal
31 register.
32

33 The N.J. Municipal Land Use Law enables local municipalities to adopt ordinances to regulate
34 historic sites that have been identified in the local Master Plan. Such ordinances may cover
35 alterations and demolitions, and may also provide for preservation of important original
36 construction features by granting exemptions from modern code requirements.
37

38 The Planning Board has not found any component, element or provision of this Master Plan to
39 adversely impact preservation of historic sites.
40

41 **LIVINGSTON’S HISTORIC SITES**
42

43 Residential and commercial development (especially since the end of World War II) and the
44 ravages of time, have taken their toll of buildings and landmarks from Livingston’s early years.
45 Few have survived into the 21st Century. Four buildings, listed in Table XI-1, although never
46 identified in previous Master Plans, have achieved formal recognition on State or Federal
47 registers.
48

1

Table XI-1

Name	Location	Designated By
Dickinson House	84 Dickinson Lane (Circa 1802)	SHPO 11/20/81
Ward-Force House	366 S. Livingston Avenue (Circa 1752)	SR & NR 11/12/81
Condit Family Cook House	Rear of 366 S. Livingston Avenue	SHPO & NR 12/29/81
Washington Place Schoolhouse	122 Passaic Avenue (Circa 1800)	SHPO 11/20/81

2 SHPO: NJ State Historic Site Program
3 SR: NJ Register of Historic Places
4 NR: National Register of Historic Places
5

6 27 locations are now designated in this Master Plan as Historic Sites for municipal planning
7 purposes. They include the four (4) sites already registered. Their brief descriptions are
8 primarily derived from: “LIVINGSTON The Story of a Community”, Richard A. Shafer (1939)
9 N.J. Writers Project WPA; the 1982 Livingston Historic Trail tour guide prepared by The
10 Livingston Historical Society; the 1999 book “Livingston New Jersey”, by Barry H. Evenchick
11 published as part of The American Century Series; and, the Livingston Environmental
12 Commission’s 2003 Open Space Inventory.
13

14 Each site has been chosen because of one or more of the following standards:
15 • Link to people of importance in Livingston’s past.
16 • Link to events in local or broader history.
17 • Architectural uniqueness in relation to the community at large.
18 • Age.
19 • Preservation of burial grounds.

20 The Historic Sites and 7 potential additional ones are on the Historic Sites Map (Map J).
21

22 **Anderson Squier House** Block 5400 Lot 12
23 Anderson Squire House, 144 Walnut Street, (circa 1800) was built by
24 Anderson Squire, a descendent of Jonathan Squire who, with Nathaniel
25 Camp, had purchased 782 acres in 1774 for £391. The Squire extended-
26 family holdings ranged westerly from what is now Walnut Street to the
27 Passaic River. Nathaniel and Elijah Squire were members of the New
28 Jersey Militia during the War for Independence.
29

30 **Baldwin Family Burying Ground** Block 6101 Lot 29
31 A private cemetery on the westerly side of Passaic Avenue adjacent to
32 the Washington Place School House (122 Passaic Avenue) and established
33 in 1781. It contains 25 graves, including those of three Revolutionary War
34 soldiers, and is in a state of neglect.

1 **Condit Family Cook House**

Block 4400 Lot 2

2 The Condit Family Cook House was the stand-alone summer kitchen of a
3 farm home which was located at what became the corner of Walnut
4 Street and South Orange Avenue. When the Bamberger’s store was built
5 there at what is now the Livingston Mall, the cook house was donated to
6 the Township and moved to its present location at the rear of the Ward-
7 Force House to become part of the “Old Force Homestead”. The Cook
8 House is listed in the National Register of Historic Places.
9

10 **Crystal Plaza**

Block 5701 Lot 9

11 A fieldstone mansion constructed in the 1890’s for Shakespearean
12 scholar Richard Grant White, father of architect Stanford White. While
13 the residence of the White family it was a gathering place for artists and
14 musicians. Converted to a catering hall in 1965, it was expanded in 1996
15 to its present size.
16

17 **Dickinson House**

Block 6100 Lot 19

18 This house, located at 84 Dickinson Lane, within the East Orange Water
19 Reserve, was built in 1803 by Israel Dickinson. It replaced a home that
20 his great-grandfather Bern Dickinson had built in 1742. The house was
21 built on a wood-pinned frame of hand-hewn beams and encased in solid
22 brick covered by clapboards. It was visited by President Theodore
23 Roosevelt, who hunted with noted naturalist David Dickinson. The house
24 is registered in the New Jersey State Historic Site Program.
25

26 **Ely Cemetery**

Block 3901 Lot 65

27 The Ely Family’s private cemetery is located on the westerly side
28 of Hillside Avenue, south of Edgemere Road and opposite Hillside
29 Terrace. It was established by Captain William Ely around 1777, and is
30 maintained by the Livingston Historical Society.
31

32 **Ely House**

Block 700 Lot 36.1

33 This home, at 186 West Mt. Pleasant Avenue, was built in 1810-
34 1811 by Moses Ely, and enlarged to its present size in 1875. The Ely
35 property originally consisted of 50 acres owned by British Army Captain
36 William Ely, who had built an earlier home circa 1751. Moses’ son Smith
37 Ely, was elected Mayor of New York City in 1877 and also represented
38 New York State in Congress. He maintained the house as his summer
39 home and then retired there. In 2002, the Planning Board approved a
40 subdivision of the property. Under the conditions of approval, Ely House
41 was restored and a deed restriction, running with title, was established
42 prohibiting destruction or demolition of the house.
43

44 **Federated Church of Livingston**

Block 1409 Lot 10

45 This church, located on West Mt. Pleasant Avenue, west of the
46 Northwestern corner of the intersection of West Mt. Pleasant Avenue and
47 North Livingston Avenue, was built in 1853. That was two years after 33
48 members of the Northfield Baptist Church obtained that church’s

1 permission to establish their own congregation, Livingston Baptist
2 Society, in Livingston Center. There are exposed 12x12 hand hewn beams
3 joined by wooden pegs in the attic. A Sunday School wing was added at
4 the rear of the building in 1905. On September 10, 1978 Livingston
5 Baptist Church and the Olivet Congregational Church combined to form
6 the Federated Church of Livingston.
7

8 **Federated Church of Livingston Parsonage** Block 1409 Lot 10

9 This house is located at the northwest corner of the intersection of
10 West Mt. Pleasant Avenue and North Livingston Avenue, adjacent to the
11 Federated Church. Constructed as a Northfield farmer's home circa 1800,
12 it was moved across town to its present location in 1870.
13

14 **Force Farmhouse** Block 2100 Lots 47 & 48

15 This Gothic Revival house at 339 East Mt. Pleasant Avenue dates
16 from 1865 and is owned by the C. Force Trust.
17

18 **Grannis-Rousch House** Block 900 Lot 64

19 This house, at 135 North Livingston Avenue, corner of Congressional
20 Parkway, stands behind a white picket fence. It was built some time in the
21 19th Century with a foundation of local stone and with two brick
22 chimneys.
23

24 **Kean Mansion** Block 2402 Lot 15

25 This circa 1900 Georgian-style stone mansion, at what is now 8
26 Windemere Court, was built with 30 rooms as the main residence on what
27 was then the 300-acres Kean estate. The bluestone used for the
28 construction of all but the porches came from a quarry on the estate. The
29 porches are of brownstone. The mansion was built by Alexander Kean,
30 and was long the home of his brother U.S. Congressman Hamilton F.
31 Kean. Former N.J. Governor (1982-1990) and 9/11 Commission Co-
32 Chairman Thomas H. Kean was raised in the house.
33

34 **Kent-Stevens-Spurr-Collins House** Block 5301 Lot 13

35 This tree-screened house, set back from the road, is at 264 West Hobart
36 Gap Road. The original portion of the house was built elsewhere in the
37 Township earlier in the 19th Century in Colonial style and was moved to
38 the present site in 1887 by Andrew Miller Kent. The northerly extension
39 and the Tudor effects were added after the move. In the 1930s, it was the
40 home of Joseph James Spurr II, Chairman of the governing body then
41 known as the Livingston Township Committee. It was subsequently the
42 home of Councilman and Mayor John Collins.
43

44 **Littell-Stiles Burying Ground** Block 6101 Lot 47

45 This family plot (c. 1815) is located at 47 Kensington Lane within the
46 Regency Club development, between Buildings 20 and 21. The Littell
47 Family was among the first European settlers in the Passaic Valley in the
48 17th and 18th Centuries. This small site contains the graves of Mary

1 Littell Stiles (d.1815, age 30), John Littell (d.1818, age 6) and Jonathan
2 Littell (d. 1847, age 77) and is protected by a fence and pergola erected in
3 compliance with a condition of the Planning Board's approval of the
4 development.
5

6 **Livingston Baptist Church Cemetery**

Block 1409 Lot 10

7 Located to the rear of the Federated Church of Livingston and its
8 parsonage, this cemetery was established in 1851 by the Livingston
9 Baptist Society, organizers of a new congregation that ultimately became
10 Livingston Federated Church as the result of mergers of congregations. In
11 1928 the cemetery was acquired by the Livingston Baptist Cemetery
12 Association.
13

14 **Northfield Baptist Church Cemetery**

Block 4701 Lot 58

15 This cemetery was established some time after the land was
16 donated to the Northfield Baptist Church by Moses Edwards around
17 1790. The congregation had been established in 1786. Three pastors and
18 numerous deacons of that church are buried here. It is also the final
19 resting place of one (1) soldier from the French and Indian War, seven (7)
20 Revolutionary War soldiers, five (5) Civil War soldiers, and one (1) World
21 War II soldier.
22

23 **Nettie Ochs Cider Mill**

Block 7600 Lot 7

24 The mill, located at 38 Old Short Hills Road, was established by the Ochs
25 Family in 1867. Until 2005 it was the last functioning cider mill in the
26 Township. The present manually operated press was installed in 1904.
27 Originally known as "The Old Cider Mill", it was renamed in memory of
28 Nettie (Natalie) Ochs in 1951. Operations were suspended in 2005.
29

30 **Old Crane House**

Block 6002 Lot 4

31 Located at 7 Dellmead Dr., this east-facing clapboard building is
32 an enlargement of three original 18th century rooms on the northerly side
33 of the house. Members of the Crane family were among the pre-War for
34 Independence settlers of the Livingston area. Caleb Tichenor, and his
35 wife Aphia, purchased the property in 1810. Over time it became a
36 building consisting of rectangular first and second floors topped by a third
37 floor of arched gables. The original narrow vertical windows have been
38 replaced with arched windows of the same widths in a process that began
39 in the early 1900's. The front of the house has a wide, covered, veranda
40 porch that has been modernized by arch work in front of the door. There
41 are eight fireplaces. An attached garage has been added.
42

43 **Olivet Presbyterian Chapel (Masonic Temple)**

Block 5901 Lot 1

44 Located at 1 Old Road, and abutting the Livingston Traffic Circle
45 of State Route 10, is a white clapboard building with steeple. Built in
46 1880 as a house of worship, its most recent use was as a Masonic Temple.
47
48

1 **Pell Collins House**

Block 3100 Lot 17

2 This former farmhouse at 83 Falcon Road was built in 1860 to replace a
3 homestead lost by fire. It was originally reached via a footbridge over
4 Canoe Brook, and is near the site of the remains of a dam built around
5 1745 that harnessed the brook’s waters to power what was Theophilous
6 Ward’s and later William Emmons’ sawmill.
7

8 **Phoebe Beach House**

Block 600 Lot 14

9 This house, at 76 Beaufort Avenue, is perhaps the oldest house
10 remaining in Livingston. It was built in 1730.
11

12 **Rathbun House**

Block 4100 Lot 43

13 This beautifully restored and well-maintained home at 103 Hillside
14 Avenue was built in 1878.
15

16 **Teed House**

Block 2006 Lot 8

17 At 223 East Mt. Pleasant Avenue, this Greek Revival vernacular house
18 (circa 1850) was owned by Andrew Teed, sheriff of Essex County. He
19 was also an organizer of the Livingston Baptist Church. The Teeds were
20 early settlers of Livingston. What we now know as Livingston Center was
21 earlier known as “Teedtown”.
22

23 **Tompkins House**

Block 200 Lot 6

24 Located at 354 Beaufort Avenue and built at a right angle to the
25 road, this two-story house with extra-wide shiplap clapboards and local
26 stone features faces south. There are dormers across most of the front and
27 rear of the building. They are believed to have been extensions. The core
28 of the building has beams connected by the mortise and tenon method, and
29 the building has been expanded on more than one occasion. Its date of
30 construction is not known, but is believed to have been in the late 1700’s.
31 Descendants of the Tompkins family reported, in the 1930’s, that John
32 Tomkins was born in the house in 1806. There is a shallow porch, roofed,
33 that spreads across two-thirds of the front of the building. On the west
34 side there is roofed porch, that is deeper and over a tall foundation of local
35 stone, that was added after the Civil War.
36

37 **Ward-Force House**

Block 4400 Lot 2

38 Commonly known as the Old Force Homestead, this building now
39 located at 366 South Livingston Avenue, just south of the Oval, was built
40 no later than 1752, and possibly as early as 1745, by Theophilus Ward. It
41 then consisted of one room and an attic. In 1777 it was purchased by
42 Samuel Force as a home for his son Thomas. Thomas was a patriot who
43 served in the War for Independence and was taken prisoner by the British.
44 After the war, he and his wife Sarah raised 10 children in the house. They
45 ultimately enlarged the house, with the largest section a two-story wing
46 added in 1825. Thomas Force was a deacon of the Northfield Baptist
47 Church for 40 years. Ward Force House is registered in the National
48 Register of Historic Places. The Condit Family Cook House is at the rear.

1 **Ward-Wilson House**

Block 5900 Lot 23

2 This house is located at 77 Old Road. The original portion is believed to
3 have been constructed about 1730, and had two rooms that are in the
4 westerly portion of the building. Additional rooms were added over the
5 centuries. The foundation of the original section is of local fieldstones
6 cemented with clay. A well is in the front yard.

7
8 **Washington Place Schoolhouse**

Block 6101 Lot 30

9 This one-room school house is believed to have been built circa 1800 to
10 replace an earlier school building that had been located in front of the
11 Baldwin Family Burying Ground. The earlier building had been known as
12 the Washington Place Academy, a private school, and then as The
13 Cheapside School. Washington Place Schoolhouse is listed in the New
14 Jersey State Historic Site Program.

15
16
17 **POSSIBLE ADDITIONAL HISTORIC SITES**

18
19 There are other sites which, because of their age and significant relevance to the Township’s
20 past, are now recognized by this Historic Preservation Plan Element as having potential historic
21 qualities and deserving further investigation.

22			
23	DeCamp House (1912)	73 N. Livingston Ave.	Block 1304, Lot 28
24	Dowd House (1856) (w/barn)	301 E. Mt. Pleasant Ave.	Block 2102, Lot 24
25	Farry/Lees House (circa 1850)	166 Passaic Avenue	Block 6101, Lot 18
26	Orchard Hill Farmhouse (1790)	244 Hillside Avenue	Block 5500, Lot 30
27	Farmhouse (circa 1860)	213 W. Mt. Pleasant Ave.	Block 3900, Lot 16
28	Residence (has well) (c. 1800's)	21 Old Road	Block 5900, Lot 38
29	Residence (local stone) (c. 1900)	117 E. McClellan Avenue	Block 1703, Lot 7
30			

31
32 **IMPACT OF THE MASTER PLAN ON HISTORIC SITES**

33
34 The other components and elements of this Master Plan have been drafted with preservation of
35 historic sites in mind. No aspects of Master Plan would adversely affect the properties designated
36 as historic sites.

37
38 **Recommendation:** The Livingston Environmental Commission, the
39 Open Space Trust Committee, and the Livingston
40 Historical Society should jointly recommend to the
41 Township Council which of these historic sites should be
42 nominated for addition to State or National registers.

43
44 **Recommendation:** The Township Council should consider offering
45 incentives to owners to list their properties on such
46 registers.

47
48 **Recommendation:** The Livingston Historical Society should identify

1 and recommend additional sites, not limited to those listed
2 under “Possible Additional Historic Sites” for designation
3 in the Master Plan as historic sites.
4

5 **Recommendation:** Owners of properties identified in this Master Plan
6 as historic sites should be encouraged to post identifying
7 signs, meeting standards set by the Township, at their
8 properties.
9

10 **Recommendation:** The Township should consider incentives, by way of tax
11 relief or otherwise, as inducements to owners of Livingston
12 historic sites to agree to preserve such properties by way of
13 easements or dedications recorded in deeds.
14

15 **Recommendation:** The Township should use its Open Space Trust Fund for
16 acquisition and preservation of the most significant or
17 oldest historic sites.
18

19 **Recommendation:** The Township should consider amending the Land Use
20 Ordinance to establish provisions that might encourage
21 maintenance, and discourage demolition, of historic
22 buildings.
23

24 **Recommendation:** The Livingston Historical Society should initiate efforts
25 to restore and preserve the Baldwin Family Burying
26 Ground.
27

28 **Recommendation:** The Township should enter into agreements with the
29 congregations of the Federated Church of Livingston and
30 the Northfield Baptist Church ensuring the preservation of
31 their historic properties, including their cemeteries, should
32 a congregation relocate, dissolve, or merge with a
33 congregation at another site.
34

35 **Recommendation:** The Township should encourage or establish educational
36 activities and community events to communicate the
37 importance of the historic sites.
38

39 **ACQUIRING RIGHTS TO LAND OR HISTORIC SITES FOR PURPOSES OF** 40 **PRESERVATION.** 41

42 Numerous tools and funding sources are available to acquire title or to otherwise achieve
43 preservation of historic sites. The following descriptions are not exhaustive of the possibilities.
44

45 **Acquisition of Title** 46

47 Purchase is the most direct and simple, but most expensive, way of acquiring title. But, sufficient
48

1 funds to make the purchase may not be available to the Township at the time. The cost may be
2 eased by grants when available, or by entering into partnerships with conservation organizations.

3
4 A number of alternative direct acquisition methods should be considered:

5
6 Terms may be negotiated with the landowner for the purchase price to be paid over time
7 or for portions of a property to be acquired in discrete steps, Sale of property to the
8 Township might be coupled with the seller's retaining a tenancy in the property for a
9 fixed term or for life, with rent to be paid to the Township.

10
11 A property owner may be induced to sell property to the Township at below the market
12 value so as to realize a charitable gift tax deduction for the price reduction.

13
14 Opportunities to induce outright gifts of real property to the Township should be
15 explored. Such gifts provide a charitable gift income tax deduction for the donor and can
16 result in the savings, to the donor, of real estate taxes after title to the land is transferred.

17
18 In instances of foreclosure upon property for failure to pay Township real estate taxes,
19 the Township could elect to keep title. Periodic review of existing tax liens of all types on
20 properties within the Township could identify opportunities for purchase of a lien and
21 acquisition of the property historic preservation or for trade for acquisition of historic
22 property.

23 24 **Easements.**

25
26 Easements provide an opportunity to obtain preservation of real property without the costs of
27 acquiring ownership, while keeping the property on the real estate tax rolls (although the value of
28 the land for tax assessment may be reduced by the easement). Easement rights are written into
29 the deed on the property and pass on with changes in ownership. Easements may be purchased
30 or received as a gift.

31 32 **Funding Sources.**

33
34 Potential sources of funds for acquisition of property ownership or easements, and the amounts
35 available, vary. Each may have specific and limiting objectives or types of uses.

36 37 Township's Open Space Trust Fund.

38 This fund, generated by a special real property tax, is available for the acquisition of title or
39 easements for preservation purposes. It can be most effectively used to qualify for matching
40 grants or to cover Township down-payments or local contributions required by potential funding
41 partners.

42 43 Potential Funding Partners.

44
45 **New Jersey Historic Trust (NJHT)** provides matching grants for repair, preservation or care of
46 properties listed, or eligible for listing, in the State or National Register of Historic Places.
47 Funding of individual grants is recommended by the NJHT Board and is provided after approval
48 of the grants by the Garden State Preservation Trust and the State Legislature.

1 **Essex County Open Space Trust** provides funding for projects consistent with the County open
2 space and recreation plan.

3
4 **Nonprofit Land Conservation Organizations** are eligible for Green Acres grants of up to
5 \$500,000 and can partner with the Township on a dollar for dollar match. To do so, the
6 organization “signs on” to the Open Space and Recreation Plan. Morris Land Conservancy, a
7 conservation organization, has partnered with the Township in Open Space and Recreation
8 planning. The Passaic River Coalition is a non-profit Land Conservation Organization that has
9 established a Land Trust to acquire and preserve open space. The Passaic River Coalition Land
10 Trust provides a mechanism to implement land and water resource management by permanently
11 protecting and preserving land. The Passaic River Coalition Land Trust works with citizens,
12 governments, and businesses to develop solutions to protect the environment within the
13 watershed through land preservation. The Land Trust not only preserves land; it also provide
14 guidance to local government in the efforts to identify and plan for protection of vital natural
15 resources and develop a methodology to acquire and manage open space.

MAP J: HISTORIC SITES
 NOVEMBER 19, 2007



HISTORIC SITES

- NATIONAL REGISTER OF HISTORIC PLACES (NHP)
 - 1 CONGOT FAMILY COOK HOUSE
- NEW JERSEY REGISTER OF HISTORIC PLACES (NJRH)
 - 1 WARD FORCE HOUSE
- NEW JERSEY STATE HISTORIC SITE PROGRAM (NJSSHP)
 - 1 WASHINGTON PLACE SCHOOLHOUSE
- HISTORIC SITES DESIGNATED BY LIVINGSTON TOWNSHIP
 - 1 BALDWIN FAMILY BURIALING GROUND
 - 2 CRYSTAL PLAZA
 - 3 ELY CEMETERY
 - 4 ELY HOUSE CHURCH OF LIVINGSTON
 - 5 FEDERATED CHURCH OF LIVINGSTON PARSONAGE
 - 6 FORCE FARMHOUSE
 - 7 GRANDBROUROUGH HOUSE
 - 8 GRANDBROUROUGH HOUSE
 - 9 GRANDBROUROUGH HOUSE
 - 10 LITTLE STILES BURIALING GROUND
 - 11 LIVINGSTON BAPTIST CHURCH CEMETERY
 - 12 NORTHFIELD BAPTIST CHURCH CEMETERY
 - 13 NORTHFIELD BAPTIST CHURCH
 - 14 OLD EDGEMOOR HOUSE
 - 15 OLIVET PRESBYTERIAN CHAPEL (MASONIC TEMPLE)
 - 16 PALL COLLINS HOUSE
 - 17 PINE BEACH HOUSE
 - 18 THORNTON HOUSE
 - 19 TOMPKINS HOUSE
 - 20 WARD-WILSON HOUSE
 - 21 RATHBUN HOUSE
 - 22 WARD-WILSON HOUSE
 - 23 ANDERSON SQUIRE HOUSE
- POTENTIAL HISTORIC SITES
 - 1 LOG HOUSE
 - 2 LOG HOUSE
 - 3 FERRY/LEES HOUSE
 - 4 CRICHARD HILL FARMHOUSE
 - 5 FARMHOUSE AT 117 E. McQUELLAN AVENUE
 - 7 RESIDENCE AT 8 WINKERNER COURT

SOURCE:
 BASE MAP PREPARED BY KUPPER ASSOCIATES IN 2002 AND
 MODIFIED BY H2M ASSOCIATES, INC.



