**CHAPTER 3** - **RECORDS REVIEW**

* 1. Sanborn Fire Insurance Maps

A request for Sanborn mappings was submitted to Environmental Data Resources (EDR). A December 15, 2020 report issued by EDR, the sole owner of the Sanborn Map library, the following is a synopsis of the observations gleaned from the mappings.

1925

The subject properties are in active use for family dwellings. There are 2 single family dwellings located at 304 and 307 West Kings Highway and there is a duplex located at 305 and 306 West Kings Highway. At 1621 Black Horse Pike there is a small storage building with a second story, as well as a small brick building and a small shingled building. The addresses that are empty are at 214, 215, and 216 W. Buckingham Avenue, as well as 308 West Kings Highway.

The “Mt. Ephraim Hotel” is located at the corner of West Kings Highway and the Black Horse Pike.

1927

No structural changes were observed.

1949

Sacred Heart Parochial School was constructed, along with the original Sacred Heart Church and its Rectory complete with an automobile garage. Surrounding Neighbors at 24 Buckingham Avenue, 19 and 27 Kings Highway all added automobile garages.

It is important to note that the parochial school was constructed from cinder blocks with a brick face and incorporated steel beams and columns in its structure. The church was constructed from cinder blocks with a brick face as well.

The “Mt. Ephraim Hotel”, located at the corner of West Kings Highway and the Black Horse Pike was removed and replaced with a store and a filling station for gas.

1960

No structural changes were observed on subject properties.

The filling station located at the corner of West Kings Highway and the Black Horse Pike was rebuilt as an auto service station, and the store was removed.

At 105 Black horse pike a convent was constructed across the street from the church.

At the intersection of the Black Horse Pike and Kings Highway two more filling stations were constructed specifically at 1 E. Kings Highway and 344 East Kings Highway.

* 1. Historic Aerial Photographs

A collection of available historic aerial photographs was assembled and issued by EDR on December 15, 2020. The following is a synopsis of the observations gleaned from the mappings.

1931

Resolution is poor in this photograph, it is impossible to see the site and surrounding area.

1940

In Lot 6, the original Sacred Heart Church structure is fully constructed. There is a stone or dirt path running through lots 5 and 9.02. There are houses located on lots 7, 10, 11, 12.

Mount Ephraim is partially developed in the area surrounding the church property with mostly residential properties, and a few businesses.

1944

Resolution is poor in this photograph, but the Rectory was constructed on lot 9.02.

The stone/dirt path that ran through lots 5 and 9.02 does not appear on this aerial. It seems like lot 5 was cleared.

1951

Lot 5, the lot west of the original church, was cleared off and paved. All other structures remain.

Mount Ephraim seems to be fully developed with all residential blocks being filled with homes, and very little free space.

1954

Resolution is poor in this photograph, but the parochial school was constructed on lot 5. The houses located on lots 7, 10, 11, 12 seem to remain.

Just north of the church property on the Black Horse Pike, Haddon Lake Park was reconstructed by clearing vegetation for its baseball field, and a large motel was constructed just behind the field.

1962

Lots 7, 11 and 12 have been cleared of the houses, but one house remains standing on lot 10.

1965

The house on Lot 10 has been demolished, and Lots 7, 10, 11 and 12 have been paved over for a new parking lot. On Lot 10 the New Church has been constructed.

1971

Trees have been added to most blocks in the Borough.

There are no observed changes to the subject property since 1965.

1974

The Neighboring property, Lot 9.01, had its parking lot repaved.

There are no observed changes to the subject property since 1971.

1981

No Change from 1974.

1995

No Change from 1981.

2006

No Change from 1995.

2010

No Change from 2006.

2013

No Change from 2010.

2017

No Change from 2013.

Based upon review of the aerial photographs…….

3.3 Historic Topographic Map Review

A compilation of Historic Topographic Maps was assembled by EDR and published on December 15, 2020. The following is a summary of a review of those maps and their relevance to the subject property.

1891

The subject property shows no evidence of structures. The map does not differentiate between cleared or wooded lands.

1894

The subject property shows no evidence of structures. There is a structure shown at the corner of Kings Highway and the Black Horse pike right next to the subject property.

1896

The subject property shows no evidence of structures. There is a structure shown at the corner of Kings Highway and the Black Horse pike right next to the subject property.

1898

The subject property shows no evidence of structures. There is a structure shown at the corner of Kings Highway and the Black Horse pike right next to the subject property.

1901

The subject property shows no evidence of structures.

1906

The subject property shows no evidence of structures. There is a structure shown at the corner of Kings Highway and the Black Horse pike right next to the subject property.

1920

The subject property shows no evidence of structures. There is a structure shown at the corner of Kings Highway and the Black Horse pike right next to the subject property.

1943

The development of the streets of Mt. Ephraim are shown, as well as any structures on them. The “Mount Ephraim” title covers the subject property and surrounding properties.

1949/1952

The subject property is now showing two new detached structures. The Church structure and Rectory building have been constructed right next to each other on the Black Horse Pike.

The Red/Orange shading indicating the urbanized areas now encompasses the subject property and most of the surrounding area.

1967

The subject property is now showing four detached structures. New Church has been constructed on lot 10, and the parochial school was constructed on lot 5. Remaining structures on the subject property also appear on the map.

Haddon Lake Park was reconstructed just north of the subject property on the Black Horse Pike, and the motel was constructed north of the park.

The Bray School was constructed west of the subject property, located on Kings Highway.

The Red/Orange shading indicating the urbanized areas has engulfed all of the Borough of Mount Ephraim.

1973

No Change from the 1967 Mapping, but the southern portion of the map is missing.

1981/1984

No Change from the 1973 Mapping

1994

No Change from the 1981/1984 Mapping.

1995

No Change from the 1994 Mapping.

2014

No Change from the 1995 Mapping.

3.4 Miscellaneous Mappings and History

3.5 Chain of Title

A request for an Environmental Lien and AUL search was submitted to Environmental Data Resources (EDR). A December 15, 2020 report issued by EDR stated that neither an Environmental Lien or any other activity and use limitation were found, but the deed of conveyance was found in this search. This document shows the agreement between the Emmaus Catholic Church, the grantor, and the Church of Saint Rose, the grantee, for the procurement of Block 34, Lots 5, 6, 7, 9.02, 10, 11, and 12 on the Official Tax Map of Mt. Ephraim on the day 5/3/2014.

3.6 Review of Environmental Data Resources (EDR)

3.7 Prior Site Assessments

(a,b,c….)

3.8 City Directory Review

A City Directory Abstract was published by EDR on December 15, 2020. The report compiles the information gathered about the properties that are within 660 feet of the target property. This report shows the addresses of some of the buildings on the target property.

The Sacred Heart School was being used in 1994 at 0 West Buckingham Avenue, with no prior uses. In 2009, at 12 West Buckingham Road the Kings Christian Jr. Sr. High School was using this property, and before that in 2009 and 2004 the property was used by the Diocese of Camden New jersey.

The Rectory, found at 11 North Black Horse Pike, was used by many different priests over the years from 1980 through 2014. There was no other use for this property listed by EDR before then.

The rectory also had another listing, found at 15 North Black Horse Pike, and was listed as being used by Rev. Dunphy R. J. in the year 1999, and there was no other uses listed for this alternate address.

No evidence of property use was found for the current recreation hall or the church itself.