

CHAPTER 6

12 AND 14 NORTH WARREN STREET

A. HISTORY

1. 12 and 14 North Warren Street before 1817:

These two lots were both originally part of a larger property that was held by William Morris by 1736 and which included approximately two-thirds of the Dunhams Block (see WJ Deeds R 540, AL 77, and AB 39; Tables 6.1 and 6.2). Morris, the son of Anthony Morris of Philadelphia (and the half-brother of the wife of William Trent), had made his fortune as a merchant in the West Indies. In 1729, still described as a resident of Barbadoes, he purchased several properties in Trenton from James Trent (the son and heir of William Trent), including the present Trent House, the Trenton Ferry, and the former Trenton Mill at the Broad Street crossing of Assunpink Creek (WJ Deeds D 382 and 386; Morris also subsequently bought additional land in the area from the Trent family and from other local landowners) (Trenton Historical Society 1929:49; Toothman 1977:111,133,134,234).

In 1746 Morris placed an advertisement offering to sell several properties in the developing core of the town of Trenton. One of these was a lot with a frontage along King (North Warren) Street of 74 feet that included "a good dwelling house, brick kitchen, store house, and stable" (Pennsylvania Gazette, April 24, 1746 in Nelson 1895:302). This half-acre town lot (which was later divided into three smaller lots that came to be referred to as 12, 14 and 16 North Warren Street) was eventually acquired by Gideon Bickerdike, and he retained this property until the time of his death in 1762 (see Hunt. Co. Deed 1 48 and EJ Deed G3 78). Bickerdike is said to have settled in Trenton during the first half of the 18th century and was described as a "Shopkeeper" in a real estate transaction involving land elsewhere in Trenton in 1758 (WJ Deed Y 447) (Trenton Historical Society 1929:301; Toothman 1977:360).

Gideon Bickerdike of Trenton died in February of 1762, and, as ordered in his will (drawn up during the previous year [NJ Will 557J]), his real property was immediately put up for sale. The available properties included his former place of residence, "a well-finished commodious House, in which is a very convenient Shop, fit for a Shop-keeper" (the "dwelling house" in the Morris advertisement), with "a very beautiful Garden, Stable, Chaise-house, Wood-house, and a good Well in the Yard." A "second very good Dwelling-house and Lot, adjoining the abovesaid House and Gardens" (probably the "store house" mentioned above) was also for sale. In addition, "an Assortment of Shop Goods" was

available for purchase in the proposed public sale (Pennsylvania Gazette, No. 1733, March 11, 1762 in Nelson 1902:16). This property, referred to in an estate account as a "House & Lott", was sold to Samuel Henry for 470 pounds (NJ Account 557J). Henry was a prominent Trenton resident (he lived at the southwest corner of what is now the corner of East State and North Warren Streets for many years) active in the buying and selling of local real estate for profit, and by 1764 this valuable town lot had been acquired by James Smith (see the New York Mercury, May 14, 1764 in Nelson 1902:364; see also WJ Deed AB 39) (Trenton Historical Society 1929:140-141).

By 1774 the former Bickerdike property was owned by Thomas Smith, and in that year he placed an advertisement offering it as available for purchase. The half-acre lot was described as including "A Frame House" that "is two stories high in the front, has four rooms on a floor, is well situated, and convenient for a merchant, a noted store having been kept in the said house for many years past" (this is almost certainly the "dwelling house" from the Morris advertisement and the first structure described in the later Bickerdike notice). The property also included "a convenient hatter's shop, fronting on the street [probably the Morris "store house" and the second Bickerdike structure], a good brick kitchen, good cellars, a well of water, stable, etc." It was also noted that there was yet room "for erecting another tenement" along the lot's frontage (Pennsylvania Gazette, No. 2362, March 30, 1774 in Honeyman 1917:318).

The Morris, Bickerdike, and Smith sale advertisements give a useful indication of this property's appearance during the decades preceding the American Revolution. Two primary residential/commercial structures were sited along the lot's King Street frontage, probably primarily within the lots that would later be known as 12 and 16 North Warren Street (see below). Several outbuildings, including a stable and an outkitchen, a garden and a well were all sited within the rear portion of the parcel. Thomas Smith still owned this lot in 1778 (see WJ Deed AL 77), but in March of that year Isaac Collins either leased or purchased at least a portion of this property and established it as the second office of the New Jersey Gazette, the state's first newspaper (Figure 4.1; Woodward and Hageman 1883:541; Trenton Historical Society 1929:779; Johnston 1932:6-8; Hixson 1968:75).

Isaac Collins, born in Delaware to Quaker parents in 1746, was apprenticed as a printer in Wilmington as a youth. In 1766 he migrated to Philadelphia, and by 1770 he was the proprietor of his own print shop. He first published the New Jersey Gazette in Burlington in December of 1777, but, as noted above, in March of the following year he moved his office to Trenton. His first printing shop and newspaper office was apparently located within a two-story frame building that was sited on the east side of King Street just

to the south of Morris Alley (now East Hanover Street). Collins also kept a stationery store here and utilized this structure (said to have been the building within the portion of the lot later known as 16 North Warren Street and apparently one of the two primary structures referred to in the advertisements noted above) as his place of residence. In 1783 Collins took on James Ewing (later the Mayor of Trenton between 1797 and 1803) as his partner and the business was moved to what is now the southeast corner of East State and North Broad Streets. The publication of the New Jersey Gazette ceased in 1786, and Collins left Trenton for New York City in 1796. He later returned to Burlington and died there in 1817 (Memoir of the Late Isaac Collins, 1848; Raum 1871:213,214; Trenton Historical Society 1929:780; Johnston 1932:6-11; Hixson 1968).

By 1783 the former Bickerdike/Smith lot (see Figure 4.1) had been acquired by Job Moore, a "Hatter" (see Hunt. Co. Deed 1 42 and Hunt. Co. Mortgage 1 301). Moore had established a residence on the east side of King Street slightly to the north of Morris Alley by 1772, but in January of that year this house was destroyed in a devastating fire that consumed a number of structures along King Street (see Nelson 1916:45,47,52). In 1791 Moore, who was again described as a "Hatter", mortgaged the half-acre former Bickerdike/Smith lot for 200 pounds (Hunt. Co. Mortgage 1 479 [Moore paid off this mortgage later that same year]). The lot was described as including a frontage of 74 feet along King and it extended 260 feet eastward into the middle of the block (Figure 4.5). In 1796 Moore mortgaged the same property a second time, and it was noted as including a "dwelling house" (Hunt. Co. Mortgage 2 162).

The use of the former Collins structure as a print shop and stationery store was apparently revived in 1792. The New Jersey State Gazette (the predecessor of the influential State Gazette; see Appendix A - 2 North Warren Street and 48 East State Street) was first printed by the firm of Matthias Day & Company in that year, and the two-story frame structure on King Street is said to have been the first office, print shop, and stationery store associated with this new publication. This structure was apparently rented to Day by Job Moore, perhaps suggesting that Moore's residence and hat shop were located within the building sited at what would later be 12 North Warren Street. Day, who later also founded the True American, another prominent Trenton newspaper (see below), continued on the Moore property until 1798, at which point he moved to the second former Collins office and shop on the southeast corner of East State and North Broad Streets. In 1799 Day sold his newspaper and its related properties to George Sherman and John Mershon (Day later left Trenton and established himself as a successful printer in New York City). George Sherman, a native of Connecticut and an experienced printer who had recently arrived in Trenton, immediately took on a second partner and moved their new operation to the original

Collins office and print shop at 16 North Warren Street. This third (and final) use of this structure as a print shop was brief in duration, however, as in 1800 Sherman and his partners relocated to a new site on the opposite side of King Street (the Sherman family would control this paper for more than a half century; see Appendix A - 2 North Warren Street) (Raum 1871:213-215; Lee 1895:242; Johnston 1932:13,14).

In 1817 Ebenezer P. Rose of Trenton City and Richard Hunt of Trenton Township entered into an agreement to act as partners in the purchase of the southern two-thirds of the Job Moore lot (see Hunt. Co. Deed 27 163). This property, which enjoyed a frontage of 52 feet along the street and included a "Message tenement", was legally transferred from Moore to Hunt later that same year for \$6,000 (Hunt. Co. Deed 27 164; the former Bickerdike/Smith lot now extended back only 200 feet from the street as Moore had sold its eastern end to Nicholas Belleville in 1798; see Hunt. Co. Deed 48 431). Hunt immediately conveyed the northern half of this newly acquired property (with 26 feet of frontage; later 14 North Warren Street) to Rose for \$3,000 while retaining the southern half (later 12 North Warren Street) (Hunt. Co. Deed 27 166; Figure 4.7). Moore maintained his ownership of the northern section of the former half-acre lot (with 22 feet of frontage; later 16 North Warren Street), possibly suggesting that he was residing within the former Collins/Day structure during this period.

Rose and Hunt, in another agreement also recorded in 1817, noted their respective plans to develop their newly acquired holdings. It was stated in this agreement that the "Message tenement" noted above was sited within Hunt's lot (the southern parcel; later 12 North Warren Street), while an alley ran along the northern line of Rose's holding (and the southern line of the lot retained by Moore). Both men planned to build new dwellings, and it was agreed that a common alley (to be 9 feet in width) would be left between these two structures at the time of their construction. Rose was granted the right to extend the upper floors of his building over the top of the alley as long as a minimum of 10 feet of headroom was preserved. It was noted that "the house which stands on the said Richard Hunt's lott extends about fourteen Inches into what is reserved for the alley", and it was agreed that Hunt "shall not be compelled to remove his said house until it suits his convenience, but that when he shall build anew he shall leave the alley at its full breadth" (Hunt. Co. Deed 27 163). This dwelling was apparently the same that had served as the residence and hat shop of Job Moore during the latter part of the 18th century and it was also probably one of the two primary structures described in the earlier Bickerdike and Smith sale advertisements.

2. 12 North Warren Street after 1817:

Richard Hunt never acted on his plans for the development of his North Warren Street lot, and he sold it off in two parcels in 1821. A small segment of the rear of this lot was purchased by George Dill (Figure 4.7; see also Appendix A - 20-22 East State Street). The west line of this "Garden" parcel was described as "running by a shop" sited in the rear of the holding retained by Hunt (WJ Deed AW 180). Hunt then sold the remainder of the lot (with the old "house" and the shop) to Israel Carle for \$3,250 (Hunt. Co. Deed 33 207) (Table 6.1). In 1822 Carle sold this lot to Stephen Rose, the brother of Ebenezer P. Rose, for only \$2,500 (Hunt. Co. Deed 33 258). It was shortly after this acquisition that the new houses (later 12 and 14 North Warren Street) first proposed in the agreement of 1817 were finally built through the cooperation of the Rose brothers. The Rose family had left Long Island and settled in what is now Ewing Township during the first half of the 18th century, and Stephen and Ebenezer P. Rose belonged to the third New Jersey generation of this family. Stephen Rose was born in 1769 and married the former Elizabeth Wynkoop (no children were produced by this marriage) (Cooley and Cooley 1883:212-213; Lee 1907:652).

Stephen Rose apparently built a three-story brick dwelling at 12 North Warren Street circa 1822 and appears to have lived there for the remainder of his life. Rose died in 1833, and his will (compiled in 1831) directed that his "house" was to descend to his wife Elizabeth and, upon her death, to his brother Ebenezer (NJ Will 4074J). The latter drew up his last will and testament in the following year, and he passed his rights to his brother's former "House" to his (Ebenezer's) son Stephen B. Rose (NJ Will 4336J). In 1838 Stephen B. Rose sold his rights to this "Brick house" (acquired after the death of his father in 1836) to Peter H. Wyckoff for \$2,000 (Hunt. Co. Deed 69 21 [the younger Rose and Wyckoff were related by marriage]). Wyckoff, however, had no immediate rights to the property as Elizabeth Rose retained full title up until the time of her death in 1848. The widow Rose may have resided in her husband's former house for a time, but she eventually moved elsewhere and utilized 12 North Warren Street as a rental property (Figure 4.10). Elizabeth Rose died intestate as a resident of Princeton Township, and the inventory of her estate noted a rental payment of \$12.50 owed to her by Samuel Roberts (NJ Inventory 479K) (Cooley and Cooley 1883:212-213; Lee 1907:652).

With the death of Elizabeth Rose full control of 12 North Warren Street rested with Peter Wyckoff. In 1849 he sold this "Brick House" and lot to Samuel and Edmund Roberts of Trenton for \$5,000 (Merc. Co. Deed P 77 [residual rights still held by Stephen B. Rose were also acquired - see Merc.

**TABLE 6.1. 12 NORTH WARREN STREET
(ROSE/ROBERTS HOUSE AND STORE)
OWNERSHIP SEQUENCE TO c. 1900**

Ownership Tenure	Name of Owner	Acquisition Citation
-	William Morris	see text
-	Gideon Bickerdike	see text
-	Samuel Henry	see text
-	James Smith	see text
-	Thomas Smith	see text
-1817	Job Moore	see text
1817-1821	Richard Hunt	Hunt. Co. Deed 27 164
1821-1822	Israel Carle	Hunt. Co. Deed 33 207
1822-1833	Stephen Rose	Hunt. Co. Deed 33 258
1833-1848	Elizabeth Rose	NJ Will 4074J
1848-1849	Peter H. Wyckoff	Hunt. Co. Deed 69 21
1849-1882	Samuel & Edmund Roberts	Merc. Co. Deed P 77
1882-1883	Samuel Roberts and Estate of Edmund Roberts	NJ Will 3538K
1883-1885	Samuel and Nathaniel H. Roberts	Merc. Co. Deed 135 55
1885	Nathaniel H. Roberts	NJ Will 3981K
1885	Frank N. Roberts	Merc. Co. Deed 146 50
1885-1896	Fannie G. Roberts	Merc. Co. Deed 146 52
1896-1897	Nathaniel H. Roberts	NJ Will 5730K
1897-1898	Estate of Nathaniel H. Roberts	NJ Will 5896K
1898	Frank S. Katzenbach	Merc. Co. Deed 224 232
1898-	Frank N. Roberts	Merc. Co. Deed 224 234

Co. Deed P 79]). The Roberts family had migrated from Long Island to the present Hopewell Township during the early 18th century, and the above brothers were part of the fourth generation of that family to reside in the Trenton area. Samuel and Edmund Roberts are said to have formed a partnership (commonly referred to as "S. & E. Roberts") and entered the jewelry and watchmaking business in 1832. The inventory of Elizabeth Rose indicates that 12 North Warren Street had been rented (presumably as a combined commercial/residential structure) sometime prior to 1848, and it is possible that the Roberts brothers were renting the property as early as the mid-1830s. Their newly established ownership of the structure to the south of the Rose Alley was reflected on the map of Trenton published in 1849 (Figure 4.11) (Cooley and Cooley 1883:211).

Samuel and Edmund Roberts maintained their joint ownership of 12 North Warren Street for more than three decades. This structure appears to have remained essentially unchanged during this period (and it had probably changed little since its original construction circa 1822). During the Roberts tenure the building included a three-story brick front section with a two story wing (also of brick) attached to the rear (Figures 4.13-4.15). The building's first floor housed the firm's commercial activities, while Samuel Roberts resided on the upper floors. The Roberts partnership ended only with the death of Edmund Roberts in 1882 (Trenton City Directories 1854-1882). In his will of 1875 Roberts (who lived in a house on Clinton Street in Trenton) provided his executors with the power to sell off some of his property (NJ Will 3538K). The inventory of his property included his share of the "Store & dwelling" and goods of "S. & E. Roberts" among the holdings for which the executors were responsible (NJ Inventory 3538K).

In 1883 Nathaniel H. Roberts, the younger brother of the two original partners and formerly an employee of S. & E. Roberts, purchased a half share of 12 North Warren Street from the executors of Edmund Roberts for \$4,250 (Merc. Co. Deed 135 55). The family business was reorganized as "Samuel Roberts & Company" with Samuel and Nathaniel H. Roberts as partners (Trenton City Directory 1883). This arrangement lasted for only two years, however, as Samuel Roberts died in 1885. His will, compiled in 1875, had provided that his share of "the business assets of the firm and partnership of S. and E. Roberts" and the "house" on North Warren Street were to descend to his brother Nathaniel. A codicil appended to this will in 1882 noted the death of Edmund Roberts but did not alter the earlier directives regarding 12 North Warren Street and the family jewelry business (NJ Will 3981K). The inventory of the deceased's movable property included a detailed listing of the stock found within the "Store of S. Roberts & Co." and the household items found within the residential portions of the same building (NJ Inventory 3981K). Nathaniel H.

Roberts transferred the ownership of both the "brick house" at 12 North Warren Street and "the stock of goods Jewelry, furniture, safe fixtures and other assets and property of the Jewelry Store" sited therein to his wife Fannie G. Roberts immediately after the death of his older brother in 1885 (Merc. Co. Deeds 146 50 & 52).

Nathaniel H. Roberts continued the family jewelry business on his own and resided (with his family) in the building at 12 North Warren Street until 1887. The business was then terminated and Roberts moved elsewhere in Trenton (Trenton City Directories 1885-86 and 1887). The old family store and residence was rented to Frank H. Lalor, and the latter conducted his wholesale and retail drug store within the property's commercial space while living upstairs (Trenton City Directories 1887-1890). 12 North Warren Street remained under the ownership of the Roberts family until 1904 and apparently continued in use as a drug store during most of this period (Figures 4.16-4.18). By 1908 the former jewelry store was being used as both a restaurant and as a barber shop, and these uses appear to have dominated during the remainder of the first half of the present century (Figures 4.20-4.22; see also Franklin Survey Co. 1930). At some point between 1908 and 1927 the original two-story rear wing was removed and replaced by a larger two story brick rear section that filled up the remainder of the lot (Figures 4.20 and 4.21). 12 North Warren Street housed a variety of commercial enterprises after World War II before being purchased in 1970 by the Dunhams interests as additional warehouse space for their store on North Broad and East State Streets.

3. 14 North Warren Street after 1817:

As noted above, it appears that the two dwellings later known as 12 and 14 North Warren Street were built shortly after Stephen Rose's acquisition of the lot formerly owned by Richard Hunt in 1822. The residence built by Ebenezer P. Rose (at 14 North Warren Street) appears to have originally had a three-story brick front section with a second brick section (probably of two stories) attached to the rear. Rose, the younger brother of Stephen Rose, was born in 1784 and married Catherine Forman of Monmouth County (they had four children, including the above mentioned Stephen B. Rose). Ebenezer P. Rose appears to have lived in the dwelling at 14 North Warren Street until his death in 1836. In his last will and testament, completed in 1834, he ordered that the "house" where he was living on North Warren Street was to descend to his wife Catherine, and that after her death it was to pass to their children (NJ Will 4336J) (Table 6.2; Cooley and Cooley 1883:212,213; Lee 1907:652).

**TABLE 6.2. 14 NORTH WARREN STREET
(ROSE/PHILLIPS HOUSE AND STORE; TRUE AMERICAN BUILDING)
OWNERSHIP SEQUENCE TO c. 1900**

Ownership Tenure	Name of Owner	Acquisition Citation
-	William Morris	see text
-	Gideon Bickerdike	see text
-	James Smith	see text
-	Thomas Smith	see text
-1817	Job Moore	see text
1817	Richard Hunt	Hunt. Co. Deed 27 164
1817-1836	Ebenezer P. Rose	Hunt. Co. Deed 27 166
1836-1854	Catherine Rose	NJ Will 4336J
1854-1855	Heirs of Ebenezer P. Rose	NJ Wills 4336J & 854K
1855	Heirs of Ebenezer P. Rose & Peter H. Wikoff	Merc. Co. Deed 33 341
1855-1860	Philip S. Phillips	Merc. Co. Deed 37 422
1860-1879	Philip S. Phillips Estate	NJ Inv. 1256K
1879-1883	E. Mercer Shreve	Merc. Co. Deed 122 136
1883-1891	Philip P. Dunn	Merc. Co. Deed 139 151
1891-1892	Assignee of Philip P. Dunn	Merc. Co. Sp. Deed G 357
1892-1902	Joseph L. Naar	Merc. Co. Deed 181 415
1902-	True American Publishing Co.	Merc. Co. Deed 254 169

Catherine Rose may have continued to live on the property for a time, but during the latter part of her life she moved to Brooklyn (apparently to live with one of her daughters), and the house built by her deceased husband was utilized as a rental property (see Figure 4.10). The widow Rose died in Brooklyn in 1854, and, as ordered in the will of Ebenezer P. Rose, the building at 14 North Warren Street (then being rented to Louisa and Mary Leeds for use as a millinery and tailor shop) was inherited by the four Rose children (NJ Will and Inventory 854K; Trenton City Directory 1854). Stephen B. Rose, one of the four children, had conveyed his share in this property to Peter H. Wikoff in 1838 (Hunt. Co. Deed 69 21), and in 1855 he and Wikoff filed a second deed to reaffirm this conveyance (Merc. Co. Deed 33 341). Later in 1855, however, a law suit among the Rose heirs led to a court-ordered sale of the "messuage tenement" at 14 North Warren Street, and it was purchased by Philip S. Phillips for \$7,800 (Merc. Co. Deed 37 422).

Phillips continued the commercial use of the former Rose property as he moved his seed store from next door at 16 North Warren Street (Appendix A) to the first floor of his newly acquired building (Trenton City Directory 1859 [Phillips also lived in the upper stories of his new holding]). Phillips died intestate in 1860, and the inventory of his movable property reflected the combined commercial and residential use of the structure (NJ Inventory 1256K). The deceased's estate (notably his son Albert S. Phillips) retained control of the property for almost three decades and continued the seed store for nearly as long (Figures 4.13 and 4.14 [there appears to have been little change to the structure since its construction]) (see also Trenton City Directories 1865/66-1878). In 1879 the younger Phillips was sued for overdue mortgage payments and the "messuage" at 14 North Warren Street was sold to E. Mercer Shreve in a sheriff's sale for \$7,500 and the assumption of several mortgage obligations (Merc. Co. Deed 122 136).

The Phillips family seed business was absorbed by J.W. Cornell & Company, a former competitor, during the early 1870s (Trenton City Directories 1873-1878). John W. Cornell was a descendant of a French family that had settled on Long Island during the mid-17th century and had later migrated to New Jersey. Cornell was born in the present Ewing Township in 1841 (the son of Daniel L. and Jane Tomlinson Cornell) and worked briefly as a teacher before moving to Trenton during the Civil War. In 1869 he joined with Henry R. Fell and M. Harvey Tomlinson to form J.W. Cornell & Company and established a seed, fertilizer, and agricultural implement store on the west side of North Warren Street. In 1879 this firm relocated to the former Phillips store at 14 North Warren Street. M. Harvey Tomlinson, the most active of the three partners during this period, managed the new store and resided within the living quarters in the building's upper floors. J.W. Cornell & Company remained at 14 North Warren

Street until 1884, at which point Cornell retired, leading to the firm's reorganization as Tomlinson & Satterthwaite, and the store was moved next door to 16 North Warren Street, the site of the earlier Phillips seed store (see Appendix A) (Trenton City Directories 1879-1884) (Lee 1907:412,413).

In 1883 E. Mercer Shreve sold 14 North Warren Street to Philip P. Dunn of Trenton for \$16,000 (Merc. Co. Deed 139 151). With the removal of the seed store Dunn moved his own business (wholesale boots and shoes) from a building on the west side of North Warren Street into his newly acquired holding, where it remained for nearly a decade (Trenton City Directories 1885/86-1891 [Dunn traded with several partners during this period]). At some point during the 1880s (apparently during Dunn's tenure) the original rear section of the building was removed and replaced by large three- and two-story brick additions that completely covered the entire lot (Figures 4.15-4.18). By 1891 Dunn had encountered serious financial difficulties and he found it necessary to place his property in the hands of an assignee (Merc. Co. Special Deed G 357). Dunn died within a year, and in 1892 his assignee and his widow sold 14 North Warren Street to Joseph L. Naar, the owner and publisher of the True American, one of Trenton's leading newspapers (Merc. Co. Deeds 181 414 and 415).

As noted above, the True American had been originally established by Matthias Day in 1801. In 1829 it was acquired by George and William P. Sherman (see above and Appendix A - 2 North Warren Street) and combined with their State Gazette. The True American was revived in 1849 and acquired by David L. Naar in 1853. Naar was a descendant of a Portugese Jewish family that had migrated to the West Indies at an early date. He was born on the island of St. Thomas in 1800, educated in the United States, and was successful as a merchant on St. Thomas before settling permanently in the vicinity of the City of Elizabeth during the 1830s. After establishing himself as a prominent citizen here (he served as the United States Consul to St. Thomas between 1845 and 1848) he moved to Trenton at mid-century. It was during his tenure as the publisher of the True American that the latter assumed a position as one of New Jersey's most influential newspapers (Trenton Historical Society 1929:784-786; Johnston 1932:13,26, 28,29,32).

Naar retired shortly after the Civil War (he died in 1880) and the paper was managed by the firm of Naar, Day & Naar. Moses D. Naar, the lead partner in this firm, was born in New York City in 1836 and came to Trenton in 1856 to work on the True American for the elder Naar, his uncle. Joshua S. Day was born in New York City in 1828 and moved to Elizabeth with his family. After working briefly for his father's mercantile firm there he had also come to Trenton (in 1855) to work for Naar. Joseph L. Naar, the junior partner and the son of David L. Naar, was born in Elizabeth in 1842 and

had been employed by the paper for several years. The younger Naar gained full control of the True American on the deaths of his partners in 1885. The newspaper remained successful under Joseph L. Naar, and his purchase of the commercial building at 14 North Warren Street represented his interest in pursuing the expansion of both his newspaper and his printing and publishing activities (Lee 1895:239; Trenton Historical Society 1929:786; Johnston 1932:31-33).

Naar substantially renovated the newly acquired building (the new cast iron front facade was only the most dramatic of a number of alterations) and opened it as the True American's headquarters in 1893. During the next decade and a half the first floor served as a stationery store and the newspaper's press room, with the editorial offices and a portion of the printing plant located on the second floor and the remainder of the printing facilities sited on the third floor. Naar's expansion of the True American and its various related activities was initially successful, and the paper remained strong during the next several years. By the turn of the century, however, Naar's "empire" was in a precarious financial position, and he was forced to sell stock and allow for the establishment of the True American Publishing Company in 1902. The property at 14 North Warren Street was immediately transferred to this new concern for \$35,000 (Merc. Co. Deed 254 169) (Figure 4.19; Lee 1895:239; Trenton Historical Society 1929:787; Johnston 1932:31).

The death of Joseph L. Naar in 1905 and other problems led to an acceleration in the decline of the True American, and by 1908 the True American Publishing Company was in receivership and had lost title to the North Warren Street property (Merc. Co. Deed 311 42) (Figure 4.20). In 1911 the property was deeded to the reorganized Trenton True American Printing Co. (Merc. Co. Deed 339 179), but within a short time this company was in receivership. In 1913 the True American and its former office on North Warren Street were acquired by the Trenton Times (Merc. Co. Deed 418 520). The Times, which had been established in 1882 and was expanding rapidly during the years leading up to the World War I, immediately (and permanently) halted the publication of its former rival. The print shop on the third floor of the building was utilized by the Trent Press until mid-century (the second floor was used as commercial and office space), but in 1919 the primary use of the structure was radically altered. In that year the property was sold to the City of Trenton (Merc. Co. Deed 418 520) and the first floor was substantially reconstructed to serve as a "Public Comfort Station" (Figures 4.21 and 4.22; see also Nirenstein n.d. and Franklin Survey Co. 1930). This use of the building also continued until mid-century, and the city maintained its ownership of the property for nearly half a century. In 1963 14 North Warren Street was sold to the Dunhams interests and put to use as warehouse space (Merc. Co. Deed 1663 29) (Trenton Historical Society 1929:786,787; Johnston 1932:31,54,57).