

**Historic Preservation Plan Element for the
Master Plan of the Township of Maplewood
Essex County, New Jersey**

Prepared by

The Historic Preservation Commission of the Township of Maplewood

In Conjunction with

The Planning Board of the Township of Maplewood

With the Assistance of

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TABLE OF CONTENTS

- 1. INTRODUCTION**
- 2. VISION AND PURPOSE**
- 3. POLICIES AND FRAMEWORK**
 - 3.1 Historic Context**
 - 3.2 Historic Preservation Commission**
 - 3.3 Maplewood Master Plan**
 - 3.4 Related State and County Plans**
 - 3.5 Maplewood Ordinances**
- 4. OBJECTIVES AND RECOMMENDATIONS**
 - 4.1 Identify and Protect Historic Resources**
 - 4.2 Preserve Neighborhood Character**
 - 4.3 Assess Historic Assets**
 - 4.4 Balance Preservation and the Rights of Property Owners**
 - 4.5 Foster Public Participation in the Historic Preservation Process**
 - 4.6 Seek the Benefits of Sustainability Associated with Preservation**
 - 4.7 Promote Rehabilitation of Historic Properties**
 - 4.8 Develop Mutual-Interest Partnerships**
- 5. ADOPTION OF THIS ELEMENT**

APPENDICES

- A.1 A Brief History of Maplewood**
- A.2 Existing Maplewood Structures Built Before 1860**
- A.3 Summary of Historic Area Surveys**
- A.4 Inventory of Historic Gates, Stone Walls, Monuments and Markers**
- A.5 Historic Landmarks Designated by Maplewood Township Ordinance**

1. INTRODUCTION

The Township of Maplewood has a rich history and an abundance of historic buildings that reflect its more than two centuries of existence. In 1999, with the threatened loss of Pierson's Mill, one of the town's most iconic buildings, concerned local citizens brought the issue of historic preservation before the township government. The governing body then initiated a period of community discussion and formal public inquiry that resulted in the passage of a Historic Preservation Ordinance in 2001. This ordinance created a Historic Preservation Commission to formally champion and steward preservation activities in Maplewood. In the years since its inception, the commission has defined its mission and goals, obtained local landmark designation for several buildings, conducted various historic resource surveys and engaged the community with educational and outreach activities.

This Historic Preservation Plan Element seeks to codify and endorse the vision, policies and objectives of historic preservation for Maplewood, as relevant to the master plan of the town. It presents the policies and other framework elements that provide the basis for implementing historic preservation within the community. It then presents several specific objectives for preservation, with recommendations for action.

The Maplewood Planning Board recognizes the dedicated efforts of the Historic Preservation Commission, particularly in assisting the board in articulating the preservation policies and regulations designed to meet the unique needs of our community.

2. VISION AND PURPOSE

The overriding goal of historic preservation is to foster ongoing appreciation, preservation, protection and enhancement of the historic buildings, structures and character of Maplewood. Maplewood's rich history and extensive inventory of historic resources are essential building blocks of the community's character. Protecting this history helps to retain the authentic sense of place that connects us with our past and informs the future. The town's buildings, structures, neighborhoods, and landscapes have shaped the community's identity throughout its history. Preserving the significant and unique aspects of the built environment provides a sense of place and helps preserve community values for the future.

The following goals summarize Maplewood's vision and approach to historic preservation, as articulated by the Historic Preservation Commission and embodied in the preservation ordinance.

- Safeguard the cultural, social, economic and architectural heritage of Maplewood.
- Identify and catalog the historic and architecturally significant buildings, structures, sites, objects and districts located within the township.
- Promote an appreciation of our cultural, physical and architectural heritage, including historic landmarks, by engaging, involving and communicating with stakeholders and all citizens about the importance of preserving Maplewood's cultural heritage.
- Regulate alterations to historic resources, in an appropriate manner, and discourage unnecessary demolition, destruction or other actions disruptive of historic resources.
- Maintain cohesive neighborhoods by promoting a compatible and harmonious context for historic buildings, structures, sites, and districts and by discouraging out of scale and other inappropriate new construction that would be destructive of the character of Maplewood's neighborhoods.

Residents and visitors are attracted to Maplewood's character and the charm of its physical setting.

This charm is a fragile commodity, one that is vulnerable if style and scale are not respected. As the community evolves and changes over time, important aspects of community character may be lost if they are not preserved in a proactive manner. The risks include the disruption of neighborhood cohesiveness when inappropriate new construction violates the scale and rhythm of the street and/or removes long-established landscaping. The slow erosion of the town's historic fabric, setting and materials is a subtle but serious threat because insensitive alterations can diminish the quality of historic buildings and landscapes.

Historic preservation efforts seek to anticipate these risks and to develop a range of tools and working partnerships so that an informed and concerned citizenry can maintain and enhance Maplewood's physical environment and its civic virtues. While formal regulations lay the foundation for historic preservation, outreach and consensus-building are also essential components of successful preservation efforts. These can help allay the concerns of individual property owners and the general public, who sometimes fear a negative impact on property values from regulation of historic buildings. A process of education about the community values reflected in historic resources is critical.

It is the policy of the Township of Maplewood to promote and encourage the preservation of those buildings, structures, districts, and archaeological sites that exemplify its cultural, social, economic, and architectural history. Various of our residential neighborhoods, park landscapes, historic architectural styles, historic rail and highway transportation corridors, civic buildings, houses of worship, historic sites, and intimate downtown streetscape, are among the properties the township seeks to preserve for the education, enjoyment, and general welfare of its citizens and guests.

3. POLICIES AND FRAMEWORK

The legal basis for historic preservation in Maplewood is established through municipal policies and ordinances, the town's master plan, other applicable plans, and New Jersey statutes. The overall framework for preservation is also defined by the historic context of the town itself, since that provides the cultural and aesthetic motivations for conducting local preservation activities.

3.1 Historic Context

Maplewood today looks much as it did in the late 1930s, having developed significantly during the suburban boom of the 1920s-30s. A large portion of the town's homes, as well as most of its municipal buildings, schools and parks, date to this time period. During the preceding two-hundred years, the town grew slowly, mostly as a rural community.

The advent of the railroad led first to the introduction of summer homes during the 19th century and then to the rapid suburban development of the early 20th century. Consequently, Maplewood's architecture and landscaping reflect the cohesive neighborhoods and sense of place created during these periods of development. In addition, several dozen individual buildings survive from the 18th and early 19th centuries, all of which are fully functional as homes or businesses. Although the history of the Native Americans in the region is generally understood, no visual evidence remains in Maplewood of their early settlements. Appendix A.1 provides a more detailed summary of Maplewood's history.

In planning and implementing historic preservation, Maplewood has the dual challenges of protecting individual landmarks and of preserving the character and cohesiveness of entire neighborhoods.

3.2 Historic Preservation Commission

A. *Creation of Maplewood's Historic Preservation Commission*

The Township of Maplewood adopted a Historic Preservation Ordinance in 2001, thus establishing a Historic Preservation Commission. The ordinance provides the authority for local historic sites, buildings and districts to be identified and formally designated; and for the regulation of future development and/or alteration of such sites and in such districts to ensure that inappropriate development will not harm historic character.

Maplewood is among the approximately 25 percent of New Jersey municipalities that currently have a Historic Preservation Commission. Such commissions are authorized and empowered by the New Jersey Municipal Land Use Law (MLUL). Consequently, a Historic Preservation Commission is a participant in the development of local land use regulations. It is noteworthy that Historic Preservation Commissions are the only bodies among those prescribed by the MLUL for which the membership must include persons technically knowledgeable in the areas of concern, namely building design, construction and architectural history.

B. *Certified Local Government Status*

Maplewood's Historic Preservation Commission is one of only a few dozen in New Jersey that have sought and been accepted into the Certified Local Government (CLG) program. This program is administered by the National Park Service through the New Jersey Historic Preservation Office. Eligibility for CLG status requires that the commission membership meets a specified level of expertise and enables the Historic Preservation Commission to serve as a representative of the New Jersey Historic Preservation Office on local issues. Achieving CLG status is indicative of both the competence of the members of Maplewood's Historic Preservation Commission and the quality of the town's Historic Preservation Ordinance.

Participation in the CLG program allows the township to review and comment through Section 106 of the National Historic Preservation Act as a consulting party on federally funded, licensed, permitted and/or assisted projects having potential impact on historic properties. CLG status also makes the township eligible to compete for state funded grants for a variety of preservation activities.

C. *Historic Resource Surveys and Inventories*

Since its inception, Maplewood's Historic Preservation Commission has devoted significant effort to conducting surveys of historic sites, buildings, monuments and other structures and artifacts. The resulting inventory is valuable in and of itself as a historic record. Moreover, it provides a foundation for subsequent actions by the commission, such as the designation of landmarks or historic districts. This information will also be useful in the development of educational materials to help property owners and the general public appreciate and care for the historic resources that contribute to the community's architectural heritage.

One of the initial efforts of the commission entailed an inventory of pre-1860 homes in Maplewood. This resulted in a compilation of 46 historic properties located throughout the town. The year 1860, while somewhat arbitrary, is a reasonable demarcation between the early, rural settlement of the area and the later residential and suburban development. Six buildings on this list are among the seven formally designated to date as local historic landmarks in Maplewood. Most of the buildings on this list, however, are not designated landmarks, and have no special restrictions or honors associated with them. The complete list of these pre-1860 homes is presented in Appendix A.2.

During 2003-2005, the Historic Preservation Commission conducted architectural surveys on five separate areas of Maplewood. This survey work was performed by members of the commission, aided by several dozen additional community volunteers, and coordinated by consultants hired through funding from two grants from the New Jersey State Historic Preservation Office.

The inventories have been compiled through a combination of historic map analysis, archival and deed research, and field observation. The findings are documented in a series of historic sites survey forms, filed with the township and the state. The complete published survey results are available for review at the office of the Maplewood Township Clerk, the Office of the Township Engineer and the main branch of the Maplewood Memorial Library.

The areas studied were:

- Memorial Park and Surroundings
- Valley Street Area
- Prospect Street Area
- Boyden-Burnett Area
- Ridgewood Road Area

Appendix A.3 provides a narrative summary of the findings of each of these studies.

These surveys provide the genesis for a comprehensive body of information about the history and development of the township from the 18th century onward. The surveys include both individual properties as well as neighborhoods and other districts of interest. The Historic Preservation Commission aspires to conduct additional surveys, perhaps eventually to include the entire town. It is important to note, however, that Native American and early archaeological sites have not been systematically inventoried.

Finally, there are additional historic elements of interest, other than buildings or sites, to be considered. These include resources such as street-edge stone gutters, bridges, gates, monuments and trees, mostly dating from the suburban expansion of the early 20th century. They are a modest but tangible aspect of the historic character of Maplewood. They also add visual character and interest for anyone walking, driving or cycling within the town. To date, no formal program has been established to protect and preserve these elements. An inventory of these elements is presented in Appendix A.4.

D. Local Historic Designation

Subsequent to the creation of the Historic Preservation Commission, local designation of individual historic buildings has been introduced and implemented in Maplewood. The first landmark designation was made in 2005, four years after the commission was created. Prior to 2005, the commission focused on historic survey efforts so as to provide a sound basis for subsequent nominations of specific sites for landmark designation. As of this writing, seven historic landmarks have been designated in Maplewood. These are listed in Appendix A.5 (and also identified in the table of pre-1860 homes, Appendix A.3). Full reports for these landmark designations are available in the office of the Maplewood Township Clerk.

This landmark designation procedure, as governed by New Jersey statute, involves a process of nomination, assessment and public hearing by the commission. Through this process, the commission is empowered to recommend specific landmark designations to the Township Committee, which then decides on the actual designation of historic landmarks. An identical procedure applies to the nomination and designation of historic districts.

In creating the Historic Preservation Ordinance, the Township Committee explicitly enabled the town to designate historic districts, as it deems fit, via this nomination process. To date, no historic districts have been formally considered or nominated in Maplewood, although the historic surveying effort has contributed to the process of identifying potential candidates. The Historic Preservation Commission considers the designation of historic districts to be central to their mission and intends to pursue implementing them in the future.

E. Prevention of Out-of-Scale Replacement Structures and Additions

A major stated goal of the Historic Preservation Commission is to discourage tear-downs in residential neighborhoods and the associated replacement of housing stock by over-scaled buildings. Similarly, the commission seeks to discourage the construction of over-sized or out-of-character additions to existing houses. The phenomena of tear-downs and over-scaled replacement buildings has occurred with great frequency in many neighboring communities and across the nation. The National Trust for Historic Preservation has declared this to be one of the most dangerous trends for the maintenance of historic character, neighborhood livability, and economic and social diversity.

The commission believes the high degree of aesthetic cohesiveness in Maplewood's neighborhoods is an important attribute of the town's character. Further, the commission regards the designation of historic districts in residential neighborhoods as one of the key tools to preserve such cohesiveness. In addition, the commission has included the concept of neighborhood cohesiveness and the detrimental effects of out-of-scale structures in its outreach and educational activities.

F. Public Participation in the Historic Preservation Planning Process

Maplewood's Historic Preservation Commission has endeavored to identify and engage a wide range of stakeholders within the community, and to solicit their suggestions for implementing preservation in Maplewood. As part of the process of preparing this Historic Preservation Plan element, there was a structured effort that included three public workshop meetings, along with several focus groups and personal interviews. Comments came from those who live or work in

historic buildings and others whose lifestyle is enriched by Maplewood's tree-lined landscapes, desirable neighborhoods and historic landmarks. These comments and recommendations have been considered in the development of this Historic Preservation Plan element.

3.3 Maplewood Master Plan

This Master Plan of the Township of Maplewood, adopted by the planning board in 2004 and amended in 2008, makes numerous references relevant to historic preservation.

First and foremost, the 2004 master plan included a Historic Preservation Plan Element for the first time. This was a key building block in supporting and empowering the newly formed Historic Preservation Commission. Upon adoption, this Historic Preservation Plan Element will replace and supersede the 2004 element, as codified elsewhere in this element.

The master plan makes reference to historic preservation and closely related topics in several other elements, as follows.

A. Goals and Objectives

The master plan presents sixteen overarching Goals And Objectives (Chapter 2 of the master plan), of which four speak to the need for preservation and the mission of the Historic Preservation Commission. These can be summarized as follows:

- Preserve and enhance the general sense of community for all residents.
- Preserve the physical housing stock and the architectural and landscape character of residential neighborhoods, with emphasis on architectural standards and historic preservation.
- Support the objectives of historic preservation, both for formally designated landmarks and for the general character of the township.
- Improve the quality of commercial structures without harming the character and vitality of adjoining residential neighborhoods.

B. Land Use Plan Element

The most specific references to historic preservation in the master plan are in the Land Use Plan element. These can be summarized as follows:

- The subsection 'Housing Stock Protection' addresses both architectural character and physical maintenance of properties. It specifically recommends that the town, "Make creative use of zoning tools to protect the built character of Maplewood's neighborhoods, including areas and structures that do not qualify for "historic" designation."
- The subsection 'Land Use Plan' recommends the eventual introduction of an Historic Preservation Overlay Zone, encompassing all historic sites, buildings and districts designated by the Historic Preservation Commission. It is important to note that the intent of this overlay zone would be to ease the administration and regulation of duly designated properties. This recommendation does not, in and of itself, advocate the introduction of historic districts nor the designation of any particular property or site.
- The subsection 'Zoning Recommendations' cites the need for protection of shade trees throughout the community. Such an ordinance has recently been enacted by the township.

C.. *Community Facilities Plan Element*

In the Community Facilities Plan element, the master plan makes an insightful reference to public outreach and consensus-building with respect to preservation. This is in the context of disposition of the former police headquarters on Dunnell Road, unoccupied as of this writing. The master plan recommends,

“An ad hoc taskforce—consisting of public officials, township staff, and citizens—should be formed to thoroughly review the disposition of this property, recognizing that it represents a rare opportunity to either enhance municipal facilities or attract new development. At the same time, the task force should seriously consider the historic preservation aspects of the existing police station building and its site near Memorial Park. Amongst the options to be considered would be the possible preservation of the building and the feasibility of an adaptive reuse. The task force’s work may be supplemented by professional planning and engineering expertise as needed.”

D. *Open Space and Recreation Plan Element*

The planning board adopted a new Open Space and Recreation Plan element for the master plan in September 2008. This new element replaced, and greatly expanded upon, the previous open space element that had been adopted as part of the 2004 master plan.

The new Open Space and Recreation Plan element also constitutes the town’s Open Space and Recreation Plan, pursuant to New Jersey Green Acres Program Open Space and Recreation Plan Guidelines. Indeed, the preparation of the new element was stewarded by the township, through its Open Space Trust Advisory Committee, so as to be in compliance with and empowered by the Green Acres guidelines.

The new Open Space and Recreation Plan element cites historic preservation among its primary objectives for preserving natural and cultural resources. In addition, the new element makes explicit cross-reference to the Historical Preservation Plan Element as the primary source within the master plan for information and policy guidance concerning historic preservation.

3.4 Related State and County Plans

A. *New Jersey Historic Preservation Plan*

The New Jersey Partners for Preservation (a joint venture of the New Jersey State Historic Preservation Office and the non-profit organization, Preservation New Jersey) offer a vision for historic preservation in their New Jersey Historic Preservation Plan. This plan promotes:

- Identifying and interpreting sites and events associated with all people who have contributed to making New Jersey what it is today.
- Regarding preservation as an essential tool for revitalizing our towns and cities and preserving our countryside.
- Promoting preservation as potential source of jobs, income and tax revenues.
- Fostering appreciation of how diverse peoples and cultures have come together to create the society we know today.
- Creating a source of identity and continuity as we move forward into the future.

Maplewood’s Historic Preservation Commission strives to integrate Maplewood’s vision for historic preservation with the goals of the New Jersey Preservation Plan. Historic districts, transportation corridors, buildings, structures, and archaeological sites are intimately linked with past, present, and future housing, circulation, recreation and conservation in municipal planning. These common

goals promote a balance between the preservation, maintenance and interpretation of the township's critical historic resources and essential historic landscape, and the community's need for adaptive changes in the use of lands and buildings.

B. Essex County Open Space Master Plan

Policy Objective No. 12 of the county plan states the need to, "Promote the preservation and restoration of cultural, archaeological, and historic sites."

3.5 Maplewood Ordinances

Two specific aspects of local policy reflect the town's commitment to aesthetic cohesiveness and thus inform the context of historic preservation in the community.

A. Façade Guidelines in Special Improvement Districts

Maplewood has two Special Improvement Districts (SID), the Maplewood Village Alliance and the Springfield Avenue Partnership. Each SID has enacted façade design guidelines, as permitted and prescribed by New Jersey statute. The intent of these guidelines is to allow each SID to maintain a consistent architectural appearance within the district. In neither case is there an explicit goal of historic preservation. However, the implementation of these guidelines is a manifestation of the community's general support for regulation of historical and aesthetic cohesiveness of specific districts.

B. Tree Protection

In 2008, the township enacted a comprehensive tree protection ordinance. Such measures had been previously recommended in the master plan and by the Historic Preservation Commission and the town's Open Space Advisory Committee. The ordinance has two broad thrusts: to protect all viable trees over a certain size from destruction, including those on private property; and to identify and protect any individually identified specimen trees. Because landscaping is an important aspect of visual character, this ordinance speaks to both the specific and neighborhood objects of historic preservation. Additionally, prohibition of the removal of trees helps to discourage the teardown of existing properties and their replacement with over-scaled structures.

4. OBJECTIVES AND RECOMMENDATIONS

This section presents tangible objectives for historic preservation in Maplewood and specific recommendations for pursuing those objectives.

4.1 Identify and Protect Historic Resources

A. Continue the Local Designation Process for Buildings, Sites and Districts

Maplewood's landmark designation process for both individual landmarks and historic districts, as prescribed by New Jersey statute, involves a transparent process of nomination, assessment and public hearings. The township, through the Historic Preservation Commission and the Township Committee, has been successful in implementing this process with a thorough and conservative approach. To date, all designations have been for buildings and sites; as of this writing, no historic districts have yet been nominated or designated.

The identification and, as warranted, the formal designation of historic landmarks and historic districts will continue to be the cornerstone of protecting these resources.

B. Participate in the National Register of Historic Places and New Jersey Register of Historic Places Programs.

Nominations to the National Register of Historic Places are honorific and do not impose any regulatory constraints on privately owned properties. They may be considered as a first step in the process of designating historic districts, since the process brings recognition of the significance of a building or an area with no restrictions on the actions of private property owners. Additionally, there are Federal tax benefits available for historically appropriate and compatible work performed on buildings listed in the National Register that are used commercially.

C. Include Historic Monuments, Bridges, Gates and Trees.

There are numerous additional historic elements of interest, other than buildings or sites, found in Maplewood. These include a wide variety of street-edge stone gutters, bridges, gates, monuments and trees, mostly dating from the suburban expansion of the early 20th century.

To date, there has been no focused program to protect and preserve these items. In many cases there is confusion or lack of information about ownership and responsibility for maintenance. Some of these items were erected by development companies to give distinction to their new offerings and survive today with no clear designation of ownership. Many others are clearly located on municipal property. Nearby homeowners often take responsibility for individual items, but that has never been codified in any municipal policy nor supported by any focused outreach initiative.

The Historic Preservation Commission and the Township Committee should seek to make determinations and/or declarations about ownership of these items. This should be followed by establishing guidelines regarding responsibility for care and maintenance. Such guidelines might be reinforced by formal landmark designation of some of these items. In addition, the commission should be encouraged to include these items in its various public educational and outreach activities.

4.2 Preserve Neighborhood Character

The aesthetic cohesiveness of Maplewood's neighborhoods is due to a homogenous visual environment that creates a clear sense of place. These neighborhoods are not identical to one another, but within many there is a high degree of consistency of architecture and landscape.

Many towns in New Jersey and throughout the country have been irrevocably changed because of the destruction of older homes that have been replaced by buildings that are out of scale and/or out

of character with their neighbors. Such replacements have a negative effect not only on their immediate neighbors, but on their entire neighborhoods as well.

Maplewood should regard many of its residential neighborhoods, as well as a few other specific areas, as historic and cultural assets worth preserving as cohesive units. Two broad approaches are recommended for achieving this goal: establishing zoning provisions that regulate the scale of new construction, including renovations; and eventually creating formal historic districts, which would allow further regulation, pursuant to ordinance and statute. The community as a whole, including the township government, should approach these matters with a sense of urgency and vulnerability with respect to neighborhood cohesiveness.

A. Establish Zoning for Scale

Maplewood, like many municipalities, is vulnerable to disruptions to the scale and character of settled neighborhoods. The existing zoning code does not offer sufficient protection from this threat. Preventing loss of buildings that contribute to cohesive neighborhood character should be a primary concern. The imposition of oversized additions or introduction of large, out-of-character houses can be deleterious to neighborhoods whose charm is intimately connected with their scale.

Maplewood should reconsider its bulk zoning requirements regarding lot area, coverage, setbacks, etc. for their effect on additions, replacement housing and infill redevelopment. Advanced approaches such as regulating footprint area ratios should also be considered. In addition, the township should consider limitations on re-subdivision, to prevent the introduction of more than one house upon removal of one existing dwelling.

B. Establish Regulations for Delay of Demolition

Maplewood should investigate the possibility of implementing demolition delay regulations that discourage demolition and require an exploration of alternatives. This could be accomplished via the zoning code and/or other ordinances. The objective is to preclude the demolition of any building or structure over a certain age, or of any building or structure identified for protection, for a specific review period, so as to allow for a determination of historical or architectural merit.

If a significant historic resource is to be destroyed or substantially altered, it is appropriate to request a detailed photographic record and other appropriate forms of documentation prior to the scheduled destruction.

Such regulations are popular in other states but may be constrained by New Jersey statute or case law. Hence, appropriate expertise and caution should be allocated in pursuing this goal.

C. Explore the Implementation of Historic Districts

Pursuant to New Jersey statute, a Historic Preservation Commission is empowered to recommend the designation of historic districts within the municipality. This, in turn, would allow the town to regulate alterations to buildings and landscaping within such districts, as prescribed by statute.

Indeed, the Historic Preservation Commission has already initiated this process by conducting historic resource surveys of select areas in town. To date, the commission has proceeded conservatively, relying on the benefits of study and outreach to solidify the basis for any such future nomination of specific historic districts

The introduction of designated historic districts can be a major cultural and political event in a community. Consequently, it should not be undertaken lightly. Nonetheless, Maplewood should thoroughly assess the benefits and challenges of implementing historic districts. Two broad approaches are recommended to advance the cause of designated historic districts for Maplewood: identifying suitable districts, from a historical and aesthetic standpoint; and providing reasonable assurance that historic districts will be economically sound and politically viable.

With respect to the first goal, the Historic Preservation Commission should continue its ongoing work to identify cohesive districts in Maplewood. The surveys to date have generally focused on corridors along specific streets (the exception being Memorial Park). While such corridors might be viable as formal historic districts, they may be unnecessarily narrow in scope. Moreover, additional neighborhoods and districts should be evaluated, beyond those already surveyed.

With respect to economic viability, Maplewood should study the experience of other municipalities that have implemented historic districts, especially in residential neighborhoods. Ideally, such study would be based on tangible experience, over many years, of other towns in New Jersey. The public will seek assurance that historic districts do not induce disinvestment on the part of property owners, but rather that such districts foster stable or increasing property values.

With respect to political viability, Maplewood should consider honorific designation (in the form of listing in the National Register of Historic Places) as a starting point. Such designation, administered by the federal government, does not impose any regulatory constraints on private owners but offers significant opportunity for education and favorable publicity as well as the possibility of tax benefits. Separately, the commission should continue to include the topic of historic districts in its educational and outreach activities. As part of that effort, the commission should propose a tentative timetable for the introduction of designated historic districts over the next few years.

4.3 Assess Historic Assets

A. *Expand the Historic Resource Surveys*

The survey and inventory activities of the Historic Preservation Commission have made a significant contribution to preservation efforts within the community. These studies have provided a basis for actual designation of landmarks and for planning for potential historic districts. They have also aided the commission's outreach and educational efforts. Moreover, they have provided valuable information to other municipal decision makers, such as the Township Committee and planning board, in their responsibilities regarding land use and development regulations.

The commission should continue to expand and elaborate the historic resources surveys as a key objective. Surveys should be initiated for portions of the town not already studied. Indeed, the commission has stated, as a long-term objective, its desire to survey the entire town; the township is encouraged to support that goal.

Finally, it would be desirable to develop an automated database of all historical resources in Maplewood so that this information can be stored and accessed more efficiently and productively by all interested parties.

B. *Seek Archaeological Resource Reconnaissance*

Maplewood should explore the extent to which an archaeological survey may be appropriate for land development proposals located or partially located in an area of high archaeological potential. An archaeological predictive model and archaeological sensitivity map can help to identify areas where an archaeological survey would be useful due to high archaeological potential.

4.4 Balance Preservation and the Rights of Property Owners

The Historic Preservation Commission and Township Committee have exhibited caution and sensitivity in weighing the goals of preservation with the rights of property owners. This should be commended and nurtured.

One of the biggest challenges to successful historic preservation is to accommodate the rights and expectations of owners of historic properties and residents of possible historic districts. While

historic resource protection is sometimes cast in terms that pit preservation against property rights, these values can coexist. Successfully finding this balance entails managing the pace, scale and impact of change in ways that are sensitive to the historic context.

The goal of historic designation is not to impede homeowners from adapting their homes to contemporary needs and lifestyles. Rather, it is meant to ensure that alterations and additions do not detract from the historic character of the building and/or the neighborhood in question. Interaction and communication between the commission and the owners of designated and other historic homes can build upon a common interest in preserving Maplewood's historic resources. Properly cultivated, these partnership efforts can lead to a broader appreciation of Maplewood's history and the importance of its historic fabric. Increased public education will also create a deeper understanding of Maplewood as an evolving place with an engaging history.

4.5 Foster Public Participation in the Historic Preservation Process

Public input, from a range of perspectives, including owners of designated historic landmarks, has greatly informed the goals and efforts of the development of this Historic Preservation Element. As the Historic Preservation Commission moves forward in developing an action plan for continued implementation of historic preservation, the participation of property owners and the general public will be a key ingredient for success.

Neighborhood conservation initiatives should be continued and reinforced, bringing workshops, educational materials and expert advice to individuals and groups and increasing awareness of the positive relationship between historic preservation, real estate values and community well-being.

4.6 Seek the Benefits of Sustainability Associated with Preservation

There is an emerging body of knowledge regarding the environmental benefits of preserving existing buildings. These benefits are based on several key premises:

- That environmentally-favorable characteristics in the design of older buildings are often overlooked when contemplating replacement construction; these include such attributes as natural ventilation, high ceilings, thick masonry walls that slow heat transfer, etc.
- That the total energy cost of new construction and subsequent operation may exceed that of renovating older buildings for energy efficiency, especially when the energy associated with manufacturing, transportation and construction itself are properly accounted for.
- That demolition of buildings contributes a significant portion of all solid waste generated in United States, perhaps as much as one-third, and thus potentially creates an unnecessary burden on our landfills.

The Township of Maplewood has a broad commitment to energy conservation and sustainability, as manifested by its standards for redevelopment plans, designs of specific municipal projects, optimization of municipal operations, and community outreach efforts. Moreover, these policies reflect the sentiments and sensibilities of the community at large. It makes sense, therefore, for the town to assess the potential sustainability benefits of the preservation of existing buildings and to implement formal policies in support of such benefits, as appropriate and workable.

It is important to note that preservation for sustainability is not inherently oriented toward historical or aesthetic preservation, per se. Older buildings of varying age or character may offer environmental benefits over new construction.

The township should investigate the applicability of these emerging concepts and techniques to formal township policies. Thorough review and evaluation will be required to ascertain that the

potential benefits are both real and feasible. This review should be sponsored by the Township Committee, and might be conducted by an ad hoc task force of public officials, concerned citizens and relevant professional experts.

Assuming the assessment is favorable, the planning board should consider incorporating these concepts into new and broader sustainability guidelines in the master plan's Conservation Plan Element. The Historic Preservation Commission should incorporate these concepts into its education and outreach activities. In general, the linkage between preservation and sustainability should be stressed and reinforced in township planning policies and their implementation.

If and when implementation is pursued, care should be given so as to avoid unintended consequences. In particular, caution should be applied to ensure that new policies or regulations are not interpreted as broad constraints on all forms of renovation or new construction.

4.7 Promote Rehabilitation of Historic Properties

In 1999, New Jersey implemented a new Rehabilitation Sub Code for locally designated properties or those listed on the New Jersey or National Registers of Historic Places. The new Sub Code relaxes certain construction code requirements for historic buildings in an effort to make rehabilitation an affordable and realistic alternative to demolition and new construction. This program is now nationally recognized as a stimulus for historic preservation. It has the potential in Maplewood to help protect the historic fabric of the town and neighborhoods, and to slow unnecessary demolition of historic buildings. Maplewood Township should provide educational materials for property owners regarding rehabilitation options under the new sub code.

Separately, federal tax credits are available for rehabilitation and restoration of commercial properties that are locally designated or listed in the New Jersey or National Register. Potential tax benefits for homeowners for rehabilitation of designated properties are currently under consideration by the New Jersey legislature, and similar preservation initiatives have also been proposed at the county level.

In addition, some communities have set up revolving loan funds, derived from private donations, to help homeowners make appropriate renovations to their historic homes. Such an activity could be considered in the future in Maplewood.

4.8 Develop Mutual-Interest Partnerships

Partnerships among historic preservation interests are an important part of a coordinated preservation program. A variety of partnering efforts can advance the goals of the historic preservation plan. These include assisting non-profit organizations in applying for historic preservation grants; developing a voluntary neighborhood conservation initiative, where participants receive advice on maintaining and improving their homes and landscapes; and involving neighborhood associations in promoting recognition of historic resource values as part of a neighborhood pride initiative.

Specific organizations that might be included in partnership initiatives include: the Durand-Hedden House and Garden Association, which serves as Maplewood's historical society; Preservation Maplewood, an independent non-profit organization supporting historic preservation; the town's neighborhood associations; the town's two Special Improvement Districts; the township's various boards and committees, especially those involving environmental affairs and economic development; and local schools.

Opportunities for development and/or enhancement of an intra-agency historic preservation network should be explored. This would foster a coalition of government and non-profit organizations promoting regional historical sites, museums and other heritage tourism interests.

Linking preservation goals with effective strategies is essential to developing an implementation plan that engages a wide range of partners. Toward these ends, the following specific actions and strategic alliances are recommended.

A. Education, Interpretation and Technical Assistance

Continuing to make information available on historic preservation incentives, programs, activities, and opportunities that are available from local, state, federal and private sources, Maplewood can facilitate the better understanding and appreciation of historic resources through publicizing preservation successes and educational preservation workshops.

Collaboration should be pursued with the Durand-Hedden House Association in maintaining a local history room, to be based at the Hilton Branch Library, that will preserve documents, maps, photos and research on the history and architecture of Maplewood. Additionally, the commission should continue to co-sponsor programs with Durand-Hedden and Preservation Maplewood to help spread information about the history and architecture of the community. A calendar of annual Maplewood Heritage events, organized around central themes and important persons in Maplewood history can aid this process,

The Historic Preservation Commission can serve as a local resource for technical information on historic preservation, providing guidance for new construction or alterations in historic neighborhoods, and commercial districts. The commission should continue its efforts to develop and sponsor workshops and publish technical bulletins for homeowners about historically appropriate construction and renovation.

Heritage tourism could be advanced by establishing a Maplewood Heritage Trail and self-guided tour. This would also be an opportunity for favorable interaction with neighboring communities. In this regard, Maplewood should consider a program to develop and maintain interpretive exhibits and information on historic resources in township-owned parks.

B. Funding Strategies

Maplewood should continue to pursue grants, donations and other types of funding alternatives to acquire, stabilize, rehabilitate, restore, interpret or protect significant historic resources. Financial incentive programs to aid sensitive treatments for historic buildings, structures and landscapes should be explored. Consideration should be given to a local revolving fund program, supported by private sector donations, for designated historic resources. Such programs have been successfully implemented in other communities and typically require that the grant award amount is matched by the property owner and/or applicant in the form of cash or in-kind services.

Partnerships with other organizations and agencies to establish for the means for the acquisition, stabilization and restoration of significant historic resources should be explored. Separately, the township should seek to find or create an eligible organization or agency to serve as the recipient of preservation easements. Such easements for historic resources can provide tax advantages to the donor and support the overall preservation process within the community.

5. *ADOPTION OF THIS ELEMENT*

This document was adopted as an element of the Master Plan of the Township of Maplewood by the Maplewood Planning Board on November 11, 2008. It replaces and supersedes, in its entirety, the Historic Preservation Plan element that was adopted as Chapter 10 of the master plan in 2004.

Supplied by the Maplewood Historic Preservation Commission, February 2008.

Early Settlement

The first known inhabitants in the area were the Lenape Indians. Since there have been limited archeological excavations within the township, physical evidence of these early local inhabitants remains to be discovered. What is now Maplewood was originally a portion of larger tracts of land purchased by the founders of Newark from the Lenape in 1667 and in 1678. Old Indian trails were surveyed and eventually became “highways” such as South Orange and Clinton Avenues.

Over the course of the mid-eighteenth to early nineteenth centuries, small outlying settlements developed on the eastern slope of the First Watchung Mountain, on the ridge to the east, and in the valley between them, along the East Branch of the Rahway River. These settlements took on local names; the one furthest west eventually was called Jefferson Village (so named to pay tribute to Thomas Jefferson) and that in the southeast, Newark Farms or North Farms. The portion of the settlement to the north was associated with the Village of South Orange. . During this early period, the settlers built their houses close to the roads and paths that connected the settlements of Newark, Orange, Camptown (now Irvington), Connecticut Farms (now Union), Springfield and Morristown. Several of Maplewood’s earliest buildings survive on the town’s first principal roads: Elmwood, Boyden, and Parker Avenues, Valley Street, and Ridgewood and Tuscan Roads.

During the Revolutionary War, many local men served in the Continental army and/or the militia and a number saw action at the Battle of Springfield that took place nearby. The Arcularius house (no longer extant) and Ezekiel Ball house may have served as hospitals for Revolutionary War soldiers. Throughout the decades following the war, Jefferson Village remained a sleepy settlement with approximately thirty families, but no center of commerce. North Farms was somewhat more prosperous, since it benefited by being located near the inland harbor of the Elizabeth River, where farmers could hire riverboats to transport their produce and goods to Elizabeth, Newark and New York.

Maplewood in the Mid-Nineteenth Century

A few decades after the war however, the effects of the Industrial Revolution were beginning to be felt in the community. In 1831 Lewis Pierson constructed a gristmill in the valley along the East Branch of the Rahway River. Pierson attained enough wealth that in 1843 he was able to build Vaux Hall—a temple-front house in the Greek Revival style. Both Pierson’s Mill and Vaux Hall survive and have been determined eligible for listing in the National Register of Historic Places. By 1837 a paper mill (no longer extant) was located along the Rahway River, at the site of the present Fire Department headquarters on Dunnell Road. During this same period, the Crowell family established and ran two key businesses along Valley Street: a cider mill and the area’s first general store (built in 1841 and called the Clinton Valley Store.) A “shoe manufactory” operated out of the store’s second floor.

Transformed by Rails and Roads

While early settlers capitalized on the township’s fertile farmland and the advantageous trading location, Maplewood as we know it today, was largely shaped by the railroad that offered a suburban lifestyle for commuters with a city job. As rails opened the region to greater mobility and trade, Maplewood’s rural landscape was transformed into a townscape by metropolitan expansion.

The Morris and Essex Railway was constructed in 1838 passing through the center of what would become Maplewood Village. Originally the train was accessed by a flag stop near Jefferson Avenue, but in 1860 the first Maplewood Station was constructed at the foot of Lenox Place near the intersection of Baker Street and Maplewood Avenue. In 1902, as part of a major upgrade throughout the line, the tracks were elevated and the present station was constructed on Dunnell Road. This train line is listed as part of a thematic nomination in the National Register of Historic Places. Initially, the coal-fired trains allowed city dwellers access to the more rural landscape of the First Mountain. During the second half of the 19th

century, wealthy families, exemplified by Cornelius Roosevelt, the uncle of future president Theodore Roosevelt, constructed large homes which served as country retreats. A number of these houses were constructed on the slope of the First Mountain.

North Farms (known as Middleville after 1830 and Hilton after 1880) developed even more prominence after the opening of the Newark-Springfield Turnpike (now Springfield Ave.) in 1806. It became a flourishing village and served as a stagecoach stop between Morristown and Newark. There were several hotels and a general store, and many small shops were established for the manufacture of nails, barrel hoops, carriages, shoes and men's clothing to meet the needs of the villagers and to trade in the Newark and New York markets. Truck farming of fruit, vegetables and flowers thrived in the small farms of the area.

During the nineteenth and early twentieth centuries, Maplewood experienced many changes in name and boundaries. Much of what became Maplewood was within the boundaries of the Township of South Orange when it was incorporated in 1861. A small final piece of land on the southern border was acquired in 1863 with the addition of a section of Millburn. In 1869 the Village of South Orange was created within the Township of South Orange. In 1904 a disagreement over taxes led to the Village of South Orange formally separating from the more rural area of the township (Maplewood), although the state legislature required the two communities to maintain a joint school district. By the early 1900s, the township still had only a few main streets crossing its mosaic of farms and forests. But change was beginning to occur as a few entrepreneurs realized the town's potential as an attractive suburb along the train line.

Building a Model Suburb

During the first three decades of the 20th century, many farmers and estate owners began to sell their property for residential development. By the mid-1920s, Maplewood was experiencing dramatic, community-wide growth, as houses replaced farms, streets were opened, and granite sidewalks and cobble-stone gutters laid out. Maplewood, as other parts of the country, was experiencing an overwhelming demand for housing as soldiers returned from World War I. In 1922, the name of the community was changed to the Township of Maplewood. The town developed a planning committee and a zoning code by 1926, and local building codes decreed that no neighboring houses should be identical to each other. Homebuilders and developers began to create distinctive neighborhoods marked by architectural variety and close-set houses that encouraged a sense of community and civil discourse between residents.

Developers working in throughout the town built houses in a wide variety of popular styles, including numerous historical revival styles, such as Classic, Spanish, and Tudor, as well as bungalows and "colonials." These homes, primarily constructed during the 1920s and 30s, make up the majority of buildings within the township today and their neighborhood scale remains largely intact providing visitors and residents with an authentic neighborhood "feel." In the 1920s, as neighborhoods grew, parks were laid out and local schools were built to accommodate the growing numbers of children. Three of the five elementary schools and the high school were also constructed during the 1920s and display picturesque historical revival styles popular at the time. Prominent school and civic architects Guilbert & Betelle were hired to design many of these schools, including Columbia High School (1928), which was featured as an ideal school plan in Encyclopedia Britannica in 1929 (Guilbert & Betelle also designed the Maplewood Municipal Building).

The Olmsted Influence

In 1922, shortly after the end of World War I, when the newly named Township of Maplewood (formerly the Township of South Orange) was trying to create a unique image for itself, it hired the landscaped architecture firm of Olmsted Brothers to create a plan for a park in the center of town. (Although the Olmsted Brothers created the initial plan, it was later completed and implemented by another prominent firm, Brinley and Holbrook.) The plan for Memorial Park included naturalized plantings alternating with open spaces and designated play areas, an amphitheater and a small lake. In addition to land for the park, the town's leaders purchased adjacent land to site Maplewood's government and other civic

buildings. Most of these buildings, constructed in the 1920s and 30s are still extant and continue in their original functions, displaying solid, classically-oriented design.

The unprecedented expansion that transformed the region during the early 20th century created an interconnected network of commuter railroad suburbs. As waves of suburban development reshaped the metropolitan region with urban growth patterns, many communities saw an erosion of the distinctive character of their towns and neighborhoods. Maplewood however, grew with forethought as a residential enclave of unique civic appeal, with an intimate scale and distinctive architectural styling. Visionary leaders who took the helm in the early 20th century saw community needs being generated by the burgeoning populace and recognized opportunities to provide the monumental civic spaces and buildings that inspired and attracted, as they continue to do today.

Although Maplewood underwent settlement patterns and trends similar to those throughout the region, its unique sense of civic place-making, woven into the fabric of the community by the designs of its buildings and the organization of its community, inspires the kind of neighborly relations that have made this a town people have loved to call home over the years.

While most of Maplewood consists of single-family homes, several other institutions contribute to the life of the local residents. In 1927, the Marcus L. Ward Homestead was constructed as a free residence for elderly bachelors and widowers on a large tract in the Hilton area. Nationally prominent architect John Russell Pope designed this impressive structure, which today as "Winchester Gardens," continues to serve as a lovely home for older citizens (independent and assisted living). The extensive Olmsted-designed gardens that were created for the Ward Homestead have been substantially reduced in area since the 1966 acquisition of land by the Township of Maplewood for its award-winning Olympic-size community swimming pool. In 1996 further development of new residences and villas occurred extending the ability of the organization to serve more residents.

The Maplewood Free Public library existed at various locations until the construction, in 1956, of the current Main library building on Baker Street, adjacent to Memorial Park. The Hilton Branch of the library, which also had several previous homes, was built in 1959 on Springfield Avenue. Little building occurred in the years following, until the 1970 South Mountain YMCA building and the Maplewood Community Center in DeHart Park (1984).

"Adaptive re-use" has become a trend of recent decades as historic buildings are renovated to accommodate new uses, such as the Burgdorff Cultural Center, formerly a church, and the retail storefront "1978 Building" on Springfield Avenue, now a community art gallery and workshop. In 1977, the historic Durand-Hedden House, formerly a private residence and now operated as a museum, was saved from demolition and purchased by the township with the assistance of New Jersey Green Acres funds. Its 2-acre grounds were set aside as a passive park, known as "Grasmere Park," in honor of the late Mayor Robert Grasmere.

Appendix A.2 Existing Maplewood Structures Built Before 1860

Data supplied by Maplewood Historic Preservation Commission, February 2008.

Date	Address	Name
c.1840*	592 Valley Street	Hezekiah Dare House
c.1730*	634 Valley Street	Moses Hand House
	647 Valley Street	
	649 Valley Street	
1843	693 Valley Street **	Vaux Hall
1831	697 Valley Street	Pierson's Mill
1831	18 Tuscan Road	Brick School House
1818*	20 Tuscan Road	Red House
1820	27 Tuscan Road	
c.1750*	88 Tuscan Road **	Jonas Ball House
	91 Tuscan Road	Wm. Courter Homestead
c.1750	35 Parker Avenue	Widow Tichenor's House
	49 Parker Avenue	
1840*	64 Parker Avenue	
1805*	81 Parker Avenue **	Aaron Brown Homestead
c.1775*	103 Parker Avenue	Smith-Taylor House
1848*	172 Parker Avenue	Philander Ball House
c.1700	250 Elmwood Avenue **	Ezekiel Ball Homestead
c.1840	304 Elmwood Avenue	Fleming Manor
	54 Maple Avenue	
	2122 Millburn Avenue	
1841?	1 Park Road	Henry Smith House
	30 Dunnell Road	
1855	302 Boyden Avenue	Seth Boyden House
	321 Boyden Avenue	
	449 Boyden Avenue	
	10 Van Ness Terrace	Peter/Caleb Van Ness House

Date	Address	Name
	10 45 th Street	Edward Arcularius Barn
	1597 Springfield Avenue	
1774	22 Jefferson Avenue	Old Stone House
	29 Jefferson Avenue	
c.1765*	57 Jefferson Avenue	Neighbor Jos. Gildersleeve House
c.1790*	91 Jefferson Avenue	David Terrell/Chas. Ball House
1743*	425 Ridgewood Road **	Timothy Ball House
	452 Ridgewood Road	
c.1800	455 Ridgewood Road	Noah Littell House
1767*	491 Ridgewood Road	Caleb Durand House
c.1784*	509 Ridgewood Road	
1787	523 Ridgewood Road **	Durand-Hedden House
c.1776	589 Ridgewood Road	Isaac Smith House
c.1776*	590 Ridgewood Road	Necessity Corner
1840	629 Ridgewood Road	
	645 Ridgewood Road	David Headley House
	653 Ridgewood Road	Chief Aaron Baker House
c.1785	658 Ridgewood Road	Gardner-Stone House
c. 1873?	38 Burnett Avenue **	Headley/Zellers House

* Date shown at building site

** Landmark designated by township ordinance

Appendix A.3 Summary of Historic Area Surveys

Data supplied by Maplewood Historic Preservation Commission, February 2008.

During 2003-2007, the Historic Preservation Commission conducted architectural surveys on five separate areas of Maplewood. This survey work was performed by members of the commission, aided by several dozen additional community volunteers, and consultants hired through NJSHPO funding. These surveys create a comprehensive body of information on the history and development of the township as well as individual historic properties and historic districts.

The list of properties surveyed has been compiled through a combination of historic map analysis, archival and deed research and field survey leading to the completion of a series of historic sites survey forms, filed with the township and the New Jersey Historic Preservation Office. The complete published survey results are available for review at the office of the Maplewood Township Clerk, the Office of the Township Engineer and the main branch of the Maplewood Memorial Library.

The areas studied were:

- Memorial Park and Surrounding Area
- Valley Street Area
- Prospect Street Area
- Boyden,-Burnett Area
- Ridgewood Road Area

This appendix provides a narrative summary of the findings of each of the studies.

The Memorial Park Area

Memorial Park reminds us of the uncommon attention paid by the town fathers to civic design of the landscape and monumental public structures. During the 1920's, when Maplewood was experiencing rapid suburbanization (growing seven-fold from 1910 to 1930), visionary leaders in local government purchased land and contracted noted architects of landscapes and buildings to design a civic center for the community. Even when our nation sank to an economic nadir unparalleled in history, Maplewood continued the construction of Memorial Park and the municipal building, which was completed in 1932. At the heart of this space is the 25-acre Memorial Park, a design originally created by the Olmsted Brothers' firm that integrated the relocated East Branch of the Rahway River into a pastoral setting. The civic, municipal and institutional buildings that surround Memorial Park are part of a deliberate configuration that is a community focus for education, recreation, transportation, public safety and governance.

The traditional town square, common or green from the colonial era, pervasive in New England towns, is not often found in New Jersey, making Maplewood's Memorial Park a unique example of community building. While town squares are traditionally small and faced by a church and commercial structures, the center green in Maplewood is separate from the commercial center and designed in a picturesque style that complements the picturesque houses that fill Maplewood's streets. Memorial Park is a reminder, not just architecturally but socially, of an earlier time when everyone moved more slowly. Today, the lives of Maplewood's citizens are enriched by the ambitious place-making that was a public priority in the 1920's. Like the expansive assortment of revival-style suburban housing that blossomed almost overnight to meet the demands of a burgeoning populace, the Memorial Park area is a tribute to an aesthetic and an ideal. With the assortment of landscape and building elements under municipal control in the Memorial Park district, Maplewood should carefully consider the opportunity to preserve its proud heritage by designating a historic district here.

The Valley Street Area

This area focuses on an eight block section of Valley Street between Oakview Avenue and Broadview Street, and adjoins Memorial Park to the east. While the Memorial Park area represents a response to the rapid suburbanization in the early 20th century, the Valley Street area includes a number of 18th and 19th century buildings. It is associated with the early history of settled areas in the immediate vicinity. The scenic Pierson's Mill and the adjoining Vaux Hall homestead reflect the agrarian past and early industrialization and urbanization of the town, from the period of 1775 to 1860. The Valley Street area also includes later development associated with the region-wide suburban development and Maplewood's growth as a commuter suburb during the late 19th and early 20th centuries.

The Valley Street area carries reminders of Maplewood's intertwined history with George Washington and the Revolutionary War. Samuel Ball, a colonial soldier fatally wounded in the Revolutionary War, lived at the corner of what is now Valley and Baker Streets; and the Hand house, the oldest house in this district, at Valley Street and Tuscan Road, may date as early as 1730. By the middle of the 19th century, Lewis Pierson had built Pierson's Mill (1831) and the grand family house, just north of the mill, called Vaux Hall.

The Vaux Hall School, on Tuscan Road, (1831) is a reminder of this period, when Maplewood grew along with the surrounding region. An agricultural economy dominated the region through most of the 19th century, although during the years leading up to the turn of the 20th century, a non-agricultural population had an increasing interest in relocating to pastoral settings like Maplewood. And while the Valley Street area included many large tracts with single owners in the early 1900's, by 1911 the extension of public and private sewers had sparked a rapid increase in the pace of suburban development.

The Pierson landholdings east of Valley Street provided the setting for Blue Ridge Park, one of the first of the town's railroad suburb subdivisions. In the transformation from an agrarian valley to a commuter suburb, homes and businesses were juxtaposed and Valley Street had dressmakers, a blacksmith, confectioners, a druggist, a cider mill, a general store and shoe manufactory, a plant nursery, a field club and a boarding stable along with the Pierson "stock farm." Although the suburban construction boom in the 1920's brought many homes of a newer vintage, several farmhouses survive as a remarkable reminder of the earlier history.

The Valley Street area offers a visitor a view of Maplewood's evolution from its earliest agrarian history through the rapid expansion in the 1920's. The high quality and quantity of the historic fabric in the area provides an important historic context, with significant architectural integrity, and reflects its association with prominent farming families in Maplewood including the Balls, Browns, Hands, and Piersons.

The Boyden-Burnett Area

This area is situated around two of the oldest roads in town, Springfield Avenue and Boyden Avenue, near their junction, which is also near to Burnett Avenue. Originally known as Newark Farms and North Farms, this area includes the last remaining vestiges of the historic village that was later to be called Middleville (in the mid-19th century) and ultimately Hilton. The district has many vernacular farmhouses, which while not grand, are among the last remaining examples of Maplewood's early to mid-19th century history. Since Boyden and Burnett Avenues, along with Tuscan Road, are some of the town's oldest roads, early development in this area is associated with the beginnings of Maplewood as a whole. This development was concurrent with the broader trend in northern New Jersey as towns southwest of Newark began to be settled. The statewide historic context of early industrialization, urbanization and agriculture can be seen in their pattern of development.

The area includes homes constructed during Maplewood's rapid suburban expansion, as well as 19th century vernacular gabled farmhouses, simple craftsman cottages, Victorian houses, picturesque homesteads, and examples of the shingle style and American Four Squares.

North Farms benefited as an agricultural center by being situated close to the busy 18th century harbor of the Elizabeth River. It was also fortunate to serve as a stagecoach stop between Newark and Morristown

in the 19th century. By the early 1800's, North Farms became a flourishing village with hotels and small shops along Springfield Avenue. Manufacturers of building materials, carriages and men's and women's shoes and clothing, trading in the local and regional markets, were located between Boyden and Burnett Avenues. North Farms took the name Middleville after 1830, attributed to its central location along the turnpike and its position at the center of then Essex County (before Union County separated). By 1880, when Middleville acquired a first class post office in its general store and its name was changed to Hilton, it had become an important commercial center rivaling the Village of South Orange.

The nearby wooded areas were destinations for hunting, fishing, bike racing and taverns in the late 19th and early 20th centuries. In 1915, a German picnic grove became Olympic Park, a favorite regional amusement park that lasted for over 50 years.

Among the notable inhabitants of the district was Seth Boyden, a famous Newark inventor who designed and built the first steam engines for the railroad that ran through the valley, and retired to an 18th century farmhouse that exists today at 203 Boyden Avenue. While living in Middleville, he experimented with strawberries and developed a large and sweet hybrid that was highly sought after and often served in New York's fanciest establishments.

Strawberries flourished as the major crop grown in the area, behind farmhouses along both sides of Burnett and Boyden Avenues, for more than fifty years. Later pansies and cutting flowers took their place and achieved such acclaim that they were featured in display gardens at the 1939 and 1964 New York World's Fairs. Henry Joralemon, known as "the strawberry king," purchased the Seth Boyden house after Boyden's death in 1870 and later built another house at 314 Boyden Avenue. Houses at 203, 314 and 330 Boyden Avenue appear on the 1871 map of the area, dating them to the early and mid-19th century development of the village of Middleville. Since the farms themselves have not survived in any form, these few vernacular farmhouses, with their steep, peaked cross gables, are especially significant.

Farms spanned both sides of Burnett Avenue in the late 19th century. The farmhouses at 28, 36 and 38 Burnett Avenue are among the few remaining examples. The oldest, at 38 Burnett, called the Headley/Zellers farmhouse, is now a designated landmark. It was probably built by the owner of the Middleville general store, Sears Headley. Both Headley and the next owner of the house from 1898-1910, Joseph Zellers, grew fruit on the surrounding land to supplement their incomes. Local truck farms continued to ship flowers well into the 20th century. Early in the 20th century, one hundred acres of Timothy Burnett's farm became the focal point for suburbanization, as it was divided up and gradually developed into a residential community promoted as "Hiltonia."

The Prospect Street Historic Area

This area spans ten blocks of Prospect Street between Sommer and Parker Avenues and features a remarkably intact assortment of late 19th and early 20th century historical revival style homes that reflect the development of Maplewood as a picturesque commuter suburb.

While some 18th and 19th century homes remain around the early thoroughfares of Parker Avenue and Tuscan Road, the Prospect Street study area provides a cogent image of the community character that evolved in the early 20th century. A difference in scale emerged at that time, as seen in the uninterrupted collections of eclectic and historical revival styles found along Oakland Road and Oakview Avenue.

This cohesive grouping of eclectic styles, Craftsman, American Four Square and Queen Anne, stands in contrast to the grand colonial revival houses along Prospect Street itself. Thus, the Prospect Street area exhibits a range of styles and scales that reflect settlement patterns in the late 19th and early 20th centuries. It provides an outstanding example of the range of styles and scale of houses that were built during the first major suburban thrust into Maplewood.

The Ridgewood Road Survey

This area focused on properties along the entire length of Ridgewood Road and three intersecting side

streets: Baker Street, Highland Avenue and Everitt Place.

Following the Revolutionary War, the western part of Maplewood was called Jefferson Village (date of naming yet to be determined) in tribute to Thomas Jefferson. By 1834, Jefferson Village, at the foot of "First Mountain," contained about 30 dwellings, a Baptist church and a schoolhouse. It was little changed from the map of the hamlet drawn around 1815 by Cyrus Durand, on which Ridgewood Road was named Grub Street. , During this era, deeds sometimes referred to Ridgewood Road as "the mountain road" or "church street".

The town's early families (Balls, Crowells, Baldwins, Beachs, Browns, Smiths, and Heddens) bought large plots of land, and their extended families eventually owned property throughout the area. Following early building practices, the houses were positioned with their main façades looking south to take advantage of the sunlight for lighting and warmth. Today, eight known 18th century dwellings survive along Ridgewood Road:

425 Ridgewood Road - Timothy Ball House

452 Ridgewood Road

491 Ridgewood Road - Caleb Durand House

509 Ridgewood Road

525 Ridgewood Road - Durand-Hedden House

589 Ridgewood Road - Isaac Smith House

590 Ridgewood Road - "Necessity Corner"

658 Ridgewood Road - Gardner-Stone House

These houses all display varying levels of architectural integrity and have experienced varying degrees of alteration. On several of these properties, there is a high potential for archaeological exploration.

In 1838, the Morris and Essex Railroad extended a branch from Newark to the area between the East Branch of the Rahway River and the west ridge (First Watchung Mountain). In 1860, a land speculator built a railroad station in Jefferson Village near Baker Street. The station was named "Maplewood" as seen on the 1890 Robinson Atlas of Essex County, which became the second name for the hamlet on the west ridge, and, of course, the ultimate name of the township.

The Ridgewood Road area of Maplewood was the boyhood home of Asher B. Durand (1796-1886), the famous painter of the Hudson River School of 19th century American art. After a lifetime of painting portraits and Catskill and Adirondack landscapes that made him famous, Durand returned to build his retirement home in Maplewood, where he lived out his years.

After the Civil War, the first wave of suburbanization converted several large farm properties on the west hill into housing. Wealthy people from Newark and New York bought large sections on which they built summer homes. Homes were constructed in the prevailing styles on relatively large residential lots within a short distance of the train station. Despite the development along several main thoroughfares, Maplewood retained much of its rural character into the early 20th century. The area known as Roosevelt Park was developed beginning in 1902 from the Roosevelt's "Hickories" estate. As real estate developers expanded Essex County's ring of suburbs after 1910, the large tracts of former farmland on Maplewood's west ridge were subdivided into lot sizes smaller than those created at the end of the 19th century, typically with 70 feet of street frontage and 125 feet of depth.

Maplewood's building codes, established in the 1920s, decreed that no neighboring houses should be

identical, and the resulting architectural diversity is a striking legacy of the numerous local builders who offered a broad variety of 20th century houses, either on speculation or for specific clients.

Houses built side by side, such as the group constructed by the Lombardy Construction Company in the 1920's at Nos. 442, 444, 446, 448, 450, 458, and 460 Ridgewood Road, are variations of one Colonial Revival style house plan. While the façade treatments are all different, the Sanborn map of 1968 illustrates the identical footprints of these houses.

As the second wave of suburbanization rolled across the landscape during the first half of the 20th century, it had a far more substantial impact on Ridgewood Road than the first wave after the Civil War. The 1939 Guide to New Jersey compiled by the WPA states, "Maplewood is especially proud of its recent growth, a 350% population increase in the 15 years following 1920."

Although a few houses continued to be built during the second half of the 20th century on vacant lots along Ridgewood Road and the three side streets in the survey area, the majority of dwellings were constructed before the Second World War.

The overall level of architectural integrity in the survey area is high and Ridgewood Road can be seen as a museum collection of American architecture. The names of architects and builders retained in the Real Estate Directory listings and building permits allows the opportunity for further study.

Appendix A.4 Inventory of Historic Gates, Stone Walls, Monuments and Markers

The following is an inventory of the historic gates, stone walls, monuments and other markers in Maplewood as of December 2007. This information was supplied by the Maplewood Historic Preservation Commission.

Original Cast Iron Gates and Stone Gate Posts from the Main Entrance to the Cornelius Van Schaack Roosevelt Jr. Estate, "The Hickories."

Hickory Road at Ridgewood Road

Roosevelt, the uncle of future president Theodore Roosevelt, built his estate ca. 1863-65 on 100 acres. Set into the left column is an old building cornerstone bearing the inscription: "J.S. or I.S (lettering is unclear) 1766", possibly for Isaac Smith, the previous landholder of the property. Following the death of Mrs. Roosevelt in 1900, the land was purchased for development. The estate burned down in 1905.

Entrance Columns at the South End of the Roosevelt Park Development

Curtiss Place at Ridgewood Road

Four brick and stone columns topped brackets supporting pagoda like roofs built ca. 1905 at the time the Roosevelt estate was being divided into housing lots for the Roosevelt Park development. Two columns are linked on the left with the sidewalk running between them. The left column of the pair is linked to a curved random stonewall topped by jagged stones that defines the south corner. The third column sits to the right of the road. The fourth is further northeast near Ridgewood Road and acts as a corner post between a curved wall running from the other side of the sidewalk from the third column and a stonewall running north along Ridgewood Road.

Entrance Columns at the North End of Roosevelt Park Development

Roosevelt Road at Ridgewood Road

Two short entrance columns at the northern end of the ca. 1905 Roosevelt Park development on either side of Roosevelt Road. They are constructed of sandstone blocks topped by cobblestones in a pyramid formation. Metal plaques engraved with the words *Roosevelt Park* are set into the top of the front faces of the columns. These plaques are modern replacements of the original bronze plaques stolen within the past twenty years.

Stone Walls

Ridgewood Road

It should be noted that random stone retaining walls fronting the properties on the west side of Ridgewood Road extend from Curtiss Place north almost to Durand Road. Those near Hickory Road may be associated with the original Roosevelt Estate. Those near Curtiss Place and Roosevelt Road may be associated with the Roosevelt Park development.

Asher B. Durand Monument

Southwestern corner of Durand Road at Ridgewood Road

A granite boulder set into the hill marks the location of the birthplace and later house of noted American artist Asher B. Durand. The bronze plaque on its front face bears this message in raised letters:

Asher Brown Durand

Born in a farmhouse at this site, August 21, 1796. He became a famous engraver, portraitist and landscape painter. As an outstanding artist he served as president of the National Academy of Design for 15 years. His paintings are in all major collections of American Art. In 1869 he built a house and studio on this site where he lived and worked until his death on September 17, 1886 at

the age of 90 years.

Maplewood Bicentennial Committee, 1976

The William J. Orchard Playground Dedicatory Marker

De Hart Road

A bronze plaque sitting on a pole to the right of the entrance path to Orchard Park reads:

Affectionately established by the people of Maplewood in appreciation of his outstanding service in the maintenance of good government and in the advancement of the welfare of his fellow man. May 6, 1953.

Mr. Orchard was a civic leader and was nicknamed “Mr. Maplewood.” The park was formed in part from land that had originally belonged to the Timothy Ball estate and later was part of the greenhouses of Gefken Florists. At one time it was a wetland crisscrossed by Crooked Brook, now diverted underground.

Entrance Columns to Washington Park Development

Washington Park Road at Ridgewood Road

The two stone entrance columns to the Washington Park development sit on either side of Washington Park Road and are said, according to some undocumented sources, to be built from red sandstone foundation stones of a Revolutionary War era cavalry stable. The stable, according to local legend, stood at the nearby corner of Cedar Lane and Ridgewood Road. Bronze plaques with raised letters spelling “Washington Park” are set into the top of the front faces of the columns. The Washington Park Development began around 1919 after the nearby historic Timothy Ball house, which George Washington was said to have visited during the Revolutionary War, was restored and turned into a restaurant.

Monument to Revolutionary War Stable

Southwest corner of Cedar Lane at Ridgewood Road

A column formed of cut sandstone blocks is set at a slight angle, facing east. A bronze plaque set into the top of its front face bears this message in raised letters:

During the Revolutionary War a cavalry scout stable was located on this site accommodating as many as forty mounts. These stones were secured from the ruins of the old homestead of Ezekial Ball, brother of Timothy Ball who lived in Tuscan Hall on Tuscan Road near Springfield Avenue in South Orange Township.

It is not known exactly when this column and marker was built. Its construction seems to predate the Washington Park columns to the south. The Ezekial Ball house, Tuskin or Tuscan Hall, from which the sandstone blocks were taken, was standing for some time into the second decade of the 20th century.

The Washington Walnut

Ridgewood Road, diagonally opposite St. Lawrence Ave

The mature black walnut has long been considered a natural Maplewood landmark. Local legend states that the tree is associated with the age and history of the house. George Washington is said to have hitched his horse to it when visiting the houses’ occupants. At some time in the mid to early 20th century a bronze plaque was affixed to its western side bearing the following words in raised letters:

The Washington Walnut

“This tree is supposed to be as old as the Timothy Ball House.”

“George Washington, during the Revolutionary War, while his headquarters were at Morristown,

here visited his relatives, the Balls, both before and after the Battle of Springfield and frequently hitched his horse to a ring which for many years was attached to this tree.” “This tree was used as a dividing line by the congregations of the Presbyterian churches of Orange and Springfield, it being approximately three miles from each church. Those on the south side were expected to go to Springfield and those on the north side to the Orange Church.”

Rev. George W. Clark, Great Grandson of Timothy Ball in “Struggles and Triumphs of a Long Life” Published 1909

Stone Retaining Wall associated with the Timothy Ball House

Ridgewood Road

The stone retaining wall runs north from “The Washington Walnut” toward the iron fence marking Crooked Brook before its diversion underground below Ridgewood Road.

Stone Retaining Wall

Jefferson Avenue

An early (early 19th c.?) red sandstone retaining wall sits on the north side of Jefferson Avenue at the south edge of the property between Woodland Road and Maplewood Avenue.

Concrete Bridge Walls along Crooked Brook

Washington Park and Owen Drive

Five concrete bridge walls, punctuated by vertical openings, overlook Crooked Brook as it ascends up the hill from Ridgewood Road toward its origin. One sits on the eastern edge of Washington Park Road as it loops to the south. The next two sit opposite each other on either side of Washington Park Road as the loop runs north again. In similar fashion the final two sit opposite each other on Washington Park Road as it bends south again to its end. The construction of the bridge walls, which are tempered with basalt gravel, appears to be early 20th century. A solid concrete wall at Owen Drive overlooks the brook as it runs below ground into the hill to the west.

Concrete Bridge Walls along the East Branch of the Rahway River

*Jefferson Avenue opposite Kendall Avenue,
Durand Road opposite Brookside Road*

Crooked Brook runs underground for a long distance until it emerges as a more major tributary of the East Branch of the Rahway River on the south side of Jefferson Avenue opposite Kendall Avenue. A concrete bridge wall of the same type of construction as those in Washington Park overlooks the brook. The brook continues under Durand Road where a different style concrete bridge wall appears on either side of the road between Brook Lane and Brookside Road. These two are punctuated by diamond shaped openings. (Other bridge walls of this type used to exist on either side of Oakview Avenue over the brook in Memorial Park but were replaced by more modern versions in the early 1990's.) Looking from the brook toward the bridge on either side, a keystone is inscribed in the walls with the date 1915.

Memorial Park Dedicatory Monument

Southern end of Memorial Park

Memorial Park was dedicated on Memorial Day in 1931. With much fanfare, two parades led to the location of the memorial—a boulder that had been acquired from Whippany. A bronze plaque on the boulder honors the men and women who served their country in World War I. The boulder sits on a rise at the southern edge of the park at Baker Street east of the East Branch of the Rahway River and west of Valley Street. The exact wording of the dedication below two joined oak leaves, all raised is:

This park is dedicated as a memorial to the men and women of the Township of Maplewood who

served their country in the World War 1914-1918.

Elm Grove WWI Memorial

Western end of Memorial Park

A stone monument dedicated to eight residents who lost their lives fighting in World War One currently stands next to a flagpole and two benches on the western side of Memorial Park at Dunnell Road near the train station. It originally was sited a number of yards to the east of the paths on down sloping land toward the amphitheater. Eight elms were scattered around it. All except one of the elms perished over the years due to Dutch Elm disease. Recently the Maplewood Garden Club worked with the Public Works Department to move the monument to its current more prominent location and donated seven new Liberty elms resistant to the disease to take the place of those who had died.

The exact date of construction of the monument is not known at this time. However, it postdates the changing of the name of the town to Township of Maplewood in 1922 and probably was one of the first portions of the park to be developed. A bronze plaque on the low stone monument contains these words in raised lettering:

These Eight Elms: Slips of the Washington Elm at Cambridge Mass. are planted in honored memory of residents of Maplewood who gave their lives in the World War 1914-1918. Capt. Robert G. Stokley, Lieut. Stephen R. Warner, Pvt. Ralph G. Lane, Pvt. Charles D. Nelson, Pvt. Henry P. Brush, Pvt. O. Harold Thompson, Pvt. Rennie Van Houten,

The Township of Maplewood

Memorial Marker to Emory Dare Memorial Park

near Baker and Valley Streets

This small flat bronze marker recognizing former Maplewood tax collector Emory Dare sits at the south end of the oval of grass in front of the Memorial Park Dedicatory monument. It apparently was placed in front of a memorial rose garden that no longer exists. The wording states:

Rose plantings in memoriam Emory H. Dare Jr. "Dedicated Civil Servant" Maplewood Lions Club 1964.

Mr. Dare's family dated back to the 19th century in Maplewood.

Ricalton Square Dedicatory Marker

Maplewood Avenue and Maplewood Train Station Depot

A low granite block in Ricalton Square facing Maplewood Avenue bears a bronze plaque in the form of an open book on which these words are written in raised letters:

James Ricalton 1844-1929 He became the first permanent schoolmaster in Maplewood in 1871, and he shaped the educational system for twenty years. A world traveler, explorer and photographer he opened the eyes of his students to the world.

A bronze plaque in the back of the marker states the name of the sponsor, *Durand-Hedden House and Garden Association*, whose trustee Joseph V. Noble was the donor. This small park at the north end of Maplewood Village was named in honor of nationally and internationally known James Ricalton in the early 1990's. The consolidated Maplewood School (built 1869) in which Ricalton taught stood where the nearby Maplewood Post Office is now. In 1904 a new school, now the Maplewood Middle School, was built and named the Ricalton School in his honor.

Richard G. Walter Park Dedicatory Marker

Oakland Road at Valley Street

A dedicatory stone to this small park of tennis and paddle tennis courts sits near Valley Street. The bronze plaque set in the stone bears these words honoring Maplewood's former head of parks and shade trees who shaped the parks and natural public spaces in the township's formative years:

The Richard G. Walter Park, in appreciation of the devotion of Richard G. Walter, supervisor of Parks and Shade Trees, Bureau of Public Works, who for 40 years gave unselfishly of his talents and time for the beautification and betterment of the Township of Maplewood. This Park dedicated Oct. 25, 1969.

Concrete Bridge Wall

Parallel to Dunnell Road near Baker Street

A concrete wall similar to the bridge walls in Washington Park and on Jefferson Avenue sits parallel to Dunnell Road near Baker Street.

High Arch Footbridges

Memorial Park

Three quaint high arch footbridges constructed of fieldstone, traprock and concrete foundations and heavy beam railings span the East Branch of the Rahway River in Memorial Park. One is behind the Civic House near Dunnell Road. Another is near the pond and the third is behind Maplewood Memorial Library. NOTE: An additional footbridge exists outside of the park in the wooded V-shaped, park like area extending from Brook Lane and Virginia Road. It spans Crooked Brook, a tributary of the East Branch of the Rahway River. The bridge and area are associated with the Jefferson School playground.

Cast Iron Fences

Tuscan Road at Valley Street

Two Early Cast Iron fences on either side of Valley Street demark Tuscan Brook, which descends down Tuscan Road and feeds into the larger East Branch of the Rahway River in the Maplewood Golf Course.

Original Entrance to the Marcus L. Ward Home (now Winchester Gardens),

Elmwood Ave at Boyden Avenue

The original entrance building to the Marcus L. Ward Home, termed a "gate lodge" stands at the corner of Boyden and Elmwood Avenues. The iron gates themselves are currently closed and the former gatekeeper's house is somewhat obscured by plantings. The Marcus L. Ward Home (now Winchester Gardens) is a retirement home whose original mission was for the "comfortable maintenance of aged and respectable white bachelors and widowers who, through misfortune, have lost the means they once had for their own support." The Ward Homestead was built in 1927 through a bequest of the son of Marcus Ward Sr., the Governor of New Jersey (1865-68) known as the "Soldier's Friend." N.Y. Architect John Russell Pope, the well-known designer of the Jefferson Memorial in Washington, D.C. designed the Ward Homestead buildings (stone with slate roofs) in Collegiate Gothic style and the Olmsted Brothers landscape architecture firm developed the surrounding park like grounds.

Mile Marker for the Newark-Springfield Turnpike

Springfield Ave., in front of Hilton Branch of Maplewood Memorial Library

A pink granite reproduction was put in the place of the original red sandstone marker (now on display inside the Hilton library) in the 1970's under the sponsorship of town resident Joseph Veach Noble. Both the original and the reproduction bear the inscription *Five Miles to Newark*. The milepost stood either near this location or at Prospect Street. It is presumed to date to the construction of the Newark-Springfield Turnpike around 1806. On June 14, 1933, the local chapter of the D.A.R., the Watchtower Chapter,

placed a bronze plaque at the foot of the original marker in the “triangle on Springfield Ave.” where the new building for the Hilton Branch of the library was built in 1959. At the top of the marker a small carriage is depicted being drawn by a horse on a roadway. Below this are the words in raised letters:

*This milestone was placed on this road about 125 years ago.
Preserved by Watchtower Chapter D.A.R., June 14, 1933*

Flagpole Memorial to Angelo J. Miele

Springfield Avenue, eastern exterior of Hilton Branch of Maplewood Memorial Library

The bronze plaque on a stone next to the flagpole and benches outside of the Hilton Library displays these words:

In Memoriam, 1896-1952 Angelo J. Miele, A great Lion who took active interest in the civic, commercial, social and moral welfare of the Township of Maplewood, presented by the Maplewood Lions Club and his many friends, August, 1959.

Memorial Playground Marker at DeHart Park

Burnett Avenue at DeHart Park, south side of Maplewood Community Center overlooking playground

The bronze plaque on a large granite stone bears these words:

Memorial Playground at DeHart Park Dedicated to William J. Harrington, Sr., April 1, 1941-April 25, 2005. A generous gentleman who did so much for Maplewood, but preferred to remain anonymous in all his good deeds. His motto, “Help Others” will be remembered by the grateful citizens of Maplewood Twp.. Dedicated 2007

Mr. Harrington, a Maplewood native, owned a landscape construction firm and assisted with countless public projects in the township such as playgrounds.

Entrance to the Midland Park Development

Midland Boulevard Road at Summit Avenue

Four, square columns constructed of limestone blocks herald the entrance to Midland Boulevard. It is commonly thought that the gateway was built as part of the Summit Park development by the Orange Realty Company in the early 20th century. The construction of the columns appears to be Craftsman in style. Midland Boulevard is two-way from Summit Avenue to Highland Avenue, separated by intermittent elongated islands (those at Norfolk and Highland Avenue are circles.) Two of the entrance columns sit on the outer edges of the two lanes of Midland Boulevard. Plant urns sit atop the columns and may or may not be part of the original construction. The other two columns are paired and sit in the center of the entrance to the boulevard. They are connected at the base by a low limestone wall, above which sits a shingled roof supported by two wooden posts. An alley of trees (many sycamores) lines both sides of Midland Boulevard.

Stone Gutters

Various locations

Several of the streets in Maplewood, or sections of them, still retain stone gutters dating from the 1910s and 1920s. Some are adaptations done when streets were repaved but others are original, composed of cobblestones set in dirt, not cement, which make them permeable. The stones gutters can be found on:

Brookside Road -- Jefferson Ave. to Virginia Rd.
Buckingham Gardens Pkwy -- Parker Ave. W to Dunnell Rd.
Curtiss Place -- Wyoming Ave. to Ridgewood Rd.
Durand Road -- Wyoming Ave. to Maplewood Ave.

Oakview Avenue -- Oakland Rd. to Dunnell Rd.
Park Road -- Valley St. to Prospect St.
Roosevelt Road -- Wyoming Ave. to Ridgewood Rd.
Sagamore Road -- Wyoming Ave. to Glen Ave.
South Mountain Avenue -- Salter Pl. to Burnett St.
Washington Park-- Ridgewood Rd. to End
Woodland Road -- Ridgewood Rd. to Durand Road

Note: The portions of streets with stone gutters have been demarcated on the Greenways Map that is included as part of the town's Open Space and Recreation Plan, adopted September 2008.

Appendix A.5 Historic Landmarks Designated by Maplewood Township Ordinance

Data supplied by the Maplewood Historic Preservation Commission, February 2008.

Aaron Brown House

81 Parker Avenue (Block 25.03, Lot 109)
Landmark # D-001-05
Public Hearing: July 11, 2005; Ordinance: November, 2005

Timothy Ball House

425 Ridgewood Road (Block 7-4, Block 194)
Landmark # D-002-05
Public Hearing: July 7, 2005; Ordinance: November, 2005

Grasmere Park, including Durand-Hedden House and all structures on the lot.

521, 523, 525 Ridgewood Road (Block 8-5, Lot 238)
Landmark # D-003-06
Public Hearing: February 13, 2006; Ordinance: March, 2006

Jonas Ball House

88 Tuscan Road (Block 28.6, Lot 41)
Landmark #D-004-06
Public Hearing: February 13, 2006; Ordinance: March, 2006

Vaux Hall

693 Valley Street (Block 18.3, Lot 120)
Landmark # D-005-06
Public Hearing: February 13, 2006; Ordinance: March, 2006

Ezekiel Ball House

250 (aka 254) Elmwood Avenue (Block 430002, Lot 163)
Landmark #D 006-06
Public Hearing: November 13, 2006; Ordinance: December, 2006

Headley/Zellers House

36-40 Burnett Avenue (Block: 48.47, Lot: 140)
Landmark # D 007-06
Public Hearing: November 13, 2006; Ordinance: December, 2006