HISTORIC PRESERVATION ELEMENT OF THE MASTER PLAN

DRAFT June 25, 2025

TOWNSHIP OF MAPLEWOOD
COUNTY OF ESSEX
STATE OF NEW JERSEY

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Report Prepared for:
The Township of Maplewood Historic Preservation Commission

Report Funded by:
State of New Jersey Department of Environmental Protection
Historic Preservation Office's Historic Preservation Fund
CLG Grant-in-Aid# (Grant Identifier: HE25-)

This publication has been financed in part with Federal funds from the National Park Service, Department of the Interior, under the National Historic Preservation Act of 1966, as amended, and administered by the New Jersey Historic Preservation Office. The contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior strictly prohibits unlawful discrimination on the basis of race, color, national origin, sex, religion, disability, age, or sexual orientation in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

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We would like to thank ...., and Andrea Tingey of the NJ Historic Preservation Office. All historic images are courtesy of the Maplewood Public Library or the Historical Society unless otherwise notes.

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ABBREVIATIONS

CES: Critical Environmental Site

CLG: Certified Local Government

EIS: Environmental Impact Statement

GIS: Geographic Information Systems

HPC: Historic Preservation Commission

HPE: Historic Preservation Element

LHRL: Local Housing Redevelopment Law

MLUL: Municipal Land Use Law

NEPA: National Environmental Policy Act

NHL: National Historic Landmark

NHPA: National Historic Preservation Act

NJAC: New Jersey Administrative Code

NJDEP: New Jersey Department of Environmental Protection

NJHPO: New Jersey Historic Preservation Office

NJRHPA: New Jersey Register of Historic Places Act

NPS: National Park Service

NR: National Register

SHPO: State Historic Preservation Office

SR: State Register

TDR: Transfer of Development Rights

ULU&C: Unified Land Use & Circulation

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1. EXECUTIVE SUMMARY

The 2025 Historic Preservation Element (2025 HPE) of the Township of Maplewood Master Plan was prepared by Barton Ross & Partners, LLC and with the assistance of the New Jersey Historic Preservation Office's Certified Local Government (CLG) Grant-in-Aid program.

This document meets the requirements stipulated by the New Jersey Municipal Land Use Law (MLUL) (N.J.S.A. 40:55d-2b(10)) for the content of an historic preservation element, and includes: 1) an inventory of local historic resources that lists their locations and descriptions of their significance, 2) a discussion of the standards used to assess the significance of historic resources, and 3) an analysis of the impact of other master plan elements on the Township's historic resources. Additionally, this 2025 Historic Preservation Element establishes historic preservation goals and objectives, and includes an action plan that outlines strategies and a timeline for the implementation of a series of historic preservation recommendations.

In addition to this Section 1 Executive Summary, the content of this 2025 Historic Preservation Element is organized into ten (10) sections:

(1) The Introduction (Section 2) states the purpose of the 2025 Historic Preservation Element and explains the many values and benefits of historic preservation.

(2) Section 3 explains why certain properties are deemed to be of historic significance, the National Register Criteria for Evaluation, and how properties are evaluated for eligibility.

(3) Section 4 describes the Township's previously-identified historic resources, losses, as well as potential historic resources discussed through development of this plan.

(4) Section 5 describes the relevant policies, plans, regulations, ordinances, laws, and incentives at the municipal, county, state, and federal levels that could impact historic resources.

(5) Section 6 focuses on Township master plan, the achievements and important legacy of planning and historic preservation activities over the course of the Township's history to the present day.

(6) Section 7 cites the successes and issues related to historic preservation in Maplewood.

(7) Section 8 lists the Township's historic preservation goals and a set of corresponding objectives, which have been developed specifically for this element to provide guidance for future preservation efforts in Maplewood.

(8) Section 9 makes action items drawn from the opportunities discussed throughout the 2025 Historic Preservation Element, and provides suggestions for effectively implementing these recommendations over time.

(9) Section 10 consists of references to a variety of resources drawn upon throughout this document in the form of appendices.

The Township may use the findings of this document to encourage municipal, nonprofit, and individual property owners to seek listings in the New Jersey and National Registers of Historic Places, which can qualify some properties for grants or tax credits under applicable state and federal programs. It is also recommended that the Township share the survey results in the community as an educational and interpretive tool, partnering with local businesses, neighborhood associations, and local government.

Information generated from the 2025 Historic Preservation Element will enable the governing body and appointed boards, commissions, and committees to make informed land use decisions in accordance with the master plan, local ordinances, and the Municipal Land Use Law. This document also assists the Maplewood Historic Preservation Commission (HPC) in making reasonable and consistent future decisions as they continue to be leaders among commissions in New Jersey.

As a result of this 2025 Historic Preservation Element undertaking, the Township of Maplewood:

(1) Identified potential historic districts and individual properties which are potentially immediately eligible for local landmark designation.

(2) Developed specific historic preservation goals that reflect the community's vision for historic preservation, and objectives or reasons why the community seeks to realize these historic preservation goals.

(3) Initiated historic preservation recommendations focused on:
   a) Maintaining the quantity and quality of locally designated historic resources.

   b) Promoting a balance between preserving existing historic buildings and encouraging contextually appropriate new development.

   c) Supporting public engagement in the stewardship of local historic resources.

(4) Engaged the public to incorporate stakeholder feedback into the final document.

This 2025 Historic Preservation Element serves as a tool for future historic preservation efforts in the Township and its commitment to advancing the preservation of the Township's historic resources. The Township of Maplewood is committed to advancing historic preservation of the Township's distinct community character.

2. INTRODUCTION

Historic preservation involves protecting and conserving significant buildings, structures, objects, landscapes, districts, planned open spaces, and other historic (and prehistoric) resources. A resource's character is derived from the treatment of its materials, features, finishes, spaces, and its spatial relationships. Four (4) historic preservation treatments are recognized in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*:

- Preservation focuses on maintaining and repairing a building with its existing historic materials while preserving the property's identity as it has evolved over time.

- Rehabilitation allows for alterations and additions to a historic building to meet new or changing needs, while retaining its historic character.

- Restoration aims to accurately depict the form, features, and character of a property as it appeared at a specific period in its history, potentially including the removal of features from other periods

- Reconstruction involves creating a new structure or site to replicate the appearance of a non-surviving historic property, using new materials, at its original location and period

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy, and encompass the exterior and the interior, related landscape features, and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

The Standards are not meant to prevent change – instead, they represent a sophisticated and nuanced framework for managing change. The Standards do not require that every feature of a historic property be preserved, but do seek to preserve the most significant, character-defining features of a historic site. The Standards also give important guidance on how to design and construct new additions in a manner that does not detract from a property's historic character.

The full Secretary of the Interior's Standards and Guidelines are found on the National Park Service website. The ten (10) applicable Secretary of the Interior's Standards for Rehabilitation are:

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Historic preservation is a key public policy because it connects communities to their cultural heritage, fostering pride and identity. Historic sites often have architectural or artistic value, enhance civic beauty, and offer educational opportunities. Preserving and reusing these sites supports housing, recreation, energy conservation, economic development, tourism, community stability, and environmental sustainability.

Federal, state, and local-level historic preservation programs all include three (3) main components: 1) identifying and evaluating potential historic properties; 2) designating properties that meet criteria and retain integrity; and 3) protecting designated properties through regulations and incentives. Federal programs are governed by the National Historic Preservation Act of 1966 (NHPA), the state program by the New Jersey Register of Historic Places Act of 1970 (NJRHPA), and municipal programs by the Municipal Land Use Law (MLUL). The MLUL encourages municipalities to develop a historic preservation element in their master plans and base historic designations on identified sites.

The Township of Maplewood has a rich history and an abundance of historic buildings that reflect its more than two centuries of existence. The threatened loss of Pierson's Mill, one of the town's most iconic buildings, resulted in the passage of a historic preservation ordinance in 2001. The Historic Preservation Ordinance created a Historic Preservation Commission (HPC) to formally champion and steward preservation activities in Maplewood. Since 2001, the Historic Preservation Commission has defined its mission and goals, obtained local landmark designation for nearly one dozen buildings and one state- and nationally-listed historic district, conducted historic resource surveys, and engaged the community with educational and outreach activities. This 2025 Historic Preservation Element seeks to review and update the vision, policies, and objectives of the 2008 Historic Preservation Element, as relevant to the master plan of the Township.

This document presents the policies and other framework elements that provide the basis for implementing historic preservation within the community, while articulating the preservation policies and regulations designed to meet the unique needs of Maplewood Township. This document then presents specific objectives for preservation, with recommendations for action.

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3. CONTEXT – HISTORIC AND ARCHITECTURAL

EARLY SETTLEMENT HISTORY OF MAPLEWOOD

Maplewood Township today best reflects its early-twentieth-century suburban history, yet it has roots dating back to the seventeenth century. Settlers from the New Haven Connecticut Colony originally purchased the area that includes present-day Maplewood from Lenape Native Americans in 1667; this purchase stretched east to west from the Newark Bay to the foothills of the Watchung Mountains, and north to south from present-day Clifton to Hillside. This 40,000-acre area formed the bulk of what became Newark Township, one of the three original townships that made up Essex County when it was established in 1683. The group of settlers consisted of approximately thirty Puritan families of mostly English heritage under the leadership of Robert Treat. Settlement centered around Newark but some families began to move farther west into what was referred to as Newark Mountain after 1681, and by the early-eighteenth century, small farm settlements were established near the foot of the mountains and along the East Branch of the Rahway River.

One of the early villages to develop west of Newark was part of the western section of present-day Maplewood. The village did not have a name until the late-eighteenth century when it was named Jefferson Village in honor of Thomas Jefferson. Another early settlement was located in the area that became the southeast section of present-day Maplewood, and by turns had several different local names over the years: Newark Farms, North Farms, and Middleville (c.1830); finally, the name Hilton was eventually adopted around 1880 when the area received its own post office. Another settlement developed north of Jefferson Village and the North Farms section, which was associated with what became present-day South Orange Village. All of these early settlements grew up around old Native American trails that eventually became roads, or around colonial highways that connected to Newark, Orange, Springfield, and other early major towns; some of Maplewood's earliest roads include Ridgewood Road, Jefferson Avenue, portions of Valley Street, Parker Avenue, and Tuscan Road.

During the Revolutionary War, many 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.

In the early-nineteenth century, Jefferson Village remained a rural settlement of farms dotting Ridgewood Road with small industrial enterprises emerging to the east near Valley Street including a saw mill, grist mill, woolen mill, a cider mill, a forge, and later a store and shoe manufacture. The North Farms area developed differently due to its proximity to the inland harbor of the Elizabeth River and because it was a stopover for stagecoaches between Newark and Morristown. This settlement centered around the intersections of Tuscan Road with Boyden, Burnett and Springfield Avenues. Boyden Avenue led downhill to river harbor docks and boats at Stuyvesant Avenue that allowed local farmers and tradesmen to transport and trade goods and produce to Newark, Elizabeth and beyond. Development in the area further increased after the opening of the Newark-Springfield Turnpike (present-day Springfield Avenue) after 1806. Stores and hotels developed to accommodate passing travelers, and it soon became a flourishing village with manufacturers of nails, carriages, clothing, shoes and other goods.

Jefferson Village, North Farms/Middleville and the other land that became present-day Maplewood Township were part of several different municipalities as boundaries changed and new townships formed throughout the nineteenth century; portions of Maplewood were at one point part of Springfield Township, Orange Township, Clinton Township, Millburn Township and South Orange Township.

TRANSFORMED BY RAILS AND ROADS

The introduction of the railroad in the nineteenth century marked the beginning of a shift from the area's rural, agricultural roots to its later suburban development that is evident today. In 1836, the Morris and Essex Railroad began construction west from Newark, reaching Morristown by 1838, and passed through what would become the center of present-day Maplewood Village. A flag stop for the railroad was located near Jefferson Avenue at a dwelling that still exists today and is known as the Old Stone House at 22 Jefferson Avenue.

The first railroad station was built in Maplewood in 1860 on the west side of the tracks near the intersection of Baker Street and Maplewood Avenue, and it is at this time that the name Maplewood first appears; a name was needed for this new station stop on the railroad line, and Maplewood Station was chosen because of the large maple tree that stood nearby and because of the great maple swamp that had been well-known in the village.

With the addition of a railroad station, Maplewood began to attract wealthy people from Newark, New York City, and other nearby cities who wanted a break from city life. A number built large country residences in Jefferson and Middleville/Hilton villages; a phenomenon witnessed in many small suburbs along the railroad lines that stretched across northern New Jersey. More country residences were constructed throughout the end of the nineteenth century as the number of commuter trains to New York increased to meet the growing demand. During this period of residential growth is when all of present-day Maplewood was completely incorporated under one municipality. South Orange Township was incorporated in 1861 and acquired a final portion of land on the southwest border in 1863; this new township included present-day Maplewood Township; the present-day Village of South Orange, which was created within the township in 1869; and the present-day Vailsburg section of Newark.

In 1902, the Morris and Essex line was upgraded with elevated tracks and a new railroad station was constructed in Maplewood. This second station is the present one still used today and is located on the east side of the tracks 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.

BUILDING A MODEL SUBURB

In 1904, the Village of South Orange formally separated from South Orange Township, now Maplewood. Around this time, Maplewood began experiencing the start of dramatic community-wide

growth as open space, farmland, and large estates were sold to developers and platted out for residential development. At the turn of the twentieth century only a few main streets existed amongst the farmlands and open space in Maplewood, but during the first three decades of the century new streets were created; the streets were laid with concrete sidewalks tempered with trap rock gravel, and some of the streets with a steeper grade received cobblestone gutters.

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.

Houses were built in a variety of popular styles including bungalows, many revival styles, and eclectic styles. During the first decade of the century, an average of fifty houses were built per year, and many of them were architect-designed. This first wave of high-quality building set a standard that led to distinctive neighborhoods with architectural variety. The majority of today's housing stock dates to the first four decades of the twentieth century and the neighborhoods still retain their original scale and character.

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).

A commercial center developed along Maplewood Avenue in response to residential development. In 1890, there was only one store at Maplewood's center, Harry Baker's grocery on Baker Street. By 1920, several more stores had opened on Baker Street, Maplewood Avenue, and surrounding streets and electric utility poles with street lights had been installed. The commercial center was mostly developed by the 1930s and has seen little new construction since the mid-nineteenth century. Similar to the residential neighborhoods surrounding it, the commercial center along Maplewood Avenue retains much of its original scale and character.

THE OLMSTEAD INFLUENCE

As the residential and commercial character was established, the Township Committee, under the visionary leadership of Mayor John S. Dehart, sought to create a unique civic image for itself. In 1922, the Township hired the prominent landscape architecture firm of Olmstead Brothers to design a park for the center of the Maplewood. The plan for Memorial Park featured natural plantings alternating with open space, play areas, a lake, and an amphitheater. The Olmstead Brothers created the initial design, but the plan was ultimately implemented by Brinley & Holbrook, another prominent landscape architecture firm. The Township purchased the land surrounding the park to build its government and other civic buildings, including its town hall and police and fire stations. Most of these buildings were constructed

of brick in the 1920s and 1930s in various iterations of the Colonial Revival style. This picturesque suburban park remains as the civic center of Maplewood today, with its associated municipal buildings located in and around curving paths, rolling hills, stands of trees, and play areas.

CONTEMPORARY MAPLEWOOD

Maplewood Township today retains much of its early-twentieth century scale and character, having seen limited development or new construction since the mid-twentieth century. Buildings designed to house the main and Hilton branches of the Maplewood library were constructed in the 1950s, the YMCA was built in 1970, and the Community Center in DeHart Park was constructed in 1984. Overall, the residential neighborhoods and the commercial core, particularly at the center of the Township, have experienced minimal change and retain a high level of historic integrity. The railroad continues to play an important role in the community, much as it did in the early-twentieth century when it helped shape the township's development. There have been examples of adaptive reuse of historic buildings in recent decades rather than the teardowns and out-of-scale new construction that many other municipalities have suffered from. The careful planning that went into the early development of the Township still continues today, making Maplewood a "residential enclave of unique civic appeal, with an intimate scale and distinctive architectural styling."

ARCHITECTURE AND ARCHITECTS OF MAPLEWOOD

Residential development did not show signs of increasing until the last decades of the nineteenth century. Most of the residential construction and population increase occurred in the early- to mid-twentieth century and was a result of the out-migration of Newark and New York to the growing suburbs. Houses were built in a variety of popular styles including bungalows, many revival styles, and eclectic styles. During the first decade of the 1900s, an average of fifty houses were built per year, and many of them were architect-designed. This first wave of high-quality building set a standard that led to distinctive neighborhoods with architectural variety.

THE ARCHITECTURE STYLES OF MAPLEWOOD

Oldest Extant Architecture, Circa 1730 to 1860. The 2008 HP Element compiled an inventory of forty-six (46) pre-1860 homes located throughout Maplewood- the year 1860 being a reasonable demarcation between the early, rural settlement of the area and the later residential and suburban development. Seven (7) buildings on this list are formally designated as local historic landmarks. Most of the buildings on this list, however, are not designated landmarks, and do not have special restrictions or honors associated with them.

The **Queen Anne Style,** popular in America from 1880-1920, had its roots in the English style of the same name, spread through the use of pattern books and early architectural journals. Once it crossed the Atlantic, the style became distinctly American—particularly in its exploitation of turned wood elements and use of a variety of textures. The dominant features are an asymmetrical façade, frequent use towers or turrets, broad areas of shingles—often shaped, ornate bargeboards, and elaborate turned wood porch posts, balusters and newel posts. Predominantly wood frame, many of these houses would have been

painted with multiple colors used to "pick out" various decorative elements. The floor plan of this style was typically irregular with rooms of varying size, often radiating off a large entrance area.

The **Colonial Revival Style** draws from America's colonial past, particularly delighting in the decorative details and the symmetrical proportions of 18th century Georgian architecture, which was derived from Classical Greek and Roman architecture. The classic Colonial Revival house has asymmetrical façade with a central entrance, classical ornamentation, such as columns and pilasters, pediments over the doorway and either a side-facing gable or gambrel roof. Some later examples of the style derive inspiration from America's earliest buildings in the use of an overhang at the second floor and the use of casement windows and carved pendants. Whether grand or modest, the floor plans of this type of house reflect the balance of elements of the façade, with a central entrance hall and rooms, typically two, on either side. One of the most popular styles in American residential architecture, from the American Centennial in 1876 through the mid-20th century.

Popular from 1890-1930s, the **Tudor Revival** style was inspired by "picturesque" elements of medieval English and European buildings. Some versions of the style replicated the half-timbering found during the Elizabethan and Jacobean eras of England. Many examples exhibit elements associated with vernacular cottages, such as simulated "thatch" roofs and stucco exteriors, smaller proportioned windows–frequently casements with small panes of glass, curious elements such as "dove cotes" and prominent chimneys—often a dominant design feature of the facade. Many examples have asymmetrical facades, with a sweeping roofline, diamond-paned windows and ornamental stone or brickwork. With the Tudor Revival, the large central entrance "hall" of the Colonial Revival is typically replaced by a smaller entrance vestibule-often projecting from the façade. The plan may be irregular, reflecting the exterior placement of elements, or it could be quite balanced.

The **Foursquare** was a truly American house type, popular from the late 1890s through 1930. It was essentially a cube—two stories with an attic, with either a hipped or pyramidal roof. Large dormers made the attic space a usable room. A large, welcoming porch typically extends along the full front. The façade is symmetrical with a central entrance, although there are variations with a side entrance. Windows are large and grouped, providing more light than earlier house types. The Foursquare—less a style than a "type" was easily "accented" with architectural features from other styles—typically Colonial Revival and the Craftsman style.

The **Arts and Crafts/Craftsman** movement began in England in the latter decades of the 19th century and was popular in America from the 1900s through the 1920s. The Arts and Crafts movement included furniture design and the decorative arts, such as fabric and ceramics, and became a popular and distinctive method of building and living. In America, this movement was championed by Gustav Stickley, who built his home "Craftsman Farms" in Parsippany, New Jersey in 1911. The Craftsman Style was the culmination of this movement in built form as it expressed the "hand made." The typical form of the Craftsman house would have a low-pitched roofline with wide, overhanging eaves and exposed rafter tails or brackets. A mixture of materials, particularly the use of rustic looking rubble stone for foundations, chimneys and porch posts, was typical. The floorplan was new as well, and featured an "open" plan, where rooms could flow into each other, sometimes separated by a screen wall of columns or bookcases.

Eclectic. Many houses in the College Hill neighborhood are not easily classified into particular styles because the architect or builder freely combined elements of several styles within one building resulting in a quite exuberant design. In particular, a simple, rectangular house form with regularly placed windows, as in the Colonial Revival style, sometimes has elements from the Tudor Revival, such as a steeply pitched gable over the entrance or an exaggerated chimney stack used in a decorative manner on the facade. The American Foursquare house type in particular lends itself to the application of elements of an architectural vocabulary associated with variety of period revival styles.

Suburban Architecture of the 1900s to 1940s. Two of the men who played important roles in Maplewood's suburban development during the first four decades of the twentieth century; **Kenneth W. Dalzell** and **Edward C. Balch**, are both responsible in part for the way Maplewood looks and feels today. Edward Balch was a prominent builder and developer responsible for building around 175 homes in Maplewood between 1903 and 1921. He was an integral part of planning and marketing Maplewood as a safe and desirable suburban in the early-twentieth century. Early on Balch saw the potential of Maplewood as an attractive residential community so he purchased, subdivided, and developed extensive tracts of land on the slopes of the South Watchung Mountain. Most of his homes are variations of the foursquare using elements of the Colonial Revival and Arts and Crafts styles; no two houses are the same, yet they have a cohesive design and character. It is unknown where Balch got his designs, as no architects are listed in building permits or plans; it is possible the designs came from house catalogs or pattern books. There are 37 buildings within the Center of Maplewood survey area attributed to Balch.

Kenneth Dalzell was an architect responsible for designing and building around 300 buildings in several areas of Maplewood between 1911 and the 1930s. He was born in New York City in 1889 and attended public schools in New York City and Newark, New Jersey. He began his professional career in the real estate business, but always had an interest in architecture and eventually studied at Columbia University. In 1911, Dalzell incorporated the Budal Realty Company in Maplewood with William Buchan, Jr., with the purpose of constructing and selling houses designed by Dalzell; the company was very successful, building many houses in Maplewood and the surrounding area including Short Hills, Summit, Essex Fells, and East Orange. He lived in a home he designed on Walton Road in Maplewood before later designing a home in Short Hills for his family in 1923. Besides his office in Maplewood, Dalzell maintained a professional office in Summit, East Orange, and Short Hills at different times throughout his career and eventually opened a practice with his son, Kenneth W. Dalzell Jr.

Dalzell designed convenient and comfortable homes of modest size that were based on historic traditions; he often employed popular revival styles including the Colonial Revival, Tudor Revival and Italian Renaissance Revival. His designs incorporated modern technology for the time and addressed the changing needs of the American family. In 1921, he published the book *Homes of Moderate Size*, which was illustrated with about forty of his homes, most of which were located in Maplewood. He also published many articles in various architecture journals including "American Architect," "Architectural Forum," "Architectural Record," "House and Gardens," and "Better Homes and Gardens."

Dalzell also designed the Maplewood Country Club and several commercial buildings on Maplewood and Springfield Avenues. He became a member of the New Jersey Society of Architects in 1919

and a member of the American Institute of Architects in 1920, serving as the President of the New Jersey chapter. He also was a member and governor of the Board of Realtors of the Oranges and Maplewood; President of the Art Centre of the Oranges, and wrote the Building Code for the Township of South Orange, among many other roles. Dalzell eventually relocated to Florida in the 1950s where he continued to practice with his son before eventually retiring. He died in 1971. There are twenty-seven buildings within the Center of Maplewood survey area that are attributed to Dalzell.

Architecture of Institution and Public Structures. 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).

Mid-Century Modern architectural style of the 1950s is characterized by clean lines and simple forms: Mid-Century Modern design eschews ornamentation and embraces geometric shapes and clean lines. There is an emphasis on natural materials- wood, glass, and stone are frequently used, often in combination with modern materials like steel and concrete. Homes are often designed to blend in with their surroundings, with large windows and patios that take advantage of natural light and outdoor spaces. Examples of Mid-Century Modern architecture in Maplewood include: 66 Highland Avenue (1953), and 15-19 Tower Drive (1968)- the Kessler Residence (also known as Shizuka Na Uchi or "The Calm Home") designed by John Rattenbury of Taliesin Associated Architects, a firm founded by Frank Lloyd Wright's protégés.

Adaptive Re-Use. "Adaptive re-use" has become a trend of recent decades as historic buildings are renovated to accommodate new uses, examples include: 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 operates as a museum.

INFLUENTIAL ARCHITECTS OF MAPLEWOOD

The Maplewood of today looks much as it did in the late 1930's. Maplewood developed significantly during the suburban housing boom of the 1920s-1930s. Many of the town's homes, as well as most

of its municipal buildings, schools and parks, date to this time period. Maplewood's architecture and landscaping created by the builders and architects below along with several boutique architects reflect the cohesive neighborhoods and sense of place created during these periods of development.

James Betelle (1879-1954) designed the 1929 Columbia High School, a national model, seven of the district's distinctive elementary schools including Jefferson Elementary, Marshall Elementary, Tuscan Elementary and Maplewood Junior High, as well as Maplewood's finest public structure, the 1931 Municipal Building (Town Hall).

Kenneth Whitney Dalzell this nearly forgotten architect designed a vast array of houses in Maplewood, working from about 1915 and 1940 for individual clients and developers. Dalzell created well designed moderately priced homes, often in Colonial, Tudor and Italian Revival styles. Dalzell's house designs fulfilled the desire of people in the first third of the 20th century for convenient, comfortable homes in traditional styles based on historical precedents. Dalzell was able to accommodate these trends while creating a variety of appealing buildings that continue to enhance our community and function well for the families who live in them a century later.

He also was the architect for the Maplewood Country Club and residences in Orange, Millburn, Short Hills, Summit, Essex Fells and Mantoloking. His book, featuring many Maplewood homes, Homes of Moderate Size is available online. He lived in a house of his own design on Walton Road for a time, and designed and built a house for his family in Short Hills, to which they moved in 1923.

John Russell Pope (1874-1954) was an American architect and designed Ward Homestead, now known as Winchester Gardens in Maplewood, New Jersey Pope designed many private houses including ones for the Vanderbilt family. He did many public buildings as well including The Jefferson Memorial and the National Gallery of Art.

Gustav Stickley (1858-1942) was the leading American proponent of the Arts & Crafts Movement, which arose in England in the latter part of the 19th century. The work of Gustav Stickley, architect, furniture designer and manufacturer, publisher and social critic in the early 20th century, clearly strove to encompass and influence the "Lifestyle" concept into many aspects of life and living. There are two houses in Maplewood designed by Stickley.

The most popular house style that grew out of the Arts & Crafts Movement was the American Bungalow, which was the most popular house style in the U.S. from 1900 to 1920. The bungalow, with a low, sweeping roofline extending over a front porch, and one or two dormers above, is fairly common in Maplewood.

Harold Tatton (1879-1965) specialized in the Colonial and Tudor Revival styles which grace much of our community. Born in England, he traveled to America as a young man. He lived at 41 Mountain Avenue from the 1920s until his death in 1965.

At McKim Mead & White, Tatton was involved in the design of the lettering on the magnificent New York City Post Office Building (8th Ave. & 31st St.) of the motto "Neither snow nor rain nor hail nor

dark of night stays these couriers from their appointed rounds." Other notable New York buildings Tatton worked on were the Daily News Building, the Title Guarantee Trust building on lower Broadway, and Beekman Towers on First Avenue.

As Tatton moved to smaller architectural firms and finally went out on his own, his talent for designing elegant, functional homes for America's growing and prosperous middle class became apparent. Small-scale developers working in towns like Short Hills and Summit found his ideas appealing and marketable.

In 2002, Tatton's daughter-in-law Barbara B. Tatton donated to the Durand-Hedden House a voluminous collection of architectural drawings, glass slides and blueprints. Tatton's files contain a stunning array of drawings and designs for Tudor and Colonial Revival houses, some of which were built in Maplewood, Short Hills, South Orange, Summit and Montclair from the 1920s through the 1950s.

Clifford C. Wendehack (1884-1948) lived in Upper Montclair, NJ, and practiced in New York City. Wendehack became known as a master designer of country club buildings and impressive houses, including one on Hickory Drive in Maplewood, built for Mrs. George Otis in 1927, and several in Montclair that have been named to the National and State Registers of Historic Places.

His 1929 book on how to build clubhouses served as the primer in the field for eighty years. He designed clubhouses for some of the top golf and country clubs in the Northeast, including Rock Spring, Ridgewood, Forsgate and North Jersey Country Clubs in New Jersey; and Winged Foot, Bethpage and North Hills clubs in Westchester and Long Island, New York.

Most of Wendehack's work was derived from historical influences, primarily Tudor/Norman and Colonial and Spanish Revival styles, using prominent gables, chimneys and stonework to conveying permanence and solidity while evoking an approachable hominess through gracious entryways and gathering spaces and large, welcoming fireplaces. Yet he strongly believed that historical characteristics should be tempered by modifying those ideas to modern purposes.

Edward C. Balch, who lived in Maplewood from 1890 until his death in 1934, was one of the most prominent builders of the time credited with over 175 houses built in Maplewood. Balch was not a trained designer or architect, but probably had a hand in some way in the houses' design. Builders like Balch could select plans from illustrated catalogs or even purchase "kit houses." Originally an entrepreneur in manufacturing, Balch first rented a small house on Mountain Avenue near Ridgewood Road, and then built a larger one on the corner, and a third house in 1899 on the southeast corner of Ridgewood and Mountain.

The homebuilding experience piqued Balch's interest and he saw the potential of Maplewood as a residential suburb. Over the next 20 years, he went on to build about 175 houses on the slopes of South Mountain, including Clinton Avenue, Curtiss Place, Durand Road, Euclid Avenue, Mountain Avenue, Ridgewood Terrace and Winthrop Place.

Balch built virtually all the houses on Ridgewood Terrace, most between 1908 and 1910. Setting a precedent that remains to this day, each house looked different, each contributing to the character of the neighborhood with its broad front porch and welcoming façade. Four or five basic floor plans were used for the interiors. Many of the houses could be called "four-squares," but Balch also built gambrel-roofed clapboard houses, center-hall Colonial Revivals, and some that evoked the Bungalow or Arts and Crafts styles.

4. INVENTORY: HISTORIC RESOURCES IN MAPLEWOOD

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.

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.

INVENTORY

National and New Jersey Register of Historic Places

The SR and NR each offer unique benefits to listed properties, and both Registers offer a degree of protection from public sector projects or undertakings. Listing on the Registers does not place restrictions on private property owner rights. Within the limits of local municipal zoning laws, private property owners can do anything they wish with their property, provided no federal or state license, permit, or funding is involved. Since the passage of the NHPA and the NJRPA, the NPS and NJ HPO have listed two (2) properties and one (1) district in the National and New Jersey Register of Historic

Name	Location	Designation
Maplewood Village Historic District	Maplewood Avenue; Durand Road; Highland, Inwood, and Lenox places; Baker Street	National Register: 4/25/2022 New Jersey Register: 3/10/2022
Maplewood Memorial Park	Bounded by Valley and Baker streets and Dunnell and Oakland roads	National Register: 8/3/2015 New Jersey Register: 2/19/2015
Maplewood Municipal Building	574 Valley Street	National Register: 10/1/2014 New Jersey Register: 5/1/2014

Maplewood Village Historic District. Building on a 2012 intensive-level survey of 276 properties, in 2019 the Historic Preservation Commission received a grant in to prepare a draft nomination to have the Maplewood Commercial Historic District listed on the NR and SR. In 2022, forty-seven (47) properties comprising of the newly created Maplewood Village Historic District were placed on the NR and SR. The Village Center is a social and commercial hub, that reflects the development of the town

as it grew from a small, rural community to a vibrant, railroad suburb. The period of significance date range is 1902 to 1961. The district reflects a small-scale business center supporting the local community that began its development in the late-19th century and steadily grew in the 20th century as a result of the expansion of passenger rail transportation.

Maplewood Memorial Park consists of approximately 25 acres, bounded by Valley Street to the east, Baker Street to the south, Dunnell Road to the west and Oakland Road to the north. The park features rolling hills and meadows, clusters of trees within and around the perimeter, curving pathways that open up to long vistas, rustic stone and wooden bridges over streams, a rock garden, as well as ball fields and playgrounds.

Maplewood Municipal Building. The Georgian Revival style Maplewood Municipal Building dating to 1930 is the crown jewel of the Township and of the civic center. The dominant feature of the municipal building is the white wood cupola and impressive limestone Doric colonnade with full entablature. The Maplewood Municipal building is significant because it represents a critical period in the history of the Township and the ideal of an identifiable civic center. Designed and constructed in the early 1930s, the building's grand classical style and formality represent the then-popular city beautiful movement. Maplewood Municipal Building serves as the main governmental focus and representative of the town.

New Jersey Historic Preservation Office National Register Eligibility Opinions

There are many reasons why eligible properties or historic districts are not formally listed in the SR and/or NR. Most commonly, the NJ HPO or NPS require more information in order to list the property or historic district in the SR and/or NR, and the sponsor of the historic property or district never provided the level of documentation necessary for listing. Some properties and districts determined eligible for listing were never formally nominated by a sponsor. These properties and districts were determined eligible for listing as a result of a state or federally funded project that impacted historic or archaeological resources and therefore, required NJ HPO review. In order for these properties or districts to be listed, the NJ HPO and NPS require that a sponsor submit further information necessary for listing in the SR and/or NR for an inventory of resources having received Certifications of Eligibility (COE), or Opinions of Eligibility from the State Historic Preservation Officer (SHPO Opinion). The most common reason that properties have opinions and not full listings is not that a registration effort was started and failed or went dormant. It is that they were never formally nominated.

Name	Location	Eligibility Opinion
White Oak Ridge Pumping Station	107 Wyoming Avenue	SHPO Opinion: 8/6/2018
Maplewood Middle School	7 Burnettt Street	COE: 3/11/2011
Durand-Hedden House	523 Ridgewood Road	COE: 8/27/2010

South Mountain Reservation Historic District	Old Short Hills Road; Northfield, Millburn, Wyoming, and Gregory avenues	SHPO Opinion: 11/18/2008
Old Main Delaware, Lackawanna & Western Railroad Historic District	Morris & Essex Railroad right-of-way (NJ Transit Morristown Line)	SHPO Opinion: 6/7/2004 COE: 9/14/1996
Pierson's Mill and Vaux Hall	693-697 Valley Street	COE: 3/17/2000
Maplewood Station	Dunnell Road, Milepost 15.4, NJ Transit Morristown Line	SHPO Opinion: 3/25/1998

Essex County Inventory

In 1986 Essex County completed a comprehensive, but not intensive, historic property survey, which included 190 properties in Maplewood and suggested six (6) potential eligible national register districts.

Maplewood Township Inventory

Between 2004 and 2018, the Historic Preservation Commission conducted intensive-architectural surveys of eight (8) separate areas in Maplewood: Golf Island Neighborhood (2018), College Hill Neighborhood (2014), Maplewood Center (2012), Ridgewood Road area (2006), Boyden-Burnett area (2005), Valley Street area (2005), Memorial Park (2005), and Prospect Street area (2005). These surveys provided 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. Appendix F. summarizes each of the studies.

Properties Requiring Further Study

The properties were previously studied in the 1986 Essex County inventory, the 2005-2018 township area architectural surveys, or the 2008 Historic Preservation Element. These properties do not have Local Historic Landmark status, nor are they listed in the SR and NR.

Location	Resource Name (If known)	Year Built	Block	Lot	Identified as Historic in...
302 Boyden Ave.	Seth Boyden House	1700s 1855	45.05	302	2008 HP Element 2005 Boyden/Burnett HD
321 Boyden Ave.		1922	48.47	127.01	2008 HP Element
449 Boyden Ave.		c. 1850	46.03	1	2008 HP Element 1986 Essex County Survey
52 Burnett St.		1935	18.03	203	2018 Golf Island Neighborhood
30 Dunnell Rd.		1931	16.03	147	2008 HP Element
10 Durand Rd.	Burdorff Center	c. 1924	12.02	100.01	2012 Maplewood Center

333 Elmwood Ave.	Marcus L. Ward Home (now Winchester Gardens)	1927	31.34	4	1986 Essex County Survey
22 Jefferson Ave.	Old Stone House	1774	13.08	1	2008 HP Element
29 Jefferson Ave.		1726	14.02	226	2008 HP Element
91 Jefferson Ave.	David Terrell/ Charles Ball House	c. 1790	14.03	73	2008 HP Element
54 Maple Ave.		c.1860	18.01	254	2008 HP Element 2018 Golf Island Neighborhood 1986 Essex County Survey
58 Maple Ave.		c. 1911	18.01	255	2018 Golf Island Neighborhood 1986 Essex County Survey
1 Park Rd.	Henry Smith House	c. 1841	23.05	327	2008 HP Element
35 Parker Ave.	Tichenor House	c. 1750	24.10	62	2008 HP Element
64 Parker Ave.		c. 1840	26.05	118.02	2008 HP Element 1986 Essex County Survey
172 Parker Ave.	Philander Ball House	1848	35.06	57	2008 HP Element 1986 Essex County Survey
452 Ridgewood Rd.		1870	15.04	136	2008 HP Element
455 Ridgewood Rd.	Littell House	c. 1800	7.08	201	2008 HP Element 1986 Essex County Survey
491 Ridgewood Rd.	Caleb Durand House	1767	8.10	185	2008 HP Element
509 Ridgewood Rd.		c. 1784	8.08	235	2008 HP Element
589 Ridgewood Rd.	Isaac Smith House	c. 1776	10.03	114	2008 HP Element
590 Ridgewood Rd.	Necessity Corner	1830	12.05	218	2008 HP Element
629 Ridgewood Rd.		1840	11.03	14	2008 HP Element
641 Ridgewood Rd.	David Headley House	1835	11.02	18	2008 HP Element
18 Salter Pl.		c. 1911	18.01	248	2018 Golf Island Neighborhood

18 Tuscan Rd.	Brick School House Vaux Hall School	1831	22.09	221	2008 HP Element 2005 Valley Street HD 1986 Essex County Survey
20 Tuscan Rd.	Red House	1818	22.09	222	2008 HP Element 2005 Valley Street HD 1986 Essex County Survey
27 Tuscan Rd.		1850	23.01	61	2008 HP Element 2005 Valley Street HD
91 Tuscan Rd.	William Courter House				2008 HP Element
634 Valley St.	Moses Hand House	c. 1730	22.09	199	2008 HP Element 2005 Valley Street HD
647 Valley St.		1820	18.03	127	2008 HP Element 2005 Valley Street HD
649 Valley St.		c. 1850	18.03	128	2008 HP Element 2005 Valley Street HD 1986 Essex County Survey
697 Valley St.	Pierson's Mill	1831	18.03	120.01	2008 HP Element 2005 Valley Street HD 1986 Essex County Survey
10 Van Ness Ter.	Caleb Van Ness House	1935	46.01	195	2008 HP Element

Historic Elements of Interest

There are additional historic elements of interest, other than buildings or sites, to be considered. Historic landscape and streetscape resources, such as sidewalks, curbing, carriage stones, streetlights, signs, fences, statues, and monuments, are intrinsic to the character of historic districts and of the experiences that residents and visitors as they walk or ride through the district. Some of these resources are on private property, but many are on public properties, on public streets or in other public rights-of-way. These resources appear as backgrounds in family photos, at civic, religious or fraternal events, and in advertising materials. Historic landscape resources, such as trees, shrubs, and groundcover, are living things: they grow, mature, expire, and, hopefully, future generations replace them. Streetscape features, especially when exposed to the elements and automobile traffic, deteriorate over time, as well.

An inventory of Historic Gates, Stone Walls, Monuments, and Markers in Maplewood was prepared in 2007; the inventory includes resources such as street-edge stone gutters, bridges, gates, monuments and trees, mostly dating from the suburban expansion of the early 20th century. These modest but tangible aspect of the historic character of Maplewood add visual interest for anyone walking, driving or cycling within the town. To date, no formal program has been established to protect and preserve these elements.

No.	Historic Resource	Location	Description
1.	Entrance Columns	Curtiss Place at Ridgewood Road	Entrance columns at the south end of the Roosevelt Park development ca. 1905. Four brick and stone columns topped brackets supporting pagoda like roofs.
2.	Entrance Columns	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. Constructed of sandstone blocks topped by cobblestones in a pyramid formation. Modern replacement metal plaques are set into the top of the front faces of the columns.
3.	Entrance Columns	Washington Park Road at Ridgewood Road	The two stone entrance columns to the Washington Park development sit on either side of Washington Park Road. Bronze plaques with raised letters spelling "Washington Park" are set into the top of the front faces of the columns.
4.	Entrance Columns	Entrance to the Midland Park Development Midland Boulevard Road at Summit Avenue	Four, square limestone columns constructed of limestone blocks herald the entrance to Midland Boulevard. It is thought that the gateway was built as part of the Summit Park development by the Orange Realty Company in the early 20th century.
5.	Cast Iron Gates Stone Gate Posts	Hickory Road at Ridgewood Road	From the main entrance to the Cornellius Van Schaack Roosevelt, Jr. Estate, "The Hickories"
6.	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
7.	Entrance Building Iron Gates	Elmwood Avenue at Boyden Avenue	Original entrance building with iron gates to the Marcus L. Ward Home (now Winchester Gardens)
8.	Stone Monument Memorial Marker	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. 1976
9.	Dedicatory Marker	Orchard Park, DeHart Road	A bronze plaque sitting on a pole to the right of the entrance path to Orchard Park dedicated to William J. Orchard. 1953

10.	Dedicatory Marker	Southwest corner of Cedar Lane and Ridgewood Road	Monument to Revolutionary War Stable. 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. It is not known exactly when this column and marker was built.
11.	Dedicatory Marker	Ridgewood Road, diagonally opposite St. Lawrence Avenue	The Washington Walnut. Local legend states that the Black Walnut tree is associated with the age and history of the Timothy Ball House (425 Ridgewood Road). George Washington is said to have hitched his horse to it. At some time in the mid to early 20th century a bronze plaque was affixed to its western side.
12.	Dedicatory Marker	Southern end of Memorial Park	Memorial Park Dedicatory Monument. Memorial Park was dedicated on Memorial Day in 1931. The bronze plaque on a boulder honors those 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.
13.	Stone Monument Memorial Marker	Western end of Memorial Park	Elm Grove WWI Memorial- a stone monument dedicated to 8 residents who died 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.
14.	Memorial Marker	Near Baker and Valley streets	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. 1964
15.	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 dedicated to James Ricalton
16.	Dedicatory Marker	Oakland Road at Valley Street	A dedicatory stone to a small park of tennis and paddle tennis courts, a bronze plaque set in the stone dedicated to Richard G. Walter Park, 1969
17.	Milepost Marker	Springfield Avenue, in front of Hilton Branch, Maplewood Memorial Library	Granite 1970s reproduction marker bearing inscription "Five Miles to Newark." Original sandstone marker on display in the library. In 1933, the local chapter of the D.A.R. placed a bronze plaque at the Hilton Branch of the library.

18.	Memorial Marker Flagpole	Springfield Avenue, Hilton Branch, Maplewood Memorial Library	Bronze plaque on a stone next to the flagpole and benches outside of the Hilton Branch, Maplewood Memorial Library dedicated to Angelo J. Miele, 1959
19.	Memorial Marker	Burnett Avenue at DeHart Park, south side of Maplewood Community Center overlooking playground	Bronze plaque on a large granite stone dedicated to William J. Harrington, Sr., 2007
20.	Stone Retaining Wall	Ridgewood Road, associated with the Timothy Ball House	The stone retaining wall runs north from "The Washington Walnut" toward the iron fence marking Crooked Brook before its diversion underground below Ridgewood Road.
21.	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.
22.	Concrete Bridge Walls	Along Crooked Brook, Washington Park and Owen Drive	Five concrete bridge walls 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.
23.	Concrete Bridge Walls	Along the East Branch of the Rahway River, Jefferson Avenue opposite Kendall Avenue. Durand Road opposite Brookside Road	Crooked Brook emerges as tributary of the East Branch of the Rahway River on the south side of Jefferson Avenue opposite Kendall Avenue. Concrete bridge walls overlook the brook. Looking from the brook toward the bridge on either side, a keystone is inscribed in the walls with the date 1915.
24.	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.

25.	High Arch Footbridges	Memorial Park	Three high arch footbridges made of fieldstone, traprock and concrete foundations with 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. The High Arch Footbridges are New Jersey and National Register listed as part of Maplewood Memorial Park.
26.	Stone Walls	Ridgewood Road	Random stone retaining walls fronting the properties on the west side of Ridgewood Road extending 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.
27.	Stone Gutters	Various streets	Several streets, or sections of them, still retain stone gutters dating from the 1910s and 1920s. Some stone gutters have been demarcated on the Greenways Map- Open Space and Recreation Plan, adopted September 2008.

Archaeological Resources

Native American and early archaeological sites have not been systematically inventoried in Maplewood.

Signature and Champion Trees

There are no Township regulations requiring a certificate of appropriateness for tree removal. Ordinance § 271-80.D(3) excludes the Historic Preservation Commission from review and approval of changes or additions in landscape or hardscape.

The New Jersey Forest Service has been overseeing the Big Tree Conservation Program and keeping a record of the largest trees in the state since the 1930s. As part of the program, the Forest Service maintains the Big Tree List, a compilation of the largest native and naturalized tree species in the state. These trees have been nominated by NJ residents and have environmental and historical value and should be preserved for future generations.

A Champion Tree is defined as the biggest tree of its species in New Jersey. A Signature Tree is defined as a runner-up tree, 2nd, 3rd, place, etc. A Heritage Tree is defined as a tree that has a story of historic significance associated with it. Signature and Champion Trees would not meet the criteria for historic designation on state, federal, or local levels. The Washington Black Walnut tree at 425 Ridgewood Road is not listed as a Heritage Tree. Local legend states that the tree is associated with the age and history of the Timothy Ball House at 425 Ridgewood Road- George Washington is said to have hitched his horse to it.

Location	Common Name	Status	Rank	Circumference (ft.-in.)	Height (ft.)	Diameter at Breast Height (DBH) (in.)
164 Dunell Rd.	White Ash	Signature	2	17'-10"	110	68
425 Ridgewood Rd.	Black Walnut	Signature	5	16'-3"	75	62
574 Valley St.	Dawn Redwood	Signature	7	8'-9"	120	33
580 Valley St.	Golden Larch	Champion	1	4'-10"	70	18
580 Valley St.	Coast Redwood	Champion	1	7'-9"	88	30
580 Valley St.	Dawn Redwood	Signature	5	12'-3"	114	47
Maplewood Memorial Park	Giant Sequoia	Signature	4	9'-9"	60	37
Maplewood Memorial Park	Swamp White Oak	Signature	4	15'-11"	100	61
Maplewood Memorial Park	Red Pine	Champion	1	4'-3"	25	16
Not provided	Dawn Redwood	Signature	6	12'-4"	100	47

Board of Education Owned Historic Properties

The School District of South Orange & Maplewood Board of Education is the governing body of the South Orange & Maplewood School District (SOMSD) with responsibility for developing policy to ensure the proper care, management and control of District affairs. The Board consists of nine citizens elected at large by the voters of South Orange and Maplewood. Board members serve three-year terms, with three members of the Board subject to election each year.

Location	**Resource Name**	**Year Built**	**Block**	**Lot**
27 Berkshire Rd.	Clinton Elementary School	1928	36.05	1
270 Boyden Ave.	Seth Boyden Elementary School	1913	45.05	304
7 Burnett St.	Maplewood Middle School	1903, 1968	18.02	1
25 Harvard Ave.	Tuscan Elementary School	1924	22.09	217
17 Parker Ave.	Columbia High School	1927	24.05	1
17 Parker Ave.	South Orange and Maplewood Board of Education Office "525 Academy Street"	1927	24.05	1
518 Ridgewood Rd.	Delia Bolden Elementary School (formerly Jefferson Elementary School)	1924	13.02	136

In 1912, the current school district was in a period of rapid development after consolidation in 1894 of the original village districts of Maplewood, South Orange, and Hilton. Enrollment had doubled in a decade to 1,400 and Columbia High School, which had sometimes graduated only one or two students around the turn of the century, was now graduating dozens in a building that was an overcrowded fire hazard. In 1910 proposals had been made to mitigate the fire risks, or spend ten times more money in a substantial renovation and expansion- the latter was approved.

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, which was featured as an ideal school plan in Encyclopedia Britannica in 1929.

Columbia High School. Columbia High School is a four-year regional public high school serving students in ninth through twelfth grades. Designed by Guilbert and Betelle. Guilbert and Betelle was an architecture firm by partners Ernest F. Guilbert and James Oscar Betelle. The firm specialized in school design on the east coast of the United States with an emphasis on the "Collegiate Gothic" style. Betelle took over the firm after Guilbert died in 1916. When opened in 1927, Columbia High School had a capacity of 1,630 pupils, it contained 2,860,00 cubic feet, and cost $1,500,00 exclusive of land and equipment. The auditorium seats 1,300 persons and on the large stage is a pipe organ. Full size gymnasiums are provided for both boys and girls, and between the gymnasiums is a swimming pool with spectator's gallery."

Guilbert and Betelle are represented in the 14th Edition of The Encyclopedia Britannica (1929, vol. 20; SARS to SORC), under the heading School Architecture, describing Columbia High School and accompanied by the first-floor plan; this entry is among a number of other ones describing progressive American school architecture.

Columbia High School is known for its connection to the invention of Ultimate Frisbee in 1968.

> Ultimate Frisbee, or "Ultimate," began in 1968 at Columbia High School in Maplewood, New Jersey, when Joel Silver introduced his idea to the student council. The following year, the first game was played using a Wham-O Master disc, with only the goal lines marked by piles of coats or nearby telephone poles. By 1970, CHS had a dedicated team, and Silver, alongside Buzzy Hellring and Jon Hines, established the first official rules. Columbia High School soon faced off against Millburn High School in the first interscholastic Ultimate game, winning 43-10.
>
> Ultimate's popularity quickly spread, leading to the first college game in 1972, when Rutgers defeated Princeton in a match echoing the site and outcome of the first intercollegiate American football game exactly 103 years prior. The game continued to gain traction, with the first organized tournament held in 1975 at Yale University, where Rutgers claimed victory. Ultimate was also introduced that year to the World Frisbee Championships in California, contributing to its growth on the West Coast.

By the late 1970s and early 1980s, the sport expanded internationally. In 1979, the Ultimate Players Association (UPA) was established as the sport's governing body in the U.S., organizing national tournaments. The first European Championship followed in 1980, and the World Flying Disc Federation was founded in 1984. Ultimate has since evolved into a globally celebrated sport with World Championships and appearances in the World Games. Today, 100+ member countries with over 10 million players worldwide, Ultimate continues to thrive, grounded in its founding principles of sportsmanship and community.[1]

Delia Bolen Elementary School. In 2022, the BOE approved the renaming of Jefferson Elementary School to the Delia Bolden Elementary School. Winnie Delia Bolden was the first African American woman to graduate from Columbia High School in 1912. Ms. Bolden wrote an essay that was selected by her fellow classmates for yearbook publication and was presented by Delia at the Class of 1912's commencement program:

"The negro question is one which is continually before the public to-day. It is being seriously considered by the leaders of both races. The negro is striving hard to settle this question for himself and to gain a place of honor in this his adopted land. But there are many unnecessary obstacles in his path. The negro of the United States deserves the highest consideration. He is not responsible for his being here. He was brought here by no desire of his own and forced to live in abject slavery for a period of over two hundred years. During this time no opportunity was afforded him for bettering his condition or enlightening his mind.

But then came the Civil War, you say, which gained for the negro his freedom. Freedom to be what? True he is no longer compelled to work for his master to give to another that which his own hands have earned. But is he free to be a man – an American? Emphatically no.

You say that if the negro was given his right position, he would immediately strive for social equality that would lead to intermarriage. The negro does not wish for this any more than the white race. He does want the rights of an American citizen. To be let alone, to be allowed to work out his own plans in his way, to be given what he earns is all he desires. Political equality is the only equality that he wants. He wishes the protection of his life and property and to gain this he must have the right of franchise everywhere. Surely no one will protect him if he cannot protect himself. The very fact that his life and property are not now properly protected verifies this statement.

The right to vote has been taken away from most or a great part of the negroes in the South. The pretext for this – the educational test – is not in itself objectionable but it is objectionable that this should not apply equally to both races. In those states where the black man is so singled out the law expressed in the fourteenth amendment, strengthened by the fifteenth, is shamelessly broken, for this states clearly that the citizens of the United States must not be deprived of their right to vote either by the United States or by any of the states on account of race, color, or previous condition of servitude. The United States too, fails in its duty for Congress has the power to compel on the part of every state obedience to the federal statutes. Yet, the President of the United States looks calmly on at this violation of the law and says that he cannot interfere unless the rights of the citizens are tampered with.

Is not the negro a citizen? Does he not bear his share of the burden of the government? Does he not pay his tax? Has he not fought side by side with his white brothers under the floating banner of the Stars and Stripes? Both North and South the whites are prejudiced against the negro, but the feeling runs highest in the South. Is it because his skin is black, because he was once a slave; or is it because the white is afraid to give his black brother too much chance to rise for fear that he may equal or even outstrip him so that he shall one day be obliged to look up to his former bootblack or farmhand as governor or as President of the United States?

1 https://wfdf.sport/history/history-of-ultimate/ Accessed March 30, 2025

> For in spite of all opposition and hindrances the negro has developed wonderfully in his forty-seven years of freedom. We admit, and not by any means grudgingly, that he has been greatly helped in this upward rise from an ignorant, almost savage slave, to an intelligent, wide-awake, prosperous gentleman by well-wishing white friends of both North and South. Forty-seven years ago, there was not in all the United States a school for negroes, now there are thousands. Then few if any knew A from B, now many are versed in all the modern sciences. Then few could boast of the smallest amount of property, now, it may surprise you to learn, many are millionaires.
>
> Is it too much to hope that the day of brutal injustices is also passing, that soon there shall be no such thing as disenfranchisement of a race which in forty-seven years has produced such men and such citizens as Du Bois, Dunbar, and Booker T. Washington: and that the lynching of negroes, that savage relic of a barbarous past, shall have altogether disappeared from a land whose people pride themselves on their magnanimity and their championship of the weak."[2]

Municipally Owned Historic Properties

Municipally owned properties not currently locally designated or listed in the SR or NR may demonstrate sufficient association with a significant historic context to warrant further consideration for local landmark designation and/or listing in the SR and/or NR. Municipally owned properties listed in the SR and changes beyond routine maintenance require an Application for Project Authorization pursuant to the NJ Register of Historic Places. Currently, a comprehensive management plan for municipally owned properties with historic significance does not exist- there is a need to plan for long term maintenance and unexpected damage. Maplewood Township owns nine (9) properties with historic significance.

Location	Resource Name	Year Built	Block	Lot
574 Valley St.	Maplewood Municipal Building	1931	23.04	235
249 Boyden Ave.	Fire Station 2	1957	31.34	80
60 Woodland Rd.	The Woodland	1930	12.03	127
10 Durand Rd.	First Church of Christ Science (now known as The Burgdorff Center for Performing Arts)	1924	22.09	217
106 Burnett Ave.	Maplewood Senior Center	1894	48.47	7.01
51 Baker St.	Maplewood Library main branch	1958	17.02	126
1668 Springfield Ave.	Maplewood Library Hilton branch	1959	30.05	147
547 Valley St. (within Memorial Park adjacent Oakview Ave.)	Skate House	ca. 1935	17.01	1
51 Baker St. (within Memorial Park, main façade facing Dunnell Rd.)	Civic House/ Shelter House	c. 1920	17.01	2

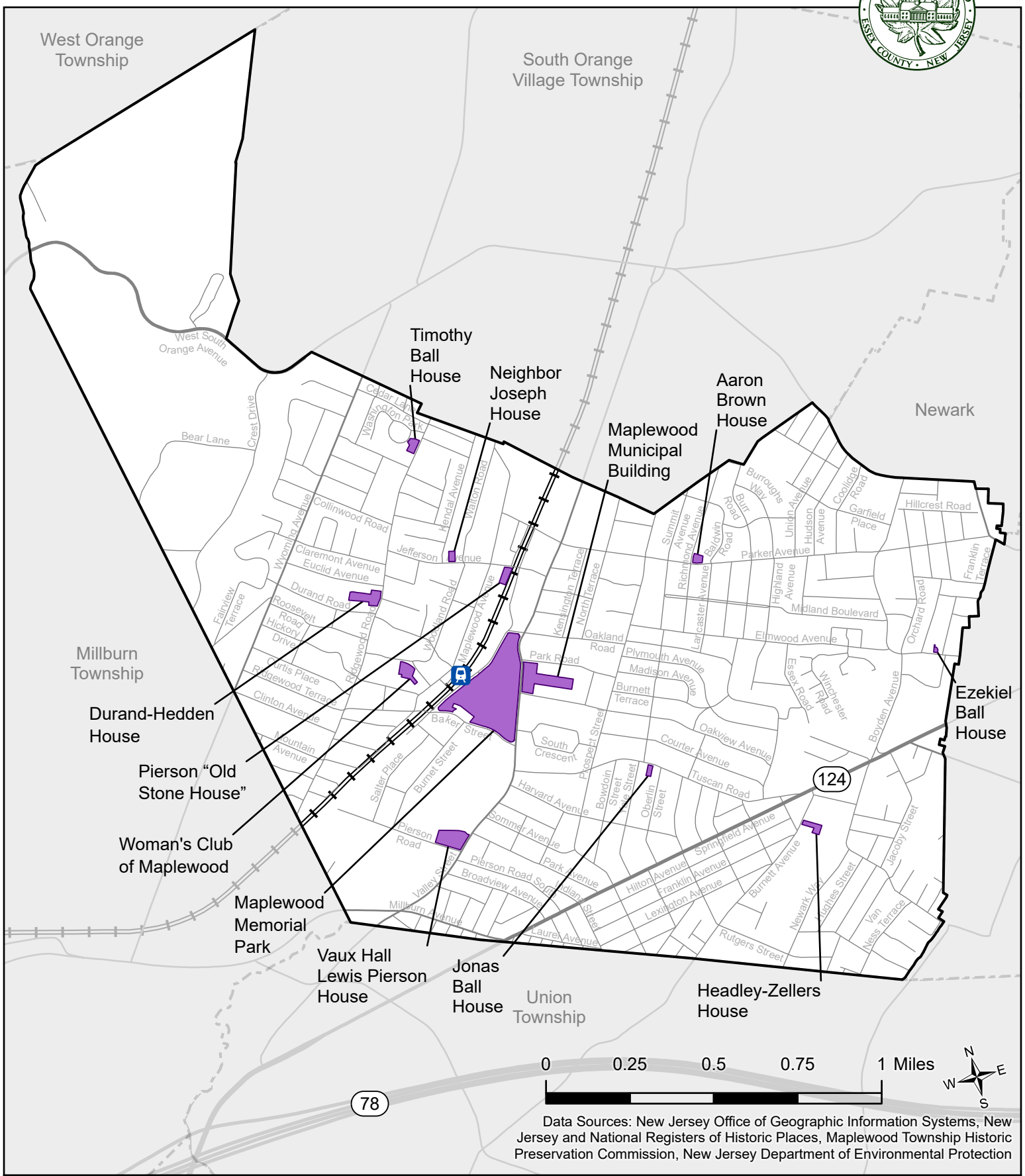
Library. The Maplewood Free Public library existed at various locations until the construction, in 1956, of the current Main library building on Baker Street, adjacent to Memorial Park. The Hilton Branch of the library, which also had several previous homes, was built in 1959 on Springfield Avenue.

2 https://www.mattersmagazine.com/post/a-voice-from-the-archives Accessed March 30, 2025

Little building occurred in the years following, until the 1970 South Mountain YMCA building and the Maplewood Community Center in DeHart Park (1984).

South Orange Fire Department. The Maplewood Fire Department was formed in 1899, it was amalgamated with the South Orange Fire Department on July 1, 2022 to form the South Essex Fire Department. The fire stations in Maplewood are now used by the South Essex Fire Department.

Maplewood Township Master Plan



Data Sources: New Jersey Office of Geographic Information Systems, New Jersey and National Registers of Historic Places, Maplewood Township Historic Preservation Commission, New Jersey Department of Environmental Protection

Individual Historic Landmarks Designated by Maplewood Township, New Jersey

Local Individual Landmarks (12)

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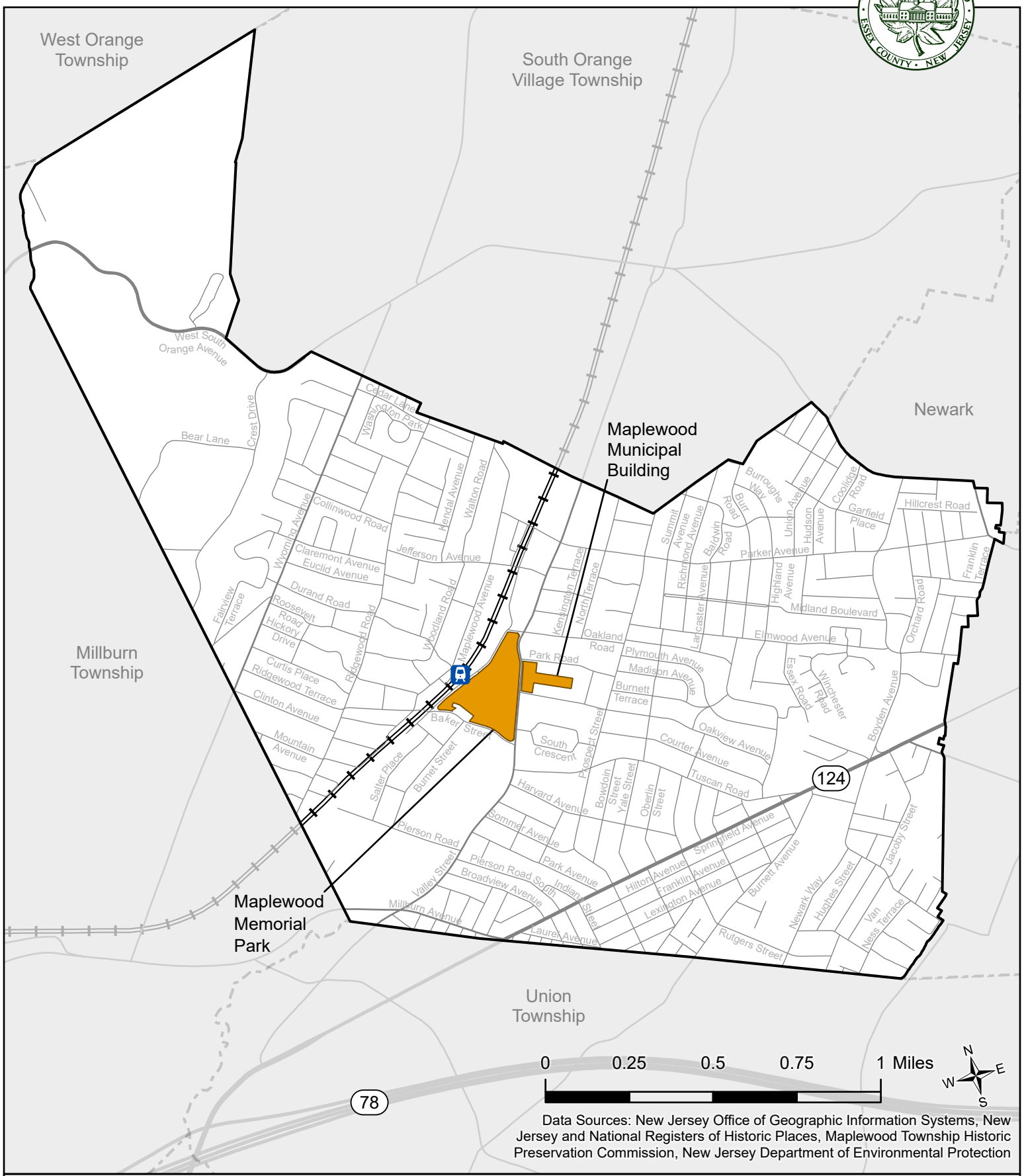

Data Sources: New Jersey Office of Geographic Information Systems, New Jersey and National Registers of Historic Places, Maplewood Township Historic Preservation Commission, New Jersey Department of Environmental Protection

Historic Properties Listed in the State and/or National Register of Historic Places

Historic Properties (2)

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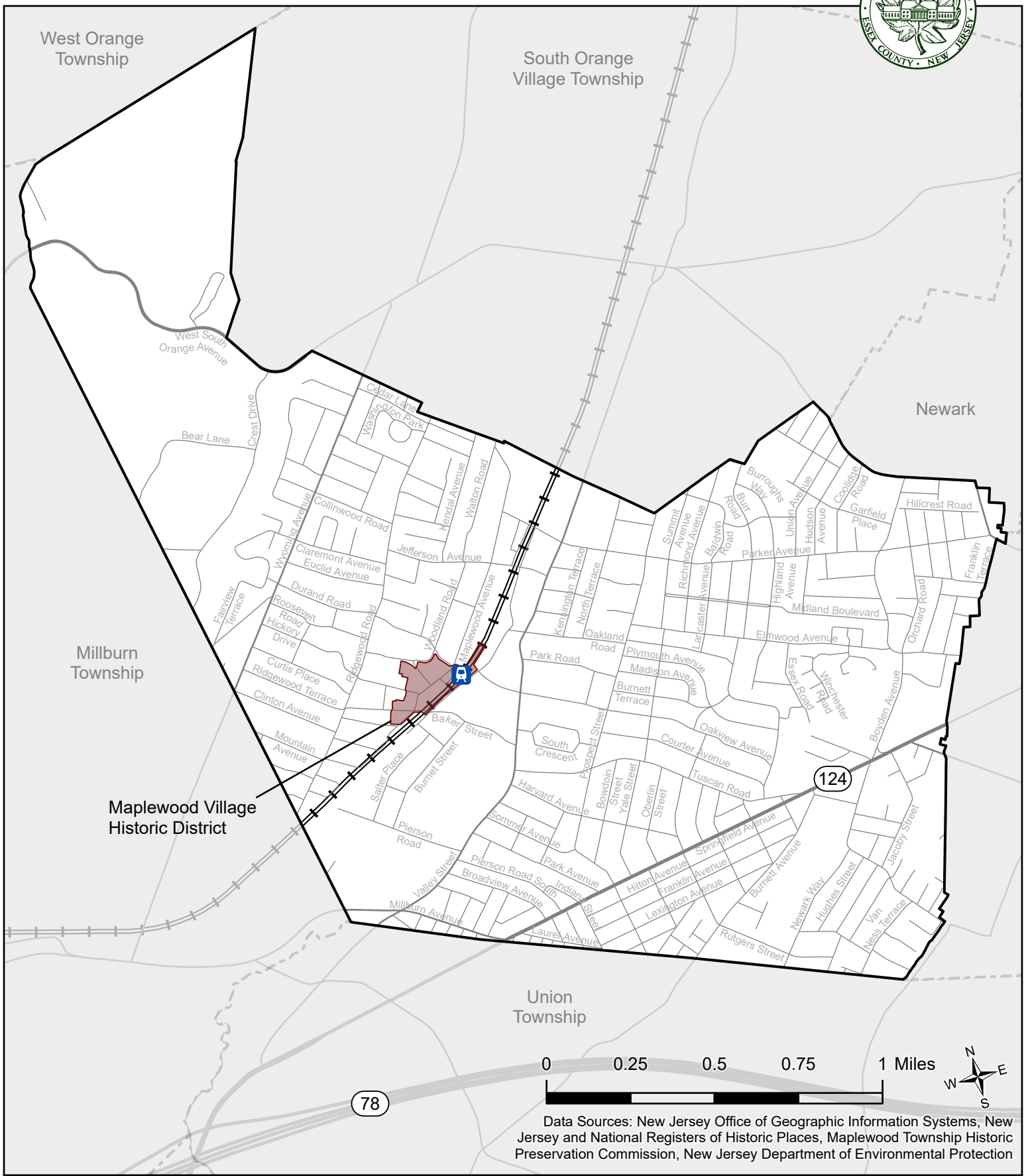

Data Sources: New Jersey Office of Geographic Information Systems, New Jersey and National Registers of Historic Places, Maplewood Township Historic Preservation Commission, New Jersey Department of Environmental Protection

Historic Districts Listed in the State and/or National Registers of Historic Places

NRHP Historic Districts (2)

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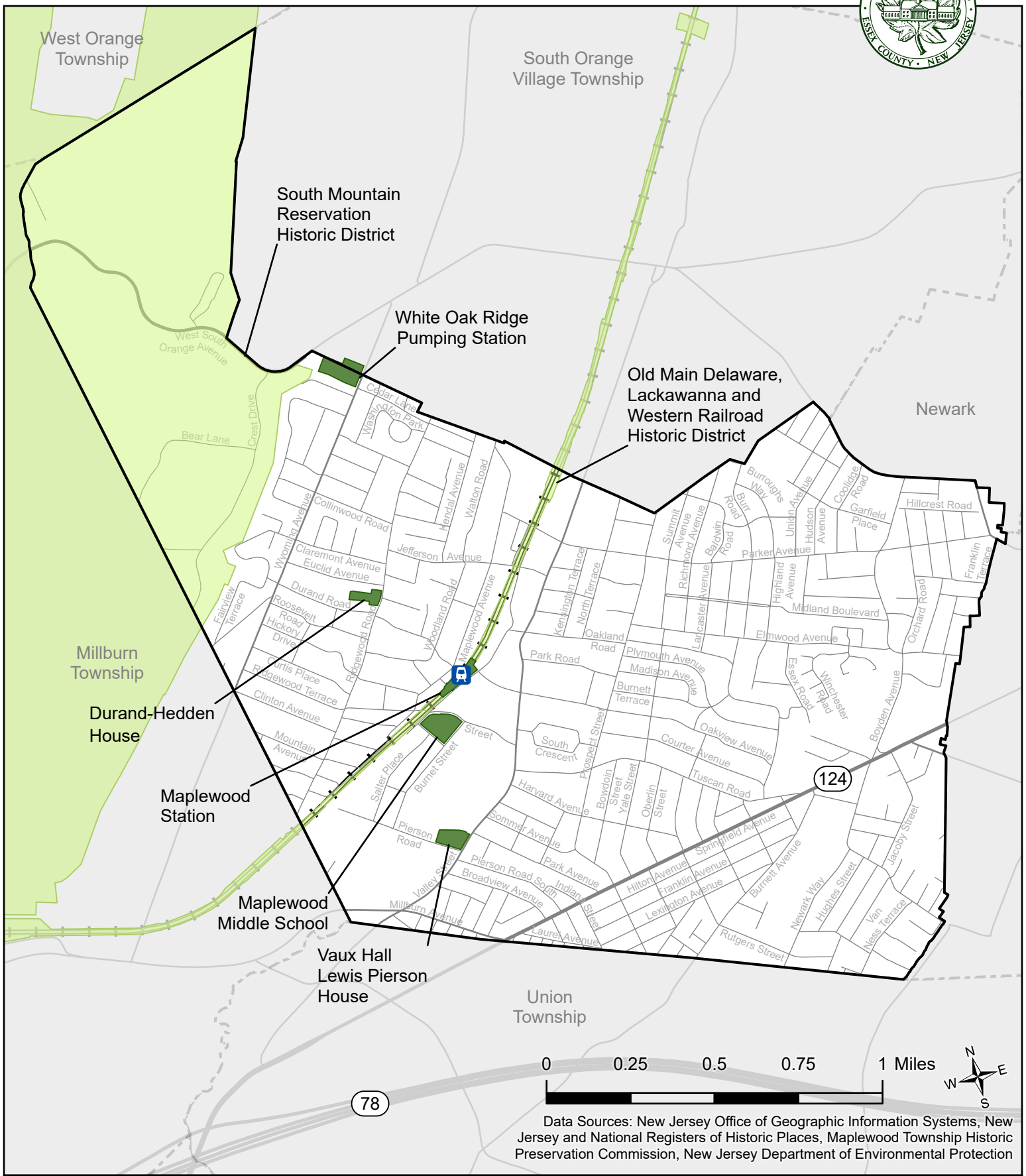

Data Sources: New Jersey Office of Geographic Information Systems, New Jersey and National Registers of Historic Places, Maplewood Township Historic Preservation Commission, New Jersey Department of Environmental Protection

Historic Resources Determined Eligible for Listing in the State and/or National Registers

- Eligible Historic Properties (5)
- Eligible Historic Districts (2)

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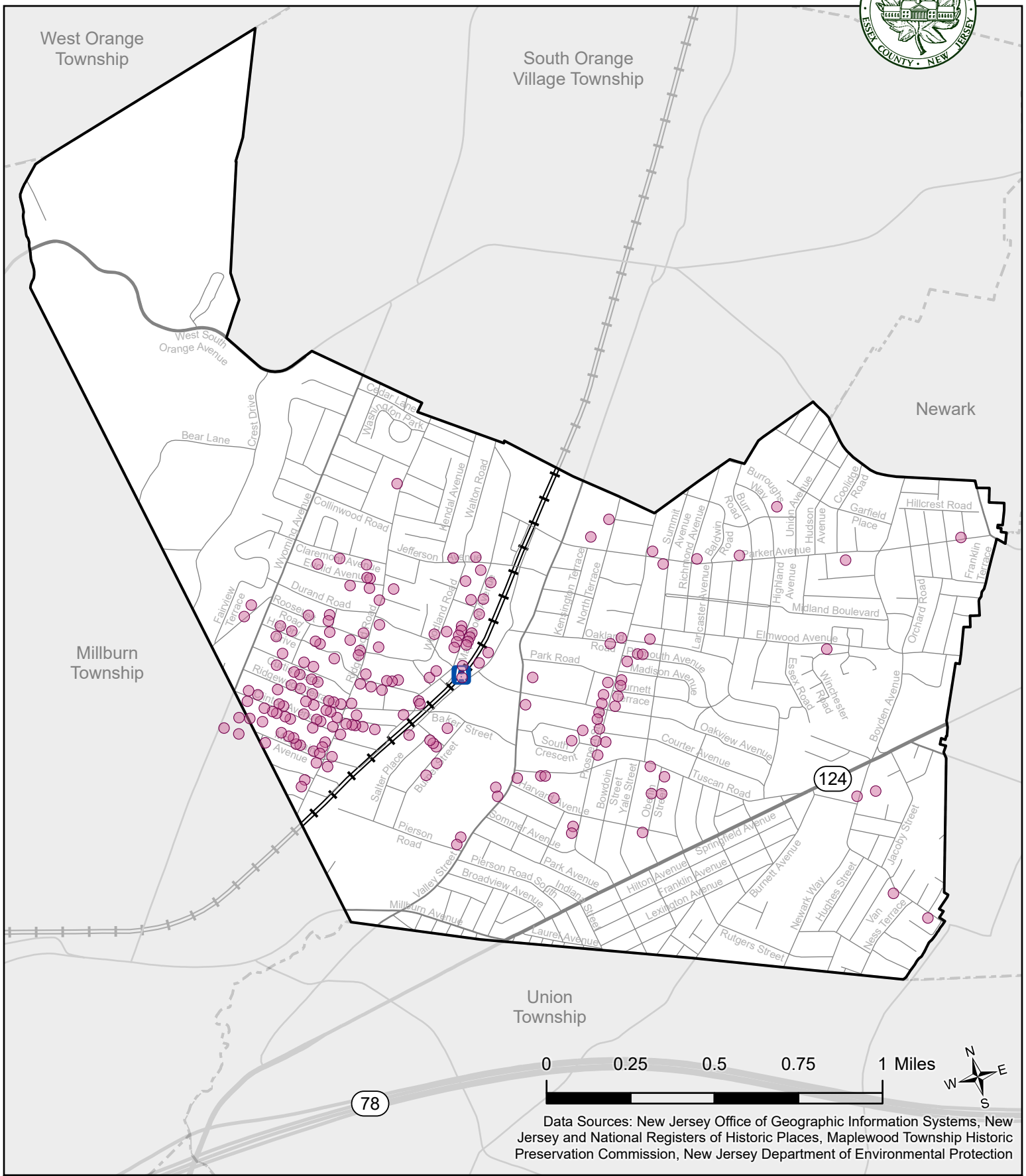

Data Sources: New Jersey Office of Geographic Information Systems, New Jersey and National Registers of Historic Places, Maplewood Township Historic Preservation Commission, New Jersey Department of Environmental Protection

Historic Properties within the Township of Maplewood, New Jersey, as Surveyed by DEP, 1986

Surveyed Properties (185)

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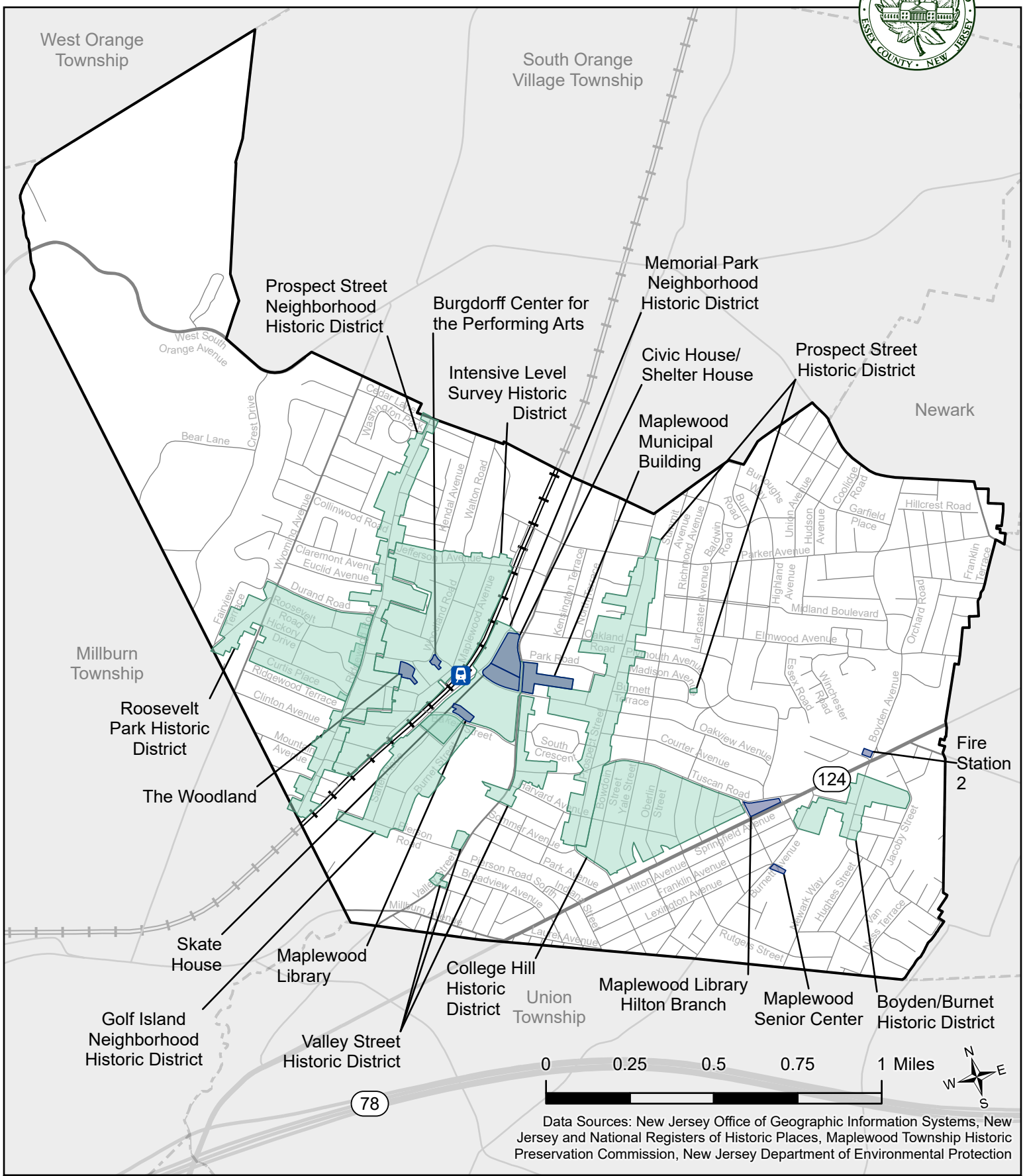

Data Sources: New Jersey Office of Geographic Information Systems, New Jersey and National Registers of Historic Places, Maplewood Township Historic Preservation Commission, New Jersey Department of Environmental Protection

Historic Areas Identified for Local Designation consideration by Maplewood Township, New Jersey

- Surveyed Local Landmarks (9)
- Surveyed Local Historic Districts

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5. SIGNIFICANCE

What makes a property historically significant? Age alone does not make a resource significant. The resource must also have a reason for significance, e.g., representative example of an architectural style, home of a prominent individual, or association with an important historic development or event, and must retain integrity of location, design, setting, materials, workmanship, feeling, and association.

The NPS uses established guidelines to determine whether a property is significant enough to list in the NR. The New Jersey Historic Preservation Office (NJ HPO) reviews nominations to the SR and NR simultaneously and determines whether a property is worthy of listing by reviewing its age, significance, and integrity. A fifty (50) year age threshold is considered the first step to evaluate whether something is historic, but there are exceptions if a property has recognized and exceptional significance in less time. Significance is further determined by considering why a property- or the people or events associated with it- is significant, the locations where that significance occurs or applies; and when the property achieved significance.

Listed properties do not have to be nationally significant; state and/or locally significant properties are also eligible. The NPS provides the following guidelines for evaluating significance:

Criteria for Evaluation
Buildings, structures, objects, sites, or districts which merit designation and protection, possessing integrity of location, design, setting, materials, workmanship and being:

(1) Of particular historic significance by reflecting or exemplifying the broad cultural, political, economic, or social history of the nation, state, or community; or

(2) Associated with an historic personage(s) important in national, state or local history; or

(3) The site of an historical event which had a significant effect on the development of the nation, state, or community; or

(4) An embodiment of the distinctive characteristics of a type, period, or method of architecture or engineering; or

(5) Representative of the work of an important builder, designer, artist or architect; or

(6) Significant for containing elements of design, detail, materials, or craftsmanship which represent a significant innovation; or

(7) Able or likely to yield information important in prehistory or history.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

(1) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

(2) A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

(3) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or

(4) A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events; or

(5) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

(6) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

(7) A property achieving significance within the past 50 years if it is of exceptional importance.

limited to, an architectural preservation firm and appropriate structural engineers necessary to maintain the structural integrity of any reused portions of the existing structures, as consultants.

A property does not need to present all seven (7) aspects. Determining which of these aspects are most important to a particular property relies on understanding its significance during a particular period. A property's significance is the key to unlocking just which aspects of integrity are most important for that property. Assessing integrity may require making a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Assigning values of "high" or "low" or "sufficient" is not necessary; it is not necessary to assess integrity on a sliding scale, as historic properties either retain integrity (their significance) or they do not.

Retaining Integrity

To retain historic integrity, a property will always possess several, and usually most, of the aspects. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the NR. The retention of specific aspects of integrity

is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following explains how the seven (7) aspects of integrity combine to produce integrity:

(a) All properties change over time, and it is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both why a property is significant (expressed through criteria and areas of significance) and when it was significant (expressed through its period(s) of significance).

(b) Each type of property depends on certain aspects of integrity more than others to express its historic significance. Determining which of the aspects is most important to a particular property requires an understanding of the property's significance and its essential physical features. A best practice is to include in Section 7 of the Registration Form a description, either in narrative form or with bullet points, that clearly addresses the seven (7) aspects of integrity and relates them to the property's essential physical features. If a property is lacking in an aspect of integrity, e.g., if some substantial amounts of original materials are gone, it should be identified and its impact on the place's integrity explained.

(c) Decisions concerning the significance, historic integrity, documentation, and treatment of properties can be made reliably only when the resource is evaluated within its historic context. To qualify for inclusion in the National Register, a property must represent a significant part of the history, architecture, archeology, engineering, or culture of an area, be it local, state, or national. But it must also present the characteristics that make it a good representative of properties associated with that aspect of the past; that is, it must have historic integrity of location, setting, design, materials, workmanship, location, and/or feeling.

(d) If the historic exterior building material is covered by non-historic material, such as modern siding, the property can still be eligible if the significant form, features, and detailing are not obscured. If a property's exterior is obscured by a non-historic false front or curtain wall, the property will not qualify under Criteria A, B, or C, because it does not retain the visual quality necessary to convey historic or architectural significance. Such a property also cannot be considered a contributing element in a historic district because it does not add to the district's sense of time and place. If the false front or curtain wall is removed and the original building materials are intact, then the property's integrity can be re-evaluated.

6.1 Designation Criteria.

One of the most effective methods of preservation of historic sites and structures is by way of designation and protection at the local level. The Municipal Land Use Law allows a municipality to adopt a historic preservation ordinance that establishes a process to evaluate, designate, and protect historic properties and districts. A municipality's evaluation of significance must be done in accordance with established criteria as cited in the Code of Federal Regulations, Title 36, Part 60, National Register

of Historic Places, these criteria state:

- The quality of significance in American History, architecture, archeology, engineering, and culture [that] is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:
  a) that are associated with events that have made a significant contribution to the broad patterns of our history, or
  b) that are associated with the lives of persons significant in our past, or
  c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction, or
  d) That have yielded, or may be likely to yield, information important in prehistory or history.

6.1.1. Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy, and encompass the exterior and the interior, related landscape features, and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

- The first treatment, Preservation, places a high premium on the retention of all historic fabric through conservation, maintenance, and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
- Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)
- Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
- Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

Choosing the most appropriate treatment for a building requires careful decision-making about a

building's historical significance, as well as taking into account a number of other considerations. For example, its relative importance in history: Is the building a nationally significant resource – a rare survivor of the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.

Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, a series of code-required actions may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be structurally upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction which must meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

The Standards are not meant to prevent change – instead, they represent a sophisticated and nuanced framework for managing change. The Standards do not require that every feature of a historic property be preserved, but do seek to preserve the most significant, character-defining features of a historic site. The Standards also give important guidance on how to design and construct new additions in a manner that does not detract from a property's historic character.

The full Secretary of the Interior's Standards and Guidelines are found on the National Park Service website. The ten (10) applicable Secretary of the Interior's Standards for Rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be

disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
    http://www.cr.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm

6. PUBLIC POLICY REVIEW

This section outlines the structure of the greater historic preservation program at the federal, state, regional, and local levels. It demonstrates how the preservation program in Maplewood builds upon an established system in accordance with local interests and dependent upon local initiatives.

Historic preservation is primarily a product of grassroots initiative fostered by many decades of interest and effort by private citizens. Early preservation efforts in the nineteenth century focused on sites of great national interest like George Washington's Mount Vernon (1853) or the Gettysburg Battlefield (1864). Over time, the preservation movement expanded as places of regional and statewide significance were identified and protected. Increasingly, communities began to recognize that many of their homes, churches, public buildings, and neighborhoods were important locally and also deserved to be recognized, preserved, and respected.

During the course of this growing movement, local, state, and federal governments established a framework to aid and encourage community preservation efforts. A structure has taken form to help identify significant resources, fund their preservation, and plan for their future. While this structure emanates through the federal government based upon a nationwide consensus on preservation standards, preservation programs are implemented primarily at the local level by, and in accordance with, the goals, beliefs, priorities, and capabilities of the local community and its citizens. The grassroots nature of historic preservation is a fundamental concept and the strength of historic preservation programs.

6.1. National Historic Preservation Programs

Over the decades, the federal government has established historic preservation programs in recognition of its responsibility to protect historic, cultural, and natural resources on federally owned lands and on other lands where federally sponsored activities are undertaken. Together, these programs have evolved into a comprehensive national program. Through example and through a network of nationwide partnerships, the federal government provides leadership, encouragement, and support in the stewardship of historic resources associated with the nation's heritage.

6.1.1. National Historic Preservation Act of 1966

The 1963 demolition of Penn Station in New York City galvanized grassroots support for Congress to pass the landmark National Historic Preservation Act of 1966 (NHPA; Public Law 89-665; 16 U.S.C. 470 et seq.). Some fifty years on, this act has had a major positive impact on the fate of historic resources across the United States. Keys to its success have been the creation of the National Register of Historic Places and the official establishment of state historic preservation offices that coordinate regional preservation efforts and administer matching federal funding to certified local governments. The linkage of federal Historic Tax Credits to properties listed in the National Register some ten years after the passage of the NHPA provided a major incentive for preservation that has fueled more than forty years of rehabilitation of valuable historic properties and stimulated important investment in historic neighborhoods, downtown areas, and Main Streets.

The NHPA was signed into law in 1966, with major amendments in 1980 and 1992. It is the cornerstone of the National Historic Preservation program. The NHPA establishes as federal policy that the government will provide leadership in the preservation of historic resources and will administer a national preservation program in partnership with states, Native American tribes, and local governments. In addition, the act establishes that federal policy should contribute to the preservation of non-federally owned historic resources and provide encouragement to organizations and individuals undertaking preservation by private means. The amendments to NHPA passed by Congress over the years have improved, clarified, and reaffirmed the national program.

The NHPA sets federal policy for all historic preservation planning. Section 106 of the act grants legal status to historic preservation in federal planning, requiring that all federal agencies take into account the effects of their actions on historic properties. Section 110 of the act requires all federal agencies, such as the General Services Administration (GSA), to establish historic preservation programs for the identification, evaluation, and protection of historic properties under their ownership and control. https://www.nps.gov/archaeology/tools/laws/NHPA.htm

6.1.2. Archaeological Acts

The Archaeological and Historic Preservation Act was passed and signed into law in 1974 (AHPA; Public Law 93-291 and 16 U.S.C.469-469). The statute requires that federal agencies provide for the preservation of historical and archaeological data that may be destroyed as a result of any federal construction project of federally-licensed activity or program. The statute expanded the number of agencies that must take into account archaeological resources when executing, funding, or licensing projects. https://www.nps.gov/archaeology/tools/laws/AHPA.htm

The Archaeological Resources Protection Act was enacted in 1979 (16 U.S.C. 470aa-470mm; Public Law 96-95 and amendments to it). The Act governs the excavation of archaeological sites on public and Native American lands in the United States, and the removal and disposition of archaeological collections from those sites. The statute more strongly regulated the protection of archaeological resources, describing uniform regulations, prohibited actions, and penalties. https://www.nps.gov/archaeology/tools/laws/ARPA.htm

6.1.3. Department of the Interior, National Park Service

The Department of the Interior was designated as the lead federal agency for the National Historic Preservation Act. Through the act, the Secretary of the Interior was authorized to expand and maintain the National Register of Historic Places, and is responsible for advising federal agencies on the preservation of historic properties. The Secretary of the Interior's Standards for the Treatment of Historic Properties (Department of Interior regulations, 36 CFR 67) are a set of concepts that advise the rehabilitation, maintenance, repair, and replacement of historic resources. Guidelines accompany the standards and are technical recommendations for the preservation of historic resources. https://www.nps.gov/tps/standards.htm

National Register of Historic Places

The National Historic Preservation Act of 1966 created the National Register of Historic Places, a

list of districts, sites, buildings, structures, and objects that are deemed to be significant in American history, architecture, archaeology, engineering, and culture. The National Park Service administers the National Register of Historic Places. Through Section 106 of the NHPA, properties listed in the National Register are considered in planning for federal, federally-licensed, and federally-assisted projects. Properties on the National Register may also be eligible for the federal rehabilitation tax credit, a 20 percent investment tax credit for the certified rehabilitation of income-producing certified historic structures. https://www.nps.gov/Nr/

National Battlefield Protection Program
The American Battlefield Protection Act of 1996 was authorized to assist in planning, interpreting, and protecting historic battlefields. The National Park Service's American Battlefield Protection Program works in partnership with local entities to protect historic battlefields and associated sites and to raise awareness about the importance of the sites. https://www.nps.gov/abpp/index.htm

Revolutionary War Efforts
The Revolutionary War and War of 1812 Historic Preservation Study Act was established in 1996 (P.L. 104-333, Section 603; 16 USC 1a-5 Notes). The legislation called for a study of Revolutionary War and War of 1812 sites to determine the relative significance of the sites, assess threats to their integrity, and provide alternatives for their preservation and interpretation. Several Revolutionary War programs have been initiated in New Jersey. The programs are coordinated by the National Park Service. https://www.nps.gov/abpp/Rev1812_Final_Report.pdf

Crossroads of the American Revolution National Heritage Area
The Crossroads of the American Revolution National Heritage Area Management Plan was adopted in 2011. The plan addresses the conservation, preservation, and interpretation of the Crossroads of the American Revolution National Heritage Area, created in 2006 to comprise historic sites within 213 municipalities spread over 2,155 square miles in New Jersey. The plan is organized around several different 'storylines' related to New Jersey's involvement in the American Revolution, including 'Defense of the Hudson,' 'Road to Morristown,' and 'Divided Loyalties.' Although no sites associated with the Heritage Area are located in Millburn, this Management Plan offers a template for the utilization of historic resources at a large scale through coordinated stewardship, education, public awareness, and economic development. http://revolutionarynj.org/

Washington-Rochambeau Revolutionary Route National Historic Trail
The National Historic Trail runs from Massachusetts to Virginia and commemorates the movement of General Rochambeau's French Army and General Washington's Continental Army. https://www.nps.gov/waro/index.htm

6.1.4. Federal Highway Administration – National Scenic Byways Program
The National Scenic Byways Program supports selected scenic roadways throughout the United States. The program was established in 1991 and is part of the U.S. Department of Transportation's Federal Highway Administration. The program promotes tourism and economic development for the 151 roads currently designated. Grant funding supports projects that manage and protect the road, including

signage and visitor facilities. https://www.fhwa.dot.gov/byways/byways

6.1.5. National Trust for Historic Preservation

The National Trust for Historic Preservation is a private nonprofit organization that supports historic preservation through programs, resources, and advocacy. The National Trust collaborates with local preservation groups to save sites from deterioration. https://savingplaces.org/

National Trust *for* Historic Preservation
Save the past. Enrich the future.™

6.2. State of New Jersey Historic Preservation Programs

The NHPA establishes a partnership through which State Historic Preservation Officers (SHPOs) in each state administer the National Historic Preservation Program at the state and local levels. In New Jersey, the SHPO is located within the Historic Preservation Office of the New Jersey Department of Environmental Protection's Division of Natural and Historic Resources, discussed below. Federal funding is provided to support the work of state historic preservation offices through the Historic Preservation Fund, a yearly allocation authorized by Congress in the federal budget. New Jersey's historic preservation program is closely related to other important state planning initiatives as well.

New Jersey Register of Historic Places Act (NJRHPA). The NJRHPA was passed in 1970, readopted in 1997, and is modeled on the National Register program. The NJRHPA allows historic properties to be nominated and entered in the New Jersey Register of Historic Places, which is the official list of historic resources in New Jersey that have been determined to meet one or more of the criteria for evaluating significance as defined in the NJRHPA. This criteria for evaluating significance is the same as the National Register's Criteria for Evaluation. Listing in the State Register provides legal protection against "encroachments" upon historic resources which includes the adverse effect upon any district, site, building, structure or object included in the New Jersey Register resulting from the undertaking of a project by the State, a county, municipality or an agency or instrumentality thereof. Private undertakings are not reviewable as encroachments upon historic resources. Any public undertaking that would encroach upon, damage, or destroy a property included in the State Register must receive authorization before any work can commence. https://www.state.nj.us/dep/hpo/2protection/sr_5minlook_b.pdf.

6.2.1. New Jersey State Development and Redevelopment Master Plan (State Master Plan)

The New Jersey State Development and Redevelopment Plan was adopted in 2001, and is intended to enable cooperative planning across New Jersey that does not undermine municipal planning authority under the Municipal Land Use Law. Rather, the state Plan is intended to serve as a source document for the coordination of individual municipal plans. A key State Plan goal is to "preserve and enhance areas with historic, cultural, scenic, open space and recreational value." The historic preservation section of the plan encourages the integration of historic resources into local zoning and development strategies through the use of ordinances, historic resource surveys, rehabilitation projects, archaeological investigations, and public interpretation. The State Plan also accommodates the designation of Critical Environmental Sites (CES) and Historic & Cultural Sites (HCS) as protected areas on the state Plan Policy Map, which identifies all of the population centers, designated Planning Areas, parks, military installations, and Pinelands management areas in the state. CES and HCS are used to designate features of small (less than one square mile), irregular areas to be preserved in future development, including

natural systems and cultural sites. The designation of a CES or an HCS allows for the linkage of spaces with environmental and historic significance, such as landscapes, trails, open space, historic sites and districts, archaeological sites, scenic corridors, threatened wildlife habitats, and other significant areas. https://www.nj.gov/state/planning/spc-state-plan.html

6.2.2. NJDEP Office of Historic Preservation

The New Jersey Historic Preservation Office is in the New Jersey Department of Environmental Protection's Division of Natural and Historic Resources, and is dedicated to preserving historic resources. This office is responsible for reviews of development activity that encroaches on properties listed in or eligible for the New Jersey and National Registers, and reviews nominations for properties proposed for listing in the registers. These findings are reported to the NJ Historic Sites Council and the NJ State Review Board for Historic Sites, respectively. In New Jersey, the State Historic Preservation Officer (SHPO) is the Commissioner of the Department of Environmental Protection (DEP) and gives final authorization for new state-registered districts or structures as well as project authorization for encroachments upon New Jersey-registered properties.

The National Historic Preservation Act of 1966 appointed many responsibilities to each state's State Historic Preservation Office. As described by the National Council of State Historic Preservation Officers, these responsibilities include: conducting surveys of historic properties; maintaining an inventory of historic properties; administering state programs of federal assistance; evaluating and nominating significant historic buildings for the National Register; advising federal, state, and local governments in issues related to historic preservation; creating a statewide historic preservation plan; providing public information, education, training, and technical assistance; working with Certified Local Governments; and providing consultation under Section 106.
http://www.state.nj.us/dep/hpo/;(p): 609-940-4312 or email: njhpo@nj.dep.gov

New Jersey Historic Preservation Plan

The current New Jersey Historic Preservation Plan, developed by the NJ HPO and Preserve New Jersey, was adopted in 2013. This plan establishes goals and objectives to inform the actions of agencies and individuals involved in historic preservation efforts in the state of New Jersey. Of the plan's six goals, the first is to "use historic preservation as a tool to strengthen and revitalize New Jersey's state and local economies in a sustainable manner." Furthermore, the plan addresses issues such as the potential for a state rehabilitation tax credit program, increased cooperation between the various agencies and organizations involved in historic preservation, financial incentives to promote job growth through rehabilitation projects, the alignment of the preservation and environmental advocacy communities in New Jersey, the marketing of preservation success stories and examples of sustainable development, and the efficiency of the regulatory review process.

Although the New Jersey Historic Preservation Plan is not a regulatory document, it outlines strategies for the implementation of effective municipal historic preservation plans. The plan includes a discussion of current opportunities and challenges for historic preservation in New Jersey, especially in terms of New Jersey's economy, infrastructure, and stakeholders' needs. Additionally, the plan makes a series

of recommendations for federal and state agencies, community organizations, and individual actors seeking to participate in and strengthen historic preservation efforts in New Jersey. It also identifies the economic benefits and sustainability of preserving existing buildings, citing community support and enthusiasm for preservation among citizens of New Jersey. As a framework for further preservation activity, the plan includes a compilation of resources and action steps for stakeholders to become involved in historic preservation. http://www.nj.gov/dep/hpo/Index_HomePage_images_links/hpo_plan%202013_2019/hpoplan2014.pdf

6.2.3. New Jersey Historic Trust

The New Jersey Historic Trust was created in 1967 as a nonprofit historic preservation organization created by State law. Trustees are appointed by the Governor, and the Trust provides support and protection of historic New Jersey resources through several programs. The recently passed Garden State Historic Preservation Trust Fund funds capital preservation projects (construction, or "bricks and mortar" projects) similar to the previous Historic Preservation Bond Program. This grant also funds site management projects, which includes operating costs and feasibility studies. The NJ Historic Trust Fund offers a revolving loan fund that requires matching funds and an easement program that ensures the permanent protection of private properties through deed restrictions. The NJHT also has municipal, county and regional grant programs requiring a 25% local match. For more information, see https://www.nj.gov/dca/njht/programs/preservenj/regional-planning-grants/

6.2.4. New Jersey Historical Commission

The New Jersey Historical Commission promotes historic research and education projects through information sharing and grant programs. Commission members are appointed by the Governor. Four different grants programs are offered, ranging from mini-grants (< $3,000) to larger research, general operating support, and special project grants. Larger grants typically do not exceed $20,000. https://nj.gov/state/historical/

6.2.5. The New Jersey Historic Sites Council

The Historic Sites Council is a gubernatorial appointed body created to advise the Commissioner of the Department of Environmental Protection. In accordance with the New Jersey Register of Historic Places Act of 1970, the council reviews proposed "encroachments" at an open public meeting and makes a recommendation to the Commissioner for final action. At the meeting, the applicant is given an opportunity to present the application, and interested members of the public are provided an opportunity to comment on the project. After receiving comments from the applicant and the public comments, the council makes a formal recommendation to the Commissioner. In considering the application, the council evaluates whether the undertaking is in conformance with the above-referenced criteria and standards, the public benefit of the proposed undertaking, potential prudent and feasible alternatives, and the measures taken to avoid, minimize, or mitigate the encroachment. The Historic Preservation Office acts as staff to the Historic Sites Council. https://www.nj.gov/dep/

hpo/2protection/njrrevew.htm#hsc

6.2.6. The New Jersey Rehabilitation Subcode

In 1998, New Jersey adopted a new Rehabilitation Subcode that makes renovation of existing buildings safer, cheaper, and easier. In its first two years of implementation, the total amount of money dedicated to renovation in New Jersey's 16 largest cities increased by 60 percent—from $363.3 million in 1997 to $590 million in 1999. In 1999, Harvard University's Kennedy School of Government gave the new "Rehab Code" an award as one of the most innovative government programs of that year. https://www.state.nj.us/dca/divisions/codes/offices/rehab.html

6.2.7. New Jersey Heritage Tourism Management Plan

The New Jersey Heritage Tourism Task Force developed the New Jersey Heritage Tourism Management Plan in 2010. The plan identifies the economic benefits of heritage tourism and establishes a framework for strengthening the state's heritage tourism industry through partnerships, content such as heritage products and interpretive themes, support of existing heritage sites, and coordinated marketing efforts. Noting that tourism is New Jersey's third largest private sector employer, the plan calls for an increased investment of funds from the state's hotel/motel tax back into the heritage tourism industry for increase in revenue. http://www.njht.org/dca/njht/touring/plan/

6.2.8. New Jersey Department of Transportation

The New Jersey Department of Transportation is responsible for maintaining and improving transportation routes throughout the state. Together with the state Historic Preservation Office, the Department of Transportation conducted a study on historic roadways in New Jersey and developed a set of design guidelines for historic roadways. Additionally, the Department also conducts a Scenic Byways Program with a corridor management plan. http://www.state.nj.us/transportation

6.2.9. Scenic Byways Program

The New Jersey Scenic Byways Program was started as part of a larger national program that was established in 1991 by Congress under the management of the Federal Highway Administration (FHWA). This program was created as a voluntary, community-based, grassroots initiative to promote the recognition and enjoyment of America's memorable roads. In New Jersey, the Department of Transportation leads the Scenic Byways Program, which connects and supports the various interest groups working to maintain New Jersey's unique features, distinctive places, and diverse communities while improving livability and quality of life for residents and visitors. Additionally, this program provides a framework for communities to create a management strategy and to develop plans that balance development, conservation, tourism, and economic vitality.

Scenic Byways are roadway corridors that have outstanding scenic, natural, recreational, cultural, historic, or archaeological characteristics. These Scenic Byways help balance preservation and mobility as designated by New Jersey's Transportation Commissioner with the assistance of the Scenic Byways Advisory Committee, and are intended to showcase the state's uniqueness and diversity. Roadways that have regionally significant scenic, natural, recreational, cultural, historic, or archaeological features

may be designated as State Scenic Byways by NJDOT. After state designation, particularly noteworthy corridors that portray important aspects of the nation's heritage may be designated as National Scenic Byways by the Federal Highway Administration. Designation as a Scenic Byway offers several important benefits for the corridor and its surroundings. For example, the route is signed as a Scenic Byway, which provides official recognition and helps promote the corridor, spurring tourism, recreation, and economic benefits for the area. Scenic Byways also receive technical assistance, planning for managed growth and protection of the byways' assets and resources, and eligibility for federal grant funding.

6.3. Statewide Nonprofit Organizations

6.3.1. Preservation New Jersey

Founded in 1978, Preservation New Jersey (PNJ) advocates for and promotes historic preservation as a sustainable strategy to protect and enhance the vitality and heritage of New Jersey's communities. PNJ is the only statewide private member-supported historic preservation organization, and is New Jersey's local collaborative partner with the National Trust for Historic Preservation. This organization serves as a clearinghouse for technical assistance and information for homeowners, municipalities, historic preservation commissions, nonprofit agencies, and other individuals and groups. PNJ annually publishes the popular 10 Most Endangered Historic Places list, which documents the challenges facing some of New Jersey's threatened historic sites. By bringing attention to these forgotten properties, the organization can facilitate finding positive outcomes and implementing meaningful solutions for rehabilitating these valuable resources. PNJ's Commission Assistance and Mentoring Program provides interactive, one-day training sessions focusing on teaching fundamentals that every elected official, commission member, and history advocate should know. Furthermore, PNJ advocates for sound public policy at the local, state, and federal levels through lectures, legislative testimony, position papers, educational materials, publications, and letters of support. https://www.preservationnj.org/

6.3.2. New Jersey Historical Society

The New Jersey Historical Society is a historical society and museum located in Newark, Essex County, New Jersey, United States. It is the oldest statewide historical organization in New Jersey. The Historical Society is housed in the former headquarters of the Essex Club, offering two floors of exhibition space, a gift shop, and a hall for lectures. Since its formation in 1845, the Society has dutifully carried out its founding principles of collecting, preserving, and disseminating New Jersey history. Through its valuable collections and programs, the Society offers citizens a unique opportunity to learn about New Jersey. Among the New Jersey Historic Society's resources are a reference library, an education program, and numerous publications, including a quarterly journal. http://jerseyhistory.org/

6.3.3. League of Historical Societies of New Jersey

Founded in 1966, the League of Historical Societies of New Jersey is composed of over 220 organizations that represent over 45,000 individual members. While most of the organizations in the League are local historical societies, it also includes statewide societies and related institutions,

county agencies, museums, libraries and archival groups, historic preservation agencies, and a variety of other organizations devoted to and interested in New Jersey history. Members of the League share information and ideas about their activities, their problems, and the work of other groups engaged in saving New Jersey history, county by county and town by town. They conduct cooperative activities to advance preservation and knowledge of the history of New Jersey. http://www.lhsnj.org/

THE LEAGUE OF HISTORICAL SOCIETIES OF NEW JERSEY

6.3.4. Sustainable Jersey

Sustainable Jersey is a private nonprofit organization that encourages and supports communities to reduce waste, cut greenhouse gas emissions, and improve environmental equity. Sustainable Jersey promotes sustainable practices by connecting communities with grants, including energy efficiency upgrades to historic properties. Municipalities that pursue sustainable practices may register for the Sustainable Jersey certification. http://www.sustainablejersey.com/

SUSTAINABLE JERSEY™ • REGISTERED • Working Toward Certification

Sustainable Jersey offers 10 points to eligible municipalities in New Jersey that adopt an Historic Preservation Element as part of their municipal Master Plan. The Historic Preservation Element (HPE) is an adopted element of the Municipal Master Plan and is one of the optional elements. This element, like all Master Plan Elements, is intended to guide land-use decisions and provide the basis for ordinances addressing historic preservation issues. For many communities, this element is a good first step in introducing historic preservation concepts into local planning documents and practices.

The Municipal Land Use Law describes the HPE as:

"A historic preservation plan element that:

a) Indicates the location and significance of historic sites and historic districts;
b) Identifies the standards used to assess worthiness for historic site or district identification; and
c) Analyzes the impact of each component and element of the master plan on the preservation of historic sites and districts."

http://www.sustainablejersey.com/actions-certification/actions

6.4. New Jersey Municipal Land Use Law

Local governments in New Jersey derive their authority to identify, evaluate, designate, and regulate historic resources from the state Municipal Land Use Law (MLUL), the enabling legislation for historic preservation zoning (N.J.S.A. 40:55D-1 through 136). Successful preservation requires careful planning. The MLUL recognizes this relationship between planning and protection by including a historic preservation plan element as an optional element of the municipal master plan. Article 3, "Master Plan," (C.40:55D-28 b.10) defines the historic preservation plan element as:

A historic preservation plan element:

1. indicating the location and significance of historic sites and historic districts;
2. identifying the standards used to assess worthiness for historic site or district identification; and
3. analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts.

The Municipal Land Use Law requires that all historic sites and historic districts designated in local zoning ordinances be based on identifications in the historic preservation plan element of the Master Plan (c. 40:55D-65.1). Thus, if a municipality has an ordinance to protect historic places, it must also have a related historic preservation element.

Historic Preservation Ordinance. With the threatened loss of Pierson's Mill in 1999, concerned citizens brought the issue of historic preservation before the Township government; the governing body initiated a period of community discussion and formal public inquiry that resulted in the passage of a Historic Preservation Ordinance in July 2001. The ordinance created a Historic Preservation Commission to formally champion and steward preservation activities in Maplewood. The Historic Preservation 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.

The Historic Preservation Ordinance meets the criteria of the Municipal Land Use Law as well as the state's program goals of providing protection and review of local historic resources. Because the local ordinance and the local Historic Preservation Commission meet the required level of expertise, on September 4, 2002, the Historic Preservation Commission received the status of Certified Local Government enabling it to represent the NJ Historic Preservation Office in local preservation issues. Participation in the Certified Local Government program allows the Township to review and comment through Section 106 of the NHPA as a consulting party on federally funded, licensed, permitted and/or assisted projects having potential impact on historic properties. Certified Local Government status also makes the Township eligible to compete for state funded grants for a variety of preservation activities.

Maplewood's Historic Preservation Ordinance, Chapter 271, Article VIII, was enacted in 2001 (No. 2166-01) and in 2010 repealed and replaced by Ordinance No. 2644-10. Pursuant to Section 271-75, the provisions of Article VIII Historic Preservation are intended to effect and accomplish the identification, protection, enhancement and perpetuation of noteworthy examples or elements of the Township's environment in order to advance the following public purposes:

(1) Safeguard the heritage of Maplewood by preserving resources within the Township that reflect elements of its cultural, social, economic and architectural history.

(2) Recognize and promote an appreciation of historic sites within the Township for the education, economic benefit and pleasure of the local population.

(3) Maintain and develop an appropriate and harmonious context for the historic and architecturally significant buildings, structures, sites, objects and districts located within the Township.

(4) Encourage appropriate alterations of historic sites and improvements within historic districts in order to maintain the sense of cohesive neighborhoods which exists in Maplewood and to prevent new construction on these sites and districts which is not in keeping with the character of these neighborhoods.

(5) Regulate appropriate alterations of historic sites as well as alterations or new construction within an historic district to ensure compatibility with the existing built environment and to discourage unnecessary demolition or other destruction of historic resources.

The Historic Preservation Ordinance provides for the designation and protection of buildings, structures, objects, sites, and districts that are considered significant to the history of Maplewood as well as to state and national history. Local landmark designation as enabled through the Historic Preservation Ordinance provides the highest legal protection from private actions.

The Historic Preservation Ordinance establishes Maplewood's Historic Preservation Commission, whose primary purpose is to identify historic sites and districts within the boundaries of the Township and to recommend their designation. It is the duty of the Historic Preservation Commission to work with property owners to ensure that any alterations or additions to their property maintain the Township's strongly cohesive neighborhoods and preserve the significant historic fabric of Maplewood.

The Historic Preservation Commission consists of 7 regular members and 2 alternates appointed by the Township Committee with initial terms specified as not to exceed four years for regular members and two years for alternate members. The Historic Preservation Commission is tasked with the following powers and duties:

(1) Surveying buildings, structures, objects, sites and districts and evaluating their significance according to the criteria established by the Historic Preservation Ordinance, and proposing to the Township Committee those resources worthy of historic site or district designation.

(2) Maintaining and expanding, when appropriate, a list of buildings, structures, objects, sites and districts that may be worthy of designation.

(3) Applying for, receiving, retaining or expending, any federal, state or private grant, grant-in-aid, gift or bequest in furtherance of the Historic Preservation Ordinance.

(4) Making recommendations in the preparation and updating of the historic preservation element of the Township Master Plan. Advising the Planning Board on the historic preservation implications of any proposed or adopted elements of the Township Master Plan. Advising the Planning Board and Township Committee on the historic preservation implications of any proposed or adopted zoning or development ordinances.

(5) Advising on all matters which have potential impact on the historic resources in the Township or on the physical character and ambience of any portion of the Township.

(6) Reviewing and approving or disapproving all applications for certificates of appropriateness or permits for minor work.

(7) Recommending ordinances or amendments to existing ordinances that would resolve any conflicts that may exist between the preservation principles of the Historic Preservation Ordinance and the ordinances and regulations of the Township.

(8) Advising on the merits of proposals involving the use of public funds to restore, preserve and protect historic resources, including the preparation of the long-range plans, and to monitor such projects once underway.

(9) Increasing public awareness of the value of Maplewood's historic resources. Informing the public about guidelines for rehabilitation and design criteria for new construction.

(10) Seeking benefits with regard to training, grant funding and technical assistance.

(11) Reviewing all proposed nominations for the National Register of Historic Places of property within the Township of Maplewood.

(12) Notifying the Administrative Officer of any violation of provisions of the Historic Preservation Ordinance.

(13) Advising the Planning Board and the Zoning Board of Adjustment on applications for development within an historic district or an historic site.

Since inception, the Historic Preservation 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.

Maplewood Local Historic Landmarks. Since the Township's adoption of the Historic Preservation Ordinance in 2001, the Historic Preservation Commission has designated twelve (12) properties as Local Historic Landmarks (see Appendix E.). Local Historic Landmark designation is a form of protection for significant properties and districts. To be considered for designation, a building or district must represent and reflect elements of the village's culture, social, architectural, political, religious or aesthetic heritage. Local designation of properties and districts offers the most protection and regulation.

New Jersey State statutes allow municipalities to establish historic properties and districts for which exterior changes are reviewed by the local preservation commission. New Jersey municipalities obtain their authority to identify, evaluate, designate and regulate historic resources from the Municipal Land Use Law, the enabling legislation for municipal land use, and, development planning, zoning and since 1986, historic preservation zoning.

Maplewood's Local Historic Landmark 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.

Location	Resource Name	Year Built	Block	Lot	Ordinance No. Date Adopted
36-40 Burnett Ave.	Headley-Zellers House	c. 1873	48.47	140	2378-07 Jan. 16, 2007
250 Elmwood Ave.	Ezekiel Ball House	c. 1694	43.02	163	2379-07 Jan. 16, 2007
57 Jefferson Ave.	Neighbor Joseph House	c. 1770	15.06	116	2622-10 March 2, 2010
22 Jefferson Ave.	The Pierson "Old Stone House"	c. 1750	13.08	1	2623-10 March 2, 2010
Bl. 17.02, Lot 126: 51 Baker St. Bl. 17.01, Lot 17: 547 Valley St. Bounded by Valley Street to the east, Baker Street to the south, Dunnell Road to the west and Oakland Road to the north.	Maplewood Memorial Park, including the Civic House, Skate House, excluding Maplewood Main Library		17.02 17.02	126 17	2662-11 April 5, 2011
81 Parker Ave.	Aaron Brown House	1805	25.03	109	2315-05 Nov. 1, 2005
425 Ridgewood Rd.	Timothy Ball House	1743	7.4	194	2314-05 Nov. 1, 2005
521 Ridgewood Rd	Durand-Hedden House	1787	8.05	238	2342-06 April 4, 2006
88 Tuscan Rd.	Jonas Ball House	c. 1750	28.06	46	2344-06 April 4, 2006
574 Valley St.	Maplewood Municipal Building	1930	23.04	235	2663-11 April 5, 2011
693 Valley St.	Vaux Hall Lewis Pierson House	1843	18.03	119.01	2343-06 April 4, 2006
60 Woodland Rd.	The Woman's Club of Maplewood Clubhouse (now known as "The Woodland- Maplewood Arts & Culture Center")	1930	12.03	127	2740-14 Jan. 21, 2014

STATE PROGRAMS

The NJRHPA, following the NR program model and uses the same eligibility criteria, nomination forms, and review process. Listing on the State Register (SR) protects from public actions by state, county, or local government entity undertakings. SR listed properties may be eligible for funding from the New Jersey Economic Development Authority (NJEDA) Historic Property Reinvestment Program.

New Jersey preservation programs are administered and coordinated amongst various departments and agencies within state government, including the Department of Community Affairs (DCA), Department of Environmental Protection (DEP), and Department of State represents each department's respective programs as they relate to historic preservation.

NEW JERSEY PRESERVATION PROGRAMS:

	Department of Community Affairs	Department of Environmental Protection	Department of State
Preservation Plan, Program, Regulation	Rehabilitation Subcode New Jersey Historic Trust New Jersey Heritage Tourism Master Plan Main Street New Jersey	New Jersey Register of Historic Places Act New Jersey Historic Preservation Office New Jersey Comprehensive Statewide Historic Preservation Plan 2023-2028 Certified Local Government program New Jersey Historic Sites Council	New Jersey Historical Commission New Jersey State Development and Redevelopment Plan Publicly Owned Archaeological Findings and Archaeological Sites Act

DEPARTMENT OF COMMUNITY AFFAIRS

New Jersey Rehabilitation Subcode. The New Jersey Rehabilitation Subcode, adopted January 5, 1998, makes renovation of existing buildings safer, cheaper, and easier. The Subcode is a set of technical requirements that attempts to accommodate and enable the restoration and rehabilitation of buildings that were constructed using an outdated code. Rehabilitation projects on historic buildings are subject to relaxed code requirements, encouraging the preservation and reuse of historic buildings. https:// www.state.nj.us/dca/divisions/codes/offices/rehab.html

New Jersey Historic Trust. The New Jersey Historic Trust (NJHT) is a state agency founded in 1967 dedicated to preserving New Jersey's historic resources through education, stewardship, and financial investment programs. It is an affiliate of the New Jersey Department of Community Affairs. Funding programs available are 1) Garden State Historic Preservation Trust Fund, 2) Revolving Loan Fund, 3) Emergency Grant and Loan Fund, and 4) Cultural Trust Capital Preservation Grant Program. https:// www.nj.gov/dca/njht/

New Jersey Heritage Tourism Master Plan. The 2010 New Jersey Heritage Tourism Management Plan identifies the economic benefits of heritage tourism and establishes a framework for strengthening the state's heritage tourism industry through partnerships, content such as heritage products and interpretive themes, support of existing heritage sites, and coordinated marketing efforts. Noting that tourism is New Jersey's third largest private sector employer, the plan calls for an increased investment of funds from the state's hotel/motel tax back into the heritage tourism industry for an increase in revenue. https://www.nj.gov/dca/njht/dca/njht/touring/plan/

Main Street New Jersey Program. Main Street New Jersey is the Certified State Coordinating Program of the National Trust's National Main Street Center and works with communities in New Jersey providing on- and off-site technical assistance and training in downtown revitalization and management. The program aims to preserve historic character while fostering economic growth and creating vibrant, inclusive downtown areas. https://www.nj.gov/dca/dlps/msnj.shtml

DEPARTMENT OF ENVIRONMENTAL PROTECTION

New Jersey Register of Historic Places Act. The New Jersey Register of Historic Places Act ("NJRHPA") was enacted in 1970 and readopted in 1997. This act allows for historic properties to be nominated and placed onto the New Jersey Register, which is maintained by the New Jersey Historic Preservation Office. Modeled after the National Register program, the New Jersey Register program adopted the federal criteria for inclusion and integrated the nomination process. Historic properties listed on the New Jersey Register have a degree of protection from encroachment by state, county, or municipal agencies, who must obtain the prior authorization of the New Jersey Department of Environmental Protection (NJDEP) Commissioner prior to encroaching upon, damaging, or destroying a New Jersey Register property.

New Jersey Historic Sites Council is a body of 11 citizens appointed by the governor who are known for their competence and experience in connection with historic sites preservation and related areas. The Historic Sites Council (HSC) reviews any project, activity or program with federal agency involvement involving historic properties; these undertakings include: funding, permitting, issuing approvals, and projects taking place on federal lands. The Council weighs project factors, then recommends a final action to the DEP Commissioner. The Historic Preservation Office acts as staff to the Council.

New Jersey Historic Preservation Office. The National Historic Preservation Act of 1966 appointed many responsibilities to each state's State Historic Preservation Office. As described by the National Council of State Historic Preservation Officers, these responsibilities include: conducting surveys of historic properties; maintaining an inventory of historic properties; administering state programs of federal assistance; evaluating and nominating significant historic buildings for the National Register; advising federal, state, and local governments in issues related to historic preservation; creating a statewide historic preservation plan; providing public information, education, training, and technical assistance; working with Certified Local Governments; and providing consultation under Section 106.

Historic preservation within the NJDEP evolved from roots in the state park system in the 1960s.

With the advent of the Federal Historic Preservation Program in 1970, the NJDEP Commissioner was designated the State Historic Preservation Officer and gives final authorization for new state-registered districts or structures as well as project authorization for encroachments upon New Jersey-registered properties. The Office of Historic Preservation was created in 1982, and operates under the DEP. This office is responsible for reviews of development activity that encroaches on properties listed in or eligible for the New Jersey and National Registers, and reviews nominations for properties proposed for listing in the registers. These findings are reported to the NJ Historic Sites Council and the NJ State Review Board for Historic Sites, respectively. The state inventory of preservation-related records on Maplewood are as follows:

Survey Type	Title	Year
Preservation/ Management Plan	Historic Preservation Plan, The Woodland, 60 Woodland Road, Maplewood	2024
Architecture Intensive	Intensive-Level Architectural Survey, The Golf Island Neighborhood, Maplewood. Volume I. Report	2018
Architecture Intensive	Intensive-Level Architectural Survey, The Golf Island Neighborhood, Maplewood. Volume II Intensive-Level Survey Forms	2018
Architecture Intensive	Intensive-Level Architectural Survey, The Golf Island Neighborhood, Maplewood. Volume II. Intensive- Level Survey Forms	2018
Architecture Intensive	Intensive-Level Architectural Survey, College Hill, Maplewood	2014
Preservation/ Management Plan	Memorial Park Master Plan, Maplewood	2014
Architecture Intensive	Intensive-Level Architectural Survey, Maplewood Center, Maplewood	2012
Archaeology Phase I	A Phase IB Archaeological Investigation of the Planned South Orange Avenue Traffic Operation and Roadway Improvements Project	2008
Architecture Intensive	Historic Architectural Sites Survey and Effects Assessment for the Proposed South Orange Avenue Traffic Operations and Roadway Improvements Project, Townships of Maplewood, Millburn, and South Orange Village, Essex County, NJ	2007
Architecture Intensive	Maplewood Township, Ridgewood Road Survey	2006
Architecture Intensive	Township of Maplewood Historic Districts Survey 2005: Valley Street, Prospect Street, Memorial Park, Boyden/Burnett	2005
Architecture Reconnaissance	Proposed Rooftop Telecommunications Project, Project Name: Maplewood - Vaux Hall, 1874-1876 Springfield Avenue, Maplewood, Essex County, NJ	2004
Combined Report	Section 106 Report: Proposed Wireless Telecommunication Facility, Maplewood, Essex County, Maplewood Country Club, 28 Baker Street, Maplewood	2002

Archaeology Phase I	Archaeological Survey Report, Oakview Road Bridge, Maplewood	1991
Other	Archaeological Survey Report, Oakland Road Bridge, Maplewood Township, Essex County, Federal Number BRNBIS337	1991
Archaeology Phase II	Archaeological Investigations at the Durand-Hedden House, Maplewood	1988
Architecture Intensive	Cultural Resources Survey of Essex County: Maplewood Township	1986
Architecture Intensive	The Operating Railroad Stations of New Jersey: An Historical Survey Volume 3: Line #2: Morristown Line	1981
Architecture Reconnaissance	Rail Station Inventory 1978, Volume 2: New York and Long Branch, Erie-Lackawanna - Main Line, - Montclair Branch, - Bergen County, - Gladstone Branch, - Morristown Line	1978

New Jersey Comprehensive Statewide Historic Preservation Plan 2023-2028. The New Jersey Comprehensive Statewide Historic Preservation Plan (Plan) is a 44-page strategic plan intended to guide decision making regarding the state's unique historic architectural and archaeological resources by linking preservation efforts to a unified vision.

The Plan outlines the current state of resources and preservation efforts statewide—including funding sources, major preservation partners, applicable legislation, and public perceptions of the state of preservation and its priorities—with a view toward establishing a baseline from which to forward continuing efforts through 2028). It is intended for use by all New Jerseyans, not just preservation professionals or public officials.

In 2004, New Jersey passed the **Publicly Owned Archaeological Findings and Archaeological Sites Act,** which makes it illegal to destroy, disturb, remove, sell, or receive archaeological artifacts from public property.

DEPARTMENT OF STATE

New Jersey Historical Commission. The New Jersey Historical Commission (NJHC) is a state agency dedicated to the advancement of public knowledge and preservation of New Jersey history. Established by law in 1967, its work is founded on the fundamental belief that an understanding of our shared heritage is essential to sustaining a cohesive and robust democracy. The NJHC receives its funding primarily by legislative appropriation. It fulfills its mission through various initiatives, as well as an active grant program. The goal of the grant program is to engage diverse audiences and practitioners in the active exploration, enjoyment, interpretation, understanding, and preservation of New Jersey history. In addition to other awards and prizes, the NJHC offers a free archival evaluation service called Caucus Archival Projects Evaluation Service (CAPES).

New Jersey State Development and Redevelopment Plan. In 1986, New Jersey adopted the State Planning Act, an effort to coordinate land-use planning among state agencies and various levels of

government. The act mandated the creation of the State Development and Redevelopment Plan (the "State Plan"), as well as the formation of the State Planning Commission. The State Plan was adopted in 2001 but was not fully implemented. In 2011, a new State Plan update called the State Strategic Plan was released but was never adopted.

In December, 2024, the SPC unveiled a preliminary update to the State Plan. The updated State Plan provides a roadmap to address critical challenges, including climate change, equity, housing affordability, infrastructure modernization, and economic development. The Plan allows for smoother coordination and planning among state agencies and different levels of government.

The State Plan encourages the preservation and adaptive reuse of historic significant buildings, Historical and Cultural Sites, neighborhoods, and districts in ways that do not compromise the historic resource or the area's ability to develop or redevelop. The State Plan promotes the coordination of historic preservation needs with open space and farmland preservation efforts. The State Plan also encourages the coordination and promotion of historic preservation with tourism efforts.
The 2050 Statewide Planning Goal addressing historic and scenic resources is:

> **Historic and Scenic Resources Goal:** protect, enhance, and improve access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value (page 52).

The Strategy to achieve the Statewide Planning Goal addressing Historic and Scenic Resources is as follows:

> **Strategy:** Preserve and enhance New Jersey's historic, cultural, and natural resources to support vibrant communities, economic growth, and public enjoyment. Promote arts, creative spaces, and public access to open spaces, especially in ecologically and culturally important areas. **Identify and protect historic sites and landscapes, integrating them into state and local planning while encouraging heritage tourism and adaptive reuse for community needs like affordable housing.** Connect trails, greenways, and waterways and increase public access to these areas. Maintain access to coastal areas and implement design standards that protect the scenic and historic qualities of New Jersey's landscapes.

The State Plan lists eight (8) Priorities concerning historic resources:

1) Identify historic areas, historic sites, historic landscapes, archeological sites, ceremonial stone landscapes, and scenic corridors to add to State and national registers and county and municipal planning documents, including in a new Heritage Tourism Plan that will recognize and protect these areas while promoting tourism.

2) Promote the character of historic sites, landscapes, structures, and scenic areas through comprehensive planning, and the flexible application of zoning ordinances, construction codes, and other development regulations, without creating an economic burden that discourages investment or restricts the development of needed housing.

3) Promote uniformity in guidelines used by all levels of government for the preservation and rehabilitation of historic buildings, sites, and landscapes.

4) Locate and design public and private infrastructure improvements to protect historic resources and their settings from the immediate and cumulative effects of construction and maintenance of these improvements.

5) Promote adaptive reuse of historic structures to provide affordable housing, where appropriate, in ways that respect architectural and historic integrity.

6) Promote historic district management programs to aid in encouraging vibrant neighborhoods and protecting historic sites and structures during the revitalization of traditional downtown areas.

7) Investigate, protect, and document archaeological resources, including remains of indigenous people's settlements identified before a site is disturbed. Encourage voluntary, speedy documentation of archaeological finds.

8) Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and contemporary culture and locate them in Centers.

Public meetings are being held throughout New Jersey in 2025. For more information see https://www.nj.gov/state/bac/planning/state-plan/development/

Historic Properties Reinvestment Program. In 2020, the State of New Jersey established the Historic Property Reinvestment Program which is a $50 million competitive tax credit program to leverage the federal historic tax credit program to support rehabilitation projects of historic properties. The Program is administered by the New Jersey Economic Development Authority. To be identified as historic, the property must have been designated as historic by at least: 1)National Register of Historic Places, 2) New Jersey Register of Historic Places, 3) a Certified Local Government. The award size is based on the cost of rehabilitation. https://www.njeda.gov/historic-property-reinvestment-program/

COUNTY PROGRAMS

The **Land Use Element of the Essex County Master Plan** has not been updated since 1970. As indicated in the Township Master Plan, the land use conditions in the County have changed so much since that time that its goals and policies are very much outdated. The only portion of the Essex County Master Plan to be updated in recent years is the Park, Recreation and Open Space element, which focuses largely on the County's park system.

The **Essex Count Park, Recreation, and Open Space Master Plan**, approved in 2002 and revised in 2003, guides the county's park system, encompassing over 6,000 acres with 30 parks and reservations, and aims to balance recreation needs with historic preservation. While acknowledging the need for modern recreational facilities, the Plan emphasizes the importance of preserving the historic character of the parks and reservations. Policy objective No. 12 of the Plan states the need to, "Promote the

preservation and restoration of cultural, archaeological, and historic sites." https://essexcountyparks.org/parks

The **Essex County Recreation and Open Space Trust Fund** was established, in part, to support the preservation of historic resources and the acquisition of historic resources for preservation purposes. The Essex County Department of Parks, Recreation, and Cultural Affairs also includes historic preservation as part of its mission, and its Local History Grant Program exists to provide general operating support and special project support to tax exempt organizations located in Essex County that are dedicated to local or New Jersey history. A web reference for the Essex County Recreation and Open Space Trust Fund program is: https://ecode360.com/12502851

A **2010 Rahway River Corridor Study** assessed the existing conditions of the 38-acre area bounded by Valley Street, South Orange, and Oakland Road/Memorial Park to the south. Recommendations focused on re-engaging with the public, making the Rahway River corridor more aesthetically appealing, and improving connectivity between surround parks and areas.

7. EXISTING CONDITIONS/ISSUES

PRESERVATION SUCCESSES

Since 2001, the Historic Preservation Commission has sought to identify and place historic properties on the Maplewood Historic Resources Inventory list. These efforts included extensive architectural surveys during the 2003-2005 time period, which laid the foundation for the 2008 Historic Preservation Element, and the large body of information that continues today such as the surveys of the College Hill neighborhood in 2017, and pursuit of the Maplewood Village Historic District designation in 2018-2022. The first property declared a Designated Local Landmark occurred in 2005, and since then twelve (12) additional properties have been declared Designated Local Landmarks. The first Historic Preservation Element was part of the 2004 Master Plan, a second Historic Preservation Element was adopted in 2008.

In June 2024, the Township Committee adopted Ordinance #3123-24 creating a framework for the Historic Preservation Commission to review demolition permits for certain structures within residential zones. Specifically, a demolition permit applicant "may request an informal, non-binding meeting with the Historic Preservation Commission in connection with such permit."

In December 2024, the Township Committee adopted Ordinance #3129-24, strengthening demolition review by creating a more formal process with the Historic Preservation Commission as the Township Committee "believes that adherence to a formal process with the Historic Preservation Commission will better protect the due process afforded to applicants and avoid any confusion or erroneous reliance on informal review outcomes that may later be superseded by the formal review process.

PRESERVATION CHALLENGES

The biggest threat to a historic property's integrity is when it's seen as no longer useful and replaced by something new. More commonly, its unique features are removed or altered to look more modern. Properties that withstand or adapt to these changes are often considered more historically significant. These threats often arise from abandonment, shifts in ownership, disasters, or changes in society, economy, or technology.

Neglecting maintenance of historic properties is a silent threat that leads to gradual deterioration, reducing the property's physical integrity, cultural value, and economic worth. This neglect raises future repair costs and harms the surrounding neighborhood's quality of life and stability.

A threat to Maplewood's residential neighborhoods is the demolition of older homes and the construction of new infill houses. This often happens due to the lack of maintenance of older homes by an aging occupant or absent owner. Rehabilitation Designation offers planning tools and financial incentives to help maintain these properties. Large properties with older homes are attractive to developers for subdivisions, but they could be protected by ensuring a marketing period to find buyers willing to rehabilitate them.

Inappropriate alterations of historic sites also deteriorate the cohesiveness of historic districts and are incongruous to a building's harmony and architectural significance. Design guidelines for new infill housing and renovations, and public education on rehabilitation approaches are both essential.

New zoning regulations protecting large, corner lots could be adopted to discourage corner property subdivisions and construction of new residence on the newly created lot.

Demolished Properties

A threat to Maplewood's residential neighborhoods is the demolition of older homes and the construction of new infill houses. This often happens due to the lack of maintenance of older homes by an aging occupant or an absent owner. Recent examples of past losses of historic resources include:

(1) **10 45th Street, Edward Arcularius Barn**, listed in the 2008 Historic Preservation Element.

(2) **285 Boyden Avenue, The Hilton United Methodist Church**; a one-story, two-bay, rectangular plan, heavily altered Gothic Revival, wood frame ecclesiastical building built in 1836, demolished for residential apartment building that opened in 2016. Inventory #0711-004, Essex County Survey, 1986.

(3) **501 Boyden Avenue**, a 1.5 story, 3 bay, rectangular plan, vernacular, stucco residential building constructed c. 1840 demolished for 3-bedroom, 3-bath single family residence built in 1988. Inventory #0711-066, Essex County Survey, 1986.

(4) **125 Dunnell Road, Maplewood Police Headquarters and Municipal Court**, a 2 story, 5 bay, rectangular plan, Colonial Revival, brick building constructed in 1930, demolished via redevelopment plan for residential apartment building that opened in 2024. Inventory #0711-038, Essex County Survey, 1986.

(5) **160 Maplewood Avenue, Maplewood Post Office** in 2016. Demolished via redevelopment plan for new multi-story mixed use development.

(6) **103 Parker Avenue, Fleming House** also known as the Smith-Taylor House, was a two-story Dutch Colonial built circa 1775. The 0.30-acre property sold for $585,000 in April 2023, and the house was demolished. A new 6 bedroom, 4.5 bath home was built and sold for $1,600,000 in February 2024.

(7) **635 Ridgewood Road, Chief Aaron Baker House**, built 1843. The 0.31-acre property sold for $1,250,000 in December 2024 and is scheduled for demolition review in 2025.

(8) **658 Ridgewood Road, Gardner-Stone House**, c. 1785. Demolished, residential condominiums and offices built in 1984.

(9) **592 Valley Street, Hezekiah Dare House**, built c. 1840. The 0.42-acre property sold for $285,000 in 2012 and was demolished in 2013. A new 2,788 sf, 4 bedrooms, 4 bath home was built and sold in 2014 for $885,000.

(10) **645 Valley Street**. A two-story, two-bay, rectangular plan, wood frame, vernacular residential structure, built c. 1850, demolished 1997. Inventory #0711-185, Essex County Survey, 1986.

8. EVALUATION OF PUBLIC POLICY CHOICES

Maplewood originally grew without any overall formal plan other than that provided by a zoning Ordinance adopted in 1921 and substantially revised in 1934. To maintain the efforts enforced by the zoning ordinance a Planning Committee was appointed in 1931; its capacity was advisory and did not have comprehensive planning powers. In 1947, an ordinance was adopted establishing an official Planning Board, endowed with the powers granted by the State's Municipal Planning Act.

8.1 Township of Maplewood Planning Policies

Maplewood's first master plan was adopted in 1949 when the Planning Board presented its Comprehensive Survey consisting of studies and plans for the future development of the Township. Historic preservation was not a clearly outlined obligation in the New Jersey Statute at that time and there is no evidence that Maplewood's early planning documents addressed historic preservation.

A new 1966 Master Plan was adopted in 1968 with the purpose of reappraising the Township's planning objectives in the light of changes that occurred since 1949. The 1966 Master Plan was designed to: 1) improve the business district; 2) facilitate traffic and parking; 3) provide recreational facilities; 4) stabilize the older sections of the community; 5) control development; 6) improve public lands and buildings; and 7) enforce codes and ordinances. The 1966 Master Plan did not directly address historic preservation.

The Township adopted a master plan in 1984, a reexamination report in 1997, and a new master plan in 2004. The 2004 Master Plan addresses historic preservation as a key goal: "preserving the physical housing stock and the architectural and landscaping character of residential neighborhoods." The first Historic Preservation Element was part of the 2004 master plan.

A new Historic Preservation Element of the Master Plan was adopted in 2008. The Township adopted a Master Plan Reexamination Report in 2011 which retained the same policies, objectives, and assumptions from the 2004 Master Plan, with the addition of a focus on environmental sustainability. The most recent Master Plan (2023) includes chapters in demographic and economic trends; land use and zoning; economic development; community facilities; and sustainability. The Plan includes proposed zoning map changes, and an implementatio ction plan.

In 2014, the Township adopted the Memorial Park Master Plan; the Plan sought to ensure the future maintenance of the park's landscape and historical character and to form a nonprofit to help raise funds for preservation.

Current Master Plan

The current Township Master Plan was adopted August 8, 2023. The Master Plan incorporates historic preservation into many of its individual plan elements. The far-reaching benefits of historic preservation include the conservation of environmental resources through the retention of existing buildings and infrastructure, the creation of vibrant downtown areas, and economic stimulation through heritage tourism and the growth of jobs associated with the rehabilitation of historic structures.
As part of a public engagement stakeholder meeting involving arts, cultural, and historical resources,

the Master Plan team met with the Historic Preservation Commission on December 15, 2022. It was noted in the December 21, 2022, Historic Preservation Commission meeting minutes that the Historic Preservation Commission "ought to be invited to join the Master Plan Steering Committee."

The current Township Master Plan incorporates historic preservation into its individual plan elements, planning goals and objectives, strategies and recommendations, and implementatio ction plans. The benefits of historic preservation include the conservation of environmental resources through retaining existing buildings and infrastructure, the creation of vibrant downtowns, and economic stimulation through the growth of jobs associated with heritage tourism and the rehabilitation of historic structures.

Section 3. Maplewood Today. Community Facilities, Resources & Programming

- Historic Resources (pages 69-71). The Master Plan states Maplewood has a historic charm that balances the preservation of historic resources with innovative sustainable design and green building. The Master Plan maps the locally designated and state/national historic districts and sites, and concludes by citing continuing efforts to identify and place historic properties on the historic resources inventory list.

- Green Buildings & Design (page 75). Maplewood has implemented ordinances and initiatives related to green buildings and design. The Maplewood Memorial Library is being renovated to become fossil fuel-free and LEED-certified with future-oriented energy systems and other sustainability features.

Section 4: Strategies & Recommendations- Land Use and Zoning

- Encourage property maintenance and reinvestment in older buildings to prevent unnecessary demolition, by permitting minor upgrades through a streamlined process (page 81). Because much of the Township's housing stock pre-dates current zoning, existing nonconformities may require variances for minor changes, such as stair or deck replacements. The current variance process can be cumbersome and expensive and should not discourage an owner from upkeep or minor upgrades. The Master Plan recommends the Township review the zoning code for ways to streamline and expedite upgrades while looking at opportunities to adjust lot coverage, façade length, and similar requirements to reduce the need for variances.

- Revisit the Accessory Dwelling Unit (ADU) regulations to remove potential barriers for implementation (page 82). ADUs are an option to provide a more affordable housing type. In 2000, the Township enacted a zoning ordinance change to allow ADUs within any single- or two- family zoning district, subject to satisfaction of certain conditions. In 2021, the Township adopted an ordinance allowing ADUs in homes that have been designated as "Historic" by the Historic Preservation Commission. The Master Plan suggests the Township consider ways to incentivize ADUs by relaxing zoning provisions and providing financial incentives.

- Encourage all types of housing applications to consider incorporating ADA accessibility and principles of universal design for upgrades to existing and new housing developments (page 85). To support the ability of residents to age in place, the Township should encourage the use

of accessible design in new housing. Educational resources, including financial incentives, should also be provided to existing residents who are interested in upgrading their homes for enhanced accessibility.

- Consider targeted use of the redevelopment tool to facilitate strategic revitalization (page 86). The Master Plan cites the Maplewood Village area as qualifying as an area in need of redevelopment, and the Township should work with the Maplewood Village Alliance and the Historic Preservation Commission to explore the benefits of rehabilitation designation.

- Recommendations (pages 87-88). Citing Maplewood's historic built environment as a key part of its attractiveness and sense of place, the Master Plan challenges the Township to "promote a renewed focus on historic preservation." The Plan admits "development can place pressure on historic resources and lead to inappropriate renovations that detract from their historic value." And while regulatory measures should be implemented, they should be balanced with economic considerations and private property rights.

  The Master Plan touts successful adaptive re-use of historic structures while opining of the importance to protect historic resources from new development that would be implemented through demolitions rather than historic preservation. Historic Designation should not disincentivize owners from maintaining and upgrading their historic properties. Prior to concluding with a set of recommendations, the Master Plan states that historic preservation should not be viewed in a vacuum, and that many of goals of historic preservation parallel those of the goals of economic development, and the strengthening of community facilities and programs, greater arts and cultural awareness.

  The Master Plan recommends updating the 2008 Historic Preservation Element, enacting targeted land use regulations to support preservation efforts, and promoting historic tourism in the Township.

Section 4: Strategies & Recommendations- Economic Development

- Support and expand the vibrant arts and cultural resources to better serve the local Maplewood artists and the entire community (page 102). The Master Plan suggests promoting arts and culture as a key element of Maplewood's identity, and considering what cultural assets the Township offers, to include its historic assets as tourism drivers in addition to their preservation value.

- Recommendation: Develop a consistent branding and signage program for Maplewood (page 105). A unified sign program would focus on consistency for Township-wide assets: park signage, community facilities, gateways, wayfinding signage, municipal parking lots, and historic markers. Wayfinding signage guides residents and visitors on where they can find key destinations, such as arts and cultural resources, community facilities, historic sites, and public parking.

Section 4: Strategies & Recommendations- Community Facilities, Resources and Programming

- Recommendation: Maintain and improve existing parks and open spaces (page 106). At Memorial Park, the Master Plan cites the need for more benches, trees, and shrubs, the addition of seating and internal pathways.

- Assess existing community facilities to identify needs and opportunities (page 109). Maplewood's municipal functions occur in old buildings of varying condition, which can limit function based on modern needs. The Township has been proactive in planning and implementing improvements to community facilities, but continued long-term planning is needed to identify critical needs for facilities and set priorities for actionable next steps, given limited financial resources and the significant costs associated with repairs. A comprehensive assessment of facilities will assist to establish a budget when seeking grants and funding opportunities.

- Take steps to ensure that all municipal facilities are both compliant with the Americans with Disabilities Act (ADA) and embrace principles of universal design (page 109). All municipal facilities should be accessible . . .the Township should evaluate municipal facilities to ensure they are compliant with the ADA standards for accessible design, and should seek to incorporate accessibility for individuals with both mobility challenges and developmental disabilities.

- As part of land use applications, take every opportunity to improve handicapped accessibility for private buildings and facilities (page 110). As part of land use applications, the Township should consider encouraging private property owners to incorporate ADA accessibility for private buildings and facilities.

Section 5: Land Use Element

- Land Use Plan (page 127-128). The Master Plan seeks to balance revitalization and change with the preservation of the assets that Maplewood residents value, including historic resources and the built context that gives the Township its distinct identity. Areas near the train station like Maplewood Village are optimal for new residents, given their proximity to local goods and services, transit, and community amenities. The Land Use Plan seeks to strike the appropriate balance of redevelopment and preservation, to further the key planning goals of connection, quality of life, and resiliency, under the overarching principle of equity.

- Specialized Areas- Historic District (page 134). The Land Use Plan recognizes the Township's SR and NR historic district, the Maplewood Village Historic District, designated in 2022. If additional historic districts are designated, they should be added to the Land Use Plan.

- Specialized Areas- Redevelopment and Rehabilitation Areas (page 135). The Land Use Plan shows eight (8) designated redevelopment areas. The Master Plan recommends the Township consider the entire Maplewood Village Area as an area in need of rehabilitation. Working with the Maplewood Village Area Alliance and the Historic Preservation Commission, the Township should explore whether a rehabilitation designation could accomplish larger public goals such as façade renovation and improvements to the public realm. Unlike a redevelopment designation, an area designated for rehabilitation may be eligible for short-term abatements or payments in lieu of taxes (PILOTs), but is not eligible for long-term incentives, nor are rehabilitation

areas eligible for redevelopment area bond financing or the exercise of eminent domain.

Section 6: Implementation and Action Plan

- Implementation Priorities- Historic Preservation (page 149). The recent loss of residential structures that were eligible, but not designated as historic, has heightened the community's focus on historic preservation. At the same time, it is recognized that historic designation can create burdens for property owners, who must maintain and improve their buildings in keeping with historic requirements that can be costly. In addition, owners of historically designated and eligible homes have raised concerns with the designation proves and ongoing review by the Historic Preservation Commission.

  The Master Plan recommends preparation of a new Historic Preservation Element that would seek to balance these concerns, while addressing ways to improve the designation process and provide clarity on the Historic Preservation Commission's role in land use approvals. The Master Plan also recommends that Maplewood consider adoption of a demolition ordinance. As mentioned in this Historic Preservation Element, Maplewood adopted a demolition ordinance in 2024.

Summary of Master Plan Recommendations

In coordination with the Recommendations made in the Implementation and Action Plan on pages 151 – 158 of the 2023 Master Plan, summarizes those Recommendations involving historic preservation.

Master Plan Reccomendation	Type	Responsible Party	Cost	Timeframe
Encourage property maintenance and reinvestment in older buildings to prevent unnecessary demolition, by permitting minor upgrades through a streamlined process	Policy/ Regulation	Dept. of Comm. Dev. Planning Board	Low/ None	Short-Term
Revisit the Accessory Dwelling Unit regulations to remove potential barriers for implementation.	Policy/ Regulation	Dept. of Comm. Dev. Planning Board	Low/ None	Short-Term
Encourage all types of housing applications to consider incorporating ADA accessibility and principles of universal design for upgrades to existing and new housing developments.	Policy/ Regulation	Planning Board Zoning Board Township Committee	None	Short-Term
Evaluate the potential for new or revised redevelopment or rehabilitation designations for the entire Maplewood Village area (potential rehabilitation area).	Program/ Study	Planning Board Township Committee	Low	Short-Term

Update the Historic Preservation Element of the Master Plan	Study	Dept. of Comm. Dev. Planning Board Township Committee HPC	Low/ Medium	Ongoing
Enact targeted land use regulations to support historic preservation efforts.	Policy/ Regulation	Dept. of Comm. Dev. Planning Board Township Committee HPC	Low/ None	Ongoing
Promote historic tourism.	Policy/ Program/ Partnership	HPC Township Committee Library SIDs Nonprofit Partners	Low/ None	Short-Term
Enhance existing and establish new gateways in strategic locations, through signage, landscaping, and public art.	Program/ Partnership	Township Committee Dept. of Comm. Svcs. Dept. of Public Works private sector	Low/ Medium	Ongoing
Develop a consistent branding and signage program for Maplewood	Study/ Program/ Capital Project	Township Committee Dept. of Public Works	Low/ Medium	Medium-Term
Take steps to ensure that all municipal facilities are both compliant with the Americans with Disabilities Act and embrace principles of universal design	Policy/ Capital Project	Township Committee Dept. of Public Works Engineering Dept.	Low/ Medium/ High	Ongoing
As part of land use applications, take every opportunity to improve handicapped accessibility for private buildings and facilities.	Policy/ Regulation	Planning Board Zoning Board	None	Ongoing

Tree Protection Ordinance. In 2006, the Township enacted a comprehensive tree protection ordinance (Ordinance # 2356-06), amended in 2008 (Ord. # 2541-08), and 2021 (Ord. # 3033-21). The ordinance goals include: 1) the protection of all viable trees over a certain size from destruction, including those on private property; and 2) the identification and protection of any individually identified specimen trees. Section 227-7 defines a Historic Tree as:

> Historic Tree. A tree which has been determined to be of notable historic interest and value to the Township of Maplewood because of its significant association with important history of the community and which has been so designated by the Maplewood Township Committee upon the recommendation of the Maplewood Historic Preservation Commission.

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.

Demolition Review Ordinance. In June 2024, the Township Committee adopted Ordinance #3123-24 creating a framework for the Historic Preservation Commission to review demolition permits for certain structures within residential zones. Specifically, a demolition permit applicant "may request an informal, non-binding meeting with the Historic Preservation Commission in connection with such permit."

In December 2024, the Township Committee adopted Ordinance #3129-24, strengthening demolition review by creating a more formal process with the Historic Preservation Commission as the Township Committee "believes that adherence to a formal process with the Historic Preservation Commission will better protect the due process afforded to applicants and avoid any confusion or erroneous reliance on informal review outcomes that may later be superseded by the formal review process."

Demolitions of structures within an historic district or on an historic site are not permitted without a certificate of appropriateness. Demolition approvals are subject to review criteria and are granted only if the structure cannot be put to a reasonable use and its preservation will impose an undue hardship on the applicant. When a demolition permit application is filed, the township Administrative Officer has up to 10 business days to provide the Historic Preservation Commission with a copy of the application once it is deemed complete. No later than 45 business days after receipt of the complete demolition permit application, the Historic Preservation Commission shall determine whether the subject structure may be worthy of historic designation. If the Historic Preservation Commission determines if the structure may be worthy of designation, the Historic Preservation Commission reviews the matter further to determine if the structure is suitable for historic designation. No demolition shall take place within that 45-day review period. When the Administrative Officer determines that a structure poses a substantial and imminent threat to public health or safety, a demolition review is not required.

Ordinances Related to Historic Preservation. Maplewood's public record shows nineteen (19) adopted ordinances between 2001 and 2004 addressing historic preservation. The majority of the ordinances (12) involve designation of local landmarks, the remaining involve historic preservation ordinance updates.

Date	Ordinance No.	Odinance Title & Description
July 3, 2001	2166-01	Historic Preservation Ordinance of the Township of Maplewood. Amended 2005 (2311-05), and 2010 (2644-10)
Oct. 18, 2005	2311-05	An Ordinance to Amend Ordinance #2166-01 Which Ordinance Established the Historic Preservation Commission. Permits the Historic Preservation Commission to report its recommendations directly to the Township Committee
Nov. 1, 2005	2314-05	An Ordinance to Designate the Property at 425 Ridgewood Road (Timothy Ball House) as a Local Historic Landmark
Nov. 1, 2005	2315-05	An Ordinance to Designate the Properties at 81 Parker Avenue (Aaron Brown House) as a Local Historic Landmark

April 4, 2006	2342-06	An Ordinance to Designate the Property at 521, 523, 525 Ridgewood Road (Grasmere Park, including Druand-Hedden House and all structures on the lot) as a Local Historic Landmark
April 4, 2006	2343-06	An Ordinance to Designate the Property at 693 Valley Street (Vaux Hall) as a Local Historic Landmark
April 4, 2006	2344-06	An Ordinance to Designate the Property at 88 Tuscan Road (Jonas Ball House) as a Local Historic Landmark
Jan. 16, 2007	2378-07	An Ordinance to Designate the Property at 36-40 Burnett Avenue (the Headley/Zellers House) as a Local Historic Landmark
Jan. 16, 2007	2379-07	An Ordinance to Designate the Property at 250 Elmwood Avenue (the Headley/Zellers House) as a Local Historic Landmark
Mar. 2, 2010	2622-10	An Ordinance to Designate the Property at 57 Jefferson Avenue as a Local Historic Landmark
Mar. 2, 2010	2623-10	An Ordinance to Designate the Property at 22 Jefferson Avenue as a Local Historic Landmark
Oct. 19, 2010	2644-10	An Ordinance to Update the Historic Preservation Commission Ordinance and Amend Chapter 271 of the Code of the Township of Maplewood.
April 5, 2011	2662-11	An Ordinance to Designate Maplewood Memorial Park as a Local Historic Landmark
April 5, 2011	2663-11	An Ordinance to Designate Maplewood Municipal Building as a Local Historic Landmark
Jan. 21, 2014	2740-14	An Ordinance to Designate the Building at 60 Woodland Road as a Local Historic Landmark
Mar. 20, 2018	2893-18	An Ordinance to Amend Chapter 271 permitting the installation of a solar system within all zones within the Township. Systems within a historic district or on a historic resource property are permitted with a Certificate of Appropriateness granted by the HPC.
Jan. 19, 2021	3014-21	An Ordinance to Amend Chapter 271 by Allowing Accessory Dwelling Units in homes that have been designated as "Historic" by the Historic Preservation Commission. This Ordinance amends Ordinance No. 3008-20 prohibiting Accessory Dwelling Units within "Historic" properties.
June 18, 2024	3123-24	An Ordinance to Amend Chapter 271 of the Code of the Township of Maplewood Entitled Zoning and Development Regulations. Amends Article VII Historic Preservation of Chapter 271 to modify the procedure by which applications for demolition permits for principal structures located in residential zones are reviewed and approved.
Oct. 15, 2024	3129-24	An Ordinance to Amend Chapter 271 of the Code of the Township of Maplewood Entitled Zoning and Development Regulations. Amends Article VII Historic Preservation of Chapter 271 to modify the procedure by which applications for demolition permits for principal structures located in residential zones are reviewed and approved.

9. LOCAL PRESERVATION GOALS & OBJECTIVES

GOALS

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 township'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:

1) Safeguard the heritage of Maplewood by preserving resources within the Township that reflect elements of its cultural, social, economic and architectural history.

2) Identify and catalog the historic and architecturally significant buildings, structures, sites, objects and districts located within the Township.

3) Regulate alterations to historic resources, in an appropriate manner, and discourage unnecessary demolition, destruction or other actions disruptive of historic resources.

4) Maintain cohesive neighborhoods by preventing the deterioration and demolition of structures, 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;

5) Revitalize Maplewood's commercial districts by encouraging the maintenance, rehabilitation, and adaptive reuse of older structures and promoting high design standards for new buildings and streetscape improvements;

6) 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.

7) Integrate historic preservation into the Maplewood's planning and economic development, housing and community programs, and cultural activities. This includes working with other municipal agencies and Township boards to improve awareness of the Township's historic preservation program, and enforcement of regulations that impact the Township's historic resources.

The preservation goals reflect the community's vision for historic preservation within the township and reflect reasons why the community seeks to realize these historic preservation goals.

ECONOMIC BENEFITS of LOCAL PRESERVATION PROGRAMS

In 2020, PlaceEconomics released a report analyzing the impacts of historic preservation in a dozen cities of all sizes throughout the United States for a five-year period; their research yielded twenty-four reasons why historic preservation is good for a community:

(1) **Jobs:** Rehabilitation creates and maintains jobs in the local construction trades.

(2) **Downtown Revitalization:** Nationally and regionally, shoppers are switching their habits from indoor shopping malls to human-scale, pedestrian-oriented, downtown main streets.

(3) **Heritage Tourism:** When most folks go away on vacation, they flock to distant interesting historical places. When folks enjoy a staycation, they also flock to local interesting historical sites and districts.

(4) **Property Values:** Overwhelming evidence from multiple economic studies indicates that local historic districts have a greater rate of real estate appreciation than other properties in the same community.

(5) **Foreclosure Patterns:** Even in real estate market downtowns, properties in historic districts generally have a higher demand than others in the same community. This means that owners have less difficulty in selling their properties and avoiding bankruptcy.

(6) **Strength in Up and Down Markets:** The report indicated that, "As general pattern, homes in historic districts do better when the market is moving up, fall later and less steeply when markets decline, and begin their value recovery sooner than other neighborhoods."

(7) **Small Business:** Small businesses can succeed better in historic buildings, which often have lower rents due to their unique floorplans and building ages.

(8) **Startups and Young Businesses:** Many entrepreneurs seek locations and buildings with history and character, which adds an imprimatur of quality to their fledgling enterprises.

(9) **Jobs in Knowledge and Creative Class Sectors:** For many of the reasons stated above, young, well educated, creative and talented workers, e.g., in professional/scientific/technical services and in art/entertainment/recreation, gravitate to historic places.

(10) **Millennials and Housing:** A survey by the National Trust for Historic Preservation found that 44% of millennials, i.e., people born between 1981 and 1996, wanted to live in "historic, character rich neighborhoods."

(11) **Walkability / Bikeability:** The Urban Land Institute, a global non-profit research and education organization promoting healthy and sustainable real estate development reports that "50% of U.S. residents say that walkability is a top priority or a high priority when considering where to live." Most historic districts were built for pedestrians, not automobiles.

(12) **Density at a Human Scale:** Historic districts built for pedestrians, not automobiles, tend to have higher residential densities in well-designed, older buildings than those erected with modern technologies at larger scales.

(13) **Environmental Responsibility:** If the basic tenant of environmental sustainability is to reduce, reuse, and recycle, it then follows that the reuse and recycling of historic buildings and places through preservation and rehabilitation is environmental sustainability for the built environment.

(14) **Smart Growth:** All of the principles of Smart Growth, particularly "strengthen and direct development towards existing communities," embody the same principles of historic preservation.

(15) **Neighborhood Level Diversity:** Historic districts, depending how their boundaries are drawn, and how their rehabilitation projects are managed, offer opportunities for people to meet and mix with others that they might not ordinarily encounter, thus, building stronger communities.

(16) **Housing Affordability:** With the caveats stated above, maintaining older housing in place for existing residents.

(17) **First Place of Return:** In many cities and towns across American, historic districts tend to be the places where growth and reinvestment occur.

(18) **Attractors of Growth:** Related to the above factors, successful housing, community, and economic development projects in historic districts tend to build on prior successes.

(19) **Allows Cities to Evolve:** By allowing creative and compatible infill development, as well as the reuse and re-purposing of historic buildings and places, historic preservation promotes evolution and renewal not clearance and removal.

(20) **Tax Generation:** As indicated above, historic preservation brings added value to vacant and underutilized properties through rehabilitation, code upgrades, and new construction. This tends to increase real estate property values and property taxes, from which most local governments and school boards derive their primary source of income.

(21) **Preservation as Catalyst:** Data indicates that the reuse and rehabilitation of historic building sparks reinvestment and redevelopment within and around historic districts.

(22) **Home to Social and Cultural Institutions:** Many historic districts, especially in larger neighborhoods and downtown areas, contain historic buildings occupied by educational, religious, civic, and social organizations vital to their communities. Historic preservation investments in these places furthers their missions and builds stronger communities.

(23) **Neighborhood Stability and Engagement:** Historic buildings and districts tend to have residents, businesses, and institutions that have remained in the community for decades.

(24) **Housing Vacancy:** Historic districts tend to have lower vacancy rates than other parts of a community due to many of the reasons identified above.

OBJECTIVES, ACTION PLAN

This section presents tangible Objectives for historic preservation in Maplewood with specific Recommendations for pursuing those objectives, and an Action Plan for carrying out the Recommendations.

The Recommendations provide a framework for historic preservation in shaping the future of Maplewood. These Recommendations draw upon existing and potential tools and initiatives to provide direction for future historic preservation activities. The Recommendations work to address the previously identified challenges and to advance Maplewood's historic preservation goals through information gathering, policy implementation, and public education/outreach.

The Action Plan calls on Responsible Parties and an approximate Timeframe (Short: 1-2 years, Medium: 3-5 years, Long: 10+ years, and Ongoing) to accomplish the Objectives.

Objective No. 1. Identify and Protect Historic Resources

Objective	Recommendation	Responsible Party	Timeframe
IDENTIFY AND PROTECT HISTORIC RESOURCES	Continue the Local Designation Process for Buildings, Sites, and Districts	Township Committee Historic Preservation Consultant	Short- to Medium-term
	Continue participation in the National Register of Historic Places and New Jersey Register of Historic Places programs	Township Committee Historic Preservation Consultant	Medium- to Long-term
	Include historic monuments, bridges, gates, markers, and trees	Historic Preservation Consultant	Short- to Medium-term

Maplewood's landmark designation process for both individual landmarks and historic districts involves a transparent process of nomination, assessment and public hearings. The identification and formal designation of historic landmarks and districts should continue to be the cornerstone of protecting these resources. Nominations to the NR are honorific and do not impose any regulatory constraints on privately owned properties. Additionally, there are Federal tax benefits available for historically appropriate and compatible work performed on buildings listed in the NR that are used commercially.

The Historic Preservation Commission and the Township Committee should seek to make determinations and/or declarations about ownership of the monuments, gates, bridges, markers, and trees. 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.

Objective No. 2. Preserve Neighborhood Character

Objective	Recommendation	Responsible Party	Timeframe
PRESERVE NEIGHBORHOOD CHARACTER	Establish zoning for scale		
	Further explore and continue to assist with the adoption of historic districts.		
	Incorporate historic design standards within any future redevelopment plans for sites located within identified historic districts or historic overlay districts.		

Maplewood is vulnerable to disruptions to the scale and character of settled neighborhoods. Maplewood should reconsider its bulk zoning requirements regarding lot area, coverage, setbacks, etc. for their effect on additions, replacement housing and infill redevelopment. 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.

The introduction of designated historic districts can be a major cultural and political event in a community and should not be undertaken lightly. Two approaches to achieve designated historic districts for Maplewood are: 1) identifying suitable districts, from a historical and aesthetic standpoint; and 2) 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 to work identifying cohesive districts in Maplewood. A reevaluation of the intensive architectural surveys as well as properties and neighborhoods should be evaluated, beyond those already surveyed.

Regarding economic viability, 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. Maplewood should study the experience of other municipalities that have implemented historic districts, especially in residential neighborhoods.

With respect to political viability, Maplewood should consider honor of historic designation as a starting point. Such designation (in the form of listing in the NR) 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. The Historic Preservation Commission should include the topic of historic districts in its educational and outreach activities. As part of that effort, the Historic Preservation Commission should propose a tentative timetable for the introduction of designated historic districts over the next few years

Objective No. 3. Assess Historic Assets

Objective	Recommendation	Responsible Party	Timeframe
ASSESS HISTORIC ASSETS	Expand the Historic Resource Surveys		
	Seek Archaeological Resource Reconnaissance		

The Historic Preservation Commission should continue to expand and elaborate the historic resources surveys. Surveys should be initiated for portions of the town not already studied. 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. The preparation of an archaeological predictive model and archaeological sensitivity map will help identify areas where an archaeological survey would be useful.

Objective No. 4. Balance Preservation and the Rights of Property Owners

Objective	Recommendation	Responsible Party	Timeframe
BALANCE PRESERVATION AND THE RIGHTS OF PROPERTY OWNERS	Review existing regulations and do not propose new regulations or policies that impede homeowners from adapting their homes to contemporary needs and lifestyles.		

The goal of historic designation is meant to ensure that alterations and additions do not detract from the historic character of the building and/or the neighborhood- not to impede on homeowners from adapting their homes to contemporary needs and lifestyles. 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.

Objective No. 5. Promote the Rehabilitation of Historic Properties

Objective	Recommendation	Responsible Party	Timeframe

PROMOTE THE REHABILITATION OF HISTORIC PROPERTIES	Provide educational materials for property owners regarding rehabilitation options under the new sub code.		
	Establish revolving loan funds to help homeowners make appropriate renovations to their historic homes.		

Since 1999 New Jersey has implemented a Rehabilitation Sub Code for locally designated properties or those listed on the SR or NR. The 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.

Federal tax credits are available for rehabilitation and restoration of commercial properties that are locally designated or listed in the SR or NR. A NJ Historic Property Rehabilitation Tax Credit program makes $300 million in funds available to rehabilitate certified historic properties over six years that could cover 40-45% of rehabilitation costs up to $4 million.

Objective No. 6. Seek the Benefits of Sustainability Associated with Preservation

Objective	Recommendation	Responsible Party	Timeframe
SEEK THE BENEFITS OF SUSTAINABILITY ASSOCIATED WITH PRESERVATION	Further investigate the applicability of sustainability concepts and techniques to formal township policies.		
	Incorporate sustainability concepts into the Historic Preservation Commission's education and outreach activities.		

There is an emerging body of knowledge regarding the environmental benefits of preserving existing buildings. 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, and masonry walls. The total energy cost of new construction and subsequent operation may exceed that of renovating older buildings for energy efficiency. The demolition of buildings creates an unnecessary burden on our landfills.

The Township Committee should investigate the applicability of emerging sustainability concepts and techniques to formal township policies. This review might be conducted by an ad hoc task force of public officials, concerned citizens relevant professional experts, with representation by the Historic Preservation Commission.

The Planning Board should consider incorporating any favorable sustainability concepts into guidelines in the Master Plan and the Historic Preservation Commission should incorporate these concepts into its education and outreach activities. The linkage between preservation and sustainability should be stressed and reinforced in township planning policies and their implementation. 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.

Objective No. 7. Foster Public Participation in the Historic Preservation Process

Objective	Recommendation	Responsible Party	Timeframe
FOSTER PUBLIC PARTICIPATION IN THE HISTORIC PRESERVATION PROCESS	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.		

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.

Objective No. 8. Develop Mutual-Interest Partnerships

Objective	Recommendation	Responsible Party	Timeframe
DEVELOP MUTUAL-INTEREST PARTNERSHIPS	Continue to make information available on historic preservation incentives, programs, activities, and opportunities that are available from local, state, federal and private sources.		
	Develop funding strategies		
	Promote heritage tourism		

The commission should continue its efforts to develop and sponsor workshops and publish technical bulletins for homeowners about historically appropriate construction and renovation. 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. 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.

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. 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.

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. Maplewood should consider a program to develop and maintain interpretive exhibits and information on historic resources in township-owned parks.

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.

This Historic Preservation Element identifies a series of Recommendations as it relates to historic preservation, as follows:

(1) Update Maplewood's historic resources inventory, maintain a process for regular review and updates to the inventory.

(2) Utilize Maplewood's recent intensive-architectural surveys of potential historic districts to prepare a nomination for additional historic districts.

(3) Work with a consultant to explore revisions to the Historic Preservation Ordinance that will designate and protect historic resources from either demolition or treatments that alter historic buildings' character.

(4) Explore "area in need of rehabilitation" designation with the Planning Board to explore rehabilitation programs including tax abatements to property owners who renovate their properties and thereby potentially save a historic structure.

(5) Create a comprehensive management plan for municipal- and board of education- owned

historic properties with established standards and guidelines for altering, restoring, and rehabilitating these historic resources.

(6) Work and coordinate with appropriate parties to develop guidelines for the management and rehabilitation of historic streetscapes, covering streets, roads, and alleys. Features to be considered include paving, utilities, signs, public art, curbs, sidewalk paving, street furniture, plantings, and structures such as bus shelters and kiosks.

(7) Ensure that the Historic Preservation Commission is notified of properties in the Township pending foreclosure. If the Historic Preservation Commission evaluates the property as historically significant, the Township could contact property representatives handling the foreclosure in order to inform them of the property's historic interest, and to recommend that in the upcoming sale, priority should be given to individuals agreeing to rehabilitate and live in the property.

(8) Establish an awards program recognizing local historic preservation achievements that foster pride in the community and help maintain Maplewood's unique character.

(9) Promote Maplewood's awareness and utilization of historic preservation grant funding and tax incentive programs for resources listed on or eligible for listing on the SR and NR.

(10) Provide Historic Preservation Commission-led training for municipal officials and public members of the Planning Board and the Zoning Board of Adjustment on the importance of historic preservation and the tools to support preservation.

(11) Provide the Zoning Officer with historic preservation guidance material that will assist homeowners in making rehabilitation decisions that will be sensitive to their historic buildings.

(12) Provide information to local realtors about the importance of historic resources.

10. ACTION PLAN / AGENDA

10.1. Recommendations

The following recommendations provide a framework for historic preservation in shaping the future of the Township. These recommendations draw upon existing and potential tools and innovative initiatives to provide direction for future historic preservation activities. The recommendations work to address the previously identified challenges, and to advance the Township's five historic preservation goals through information gathering, policy implementation, and public education/outreach.

I. Increase HPC funding, administrative procedures, and management tools:

a. Seek Funding for Historic Preservation. The Township should continue to seek grant awards, Township budget support, and outside funding sources for increased staffing, neighborhood preservation, National Register nominations, educational outreach, and other projects that support the work of the commission.

b. Expedite the local designation process as defined in the Township's Historic Preservation Ordinance for individual landmarks and districts through collaboration with the Planning Board and HPC staff to prepare new designation nominations in a timely manner.

c. Streamline interdepartmental procedures for administering historic preservation programs, including code enforcement, referrals of applications to the Historic Preservation Commission (HPC), and coordination with the other appointed boards that have authority to affect historic properties. Create and maintain up-to-date, comprehensive documentation, including photos, of all designated historic landmarks and properties within historic districts to help benchmark progress towards enhancing historic neighborhoods.

II. Maintain the quantity and quality of locally designated historic resources:

a. Update the Historic Sites Inventory. The 1986 DEP inventory of historic resources should be updated to reflect changes in inventoried resources such as demolitions and alterations, to add resources previously not included, and to recommend designations of new historic districts and sites as well as expansion of existing historic districts. Once the historic sites inventory is updated, the master plan should be amended to incorporate the revisions.

b. Designate resources that are currently listed in the State and/or National Register as local landmarks and districts and vice-versa to harmonize all property lists and historic district boundaries. Request applicable GIS data from Essex County and the NJ HPO and incorporate this data into the Township's Historic Inventory Database.

c. Evaluate new historic sites and districts for local designation under the Township's historic preservation ordinance. Evaluations should include all areas of the Township, and should represent the history of the Township's diverse population.

d. Develop stewardship guidelines for the management and rehabilitation of historic streetscapes. Streetscapes are streets, roads, and alleys, and include buildings and spaces between buildings facing a public street. They are characterized by paving, utilities, signs, public art, curbs, sidewalk flags, stone walls, gates, street furniture, and other small-scale features, plantings, and structures, such as bus shelters and kiosks. Guidelines would ensure that historic streetscapes are holistically managed and protected as contributing features to the distinct community character of the Township.

e. Promote the identification, documentation, designation, and preservation of landscapes, objects, and non-residential structures which are significant at the local level. Consider multiple aspects of the built environment, and the significance of a variety of resource types and underrepresented historic contexts.

f. Identify critical viewsheds and cultural landscapes in the Township and develop guidelines for their protection and preservation. Changes to viewsheds may alter the integrity, and quite possibly the significance, of a historic property. Cultural landscapes are geographic areas, including both cultural and natural resources, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values.

III. Improve the protection of Maplewood's historic resources and promote compatible new development:

a. Evaluate zoning ordinances in existing historic districts to ensure compatibility with historic building patterns and resources in the historic districts. This includes, but is not limited to permitted uses, bulk and lot area requirements, parking, lighting, signs, and landscaping.

b. The Township should support and undertake nominations of historic sites and districts to the New Jersey and National Registers of Historic Places. New National Register listings will benefit the Township in tangible ways. State and federal historic preservation grants and programs almost always require National Register listing as a prerequisite for funding. In addition, properties listed on the National Register will be eligible for rehabilitation tax credits.

c. Promote the use of the federal rehabilitation tax credit program by property owners in the Township. The rehabilitation tax credit program offers strong incentives for property owners and developers to consider preserving historic buildings that might otherwise be threatened by incompatible alteration or demolition.

d. Advocate for the reuse of existing housing stock as a sustainable development practice that can reduce the Township's carbon footprint. Incorporate preservation into Township Redevelopment Plans to increase sustainability and historic preservation.

e. Enhancement of Historic Districts. Capital improvements within historic districts should be designed and constructed in a manner that enhances the character of the districts and contributes to the quality of life in the districts. Township capital improvement and planning

projects should include a review for impacts on historic resources prior to implementation.

IV. Improve public engagement in the stewardship of its historic resources:

a. Undertake further educational outreach to property owners, real estate agents, business owners, students, and other members of the community. Educational outreach should include information on the local landmark designation process and its impact on homeowners, as well as interpretive programming, promoting the numerous benefits of historic preservation, and publicizing best practices for restoring and rehabilitating historic resources.

b. Promote the community's utilization of preservation grant funding and tax incentive programs for resources listed or eligible for listing in the State and National Registers.

c. Engage with the community and apply professional best practices to locate and document historic resources that are potentially worthy of preservation and/or are particularly threatened.

d. In order to maintain its leadership role in municipal historic preservation, both inside and outside the Township, the HPC should continue to increase awareness of and pride in Maplewood's historic resources and the benefits of historic preservation through recognition.

10.2. Action Plan for Implementation of Recommendations

I. Increase HPC Funding, Administrative Procedures, and Management Tools:

Item	Priority	Timeframe (years)	Responsibility
Seek Funding for Historic Preservation	High	1	Towship Committee/ HPC
Expedite the local designation process	High	1-3	PB/HPC/Towship Committee
Streamline interdepartmental procedures for historic preservation programs	High	1-3	PB/HPC/Towship Committee

II. Maintain the quantity and quality of locally designated historic resources:

Item	Priority	Timeframe (years)	Responsibility
Update the Historic Sites Inventory	High	3-5	HPC/Stakeholders
Designate resources that are currently listed in the State and/or National Register as local landmarks and districts, GIS requests	Medium	Ongoing	HPC/Stakeholders

Evaluate new historic sites and districts for local designation	High	1-3	HPC/Stakeholders
Develop stewardship guidelines for the management/rehabilitation of historic streetscapes.	Medium	3-5	HPC
Promote the identification, documentation, designation, and preservation of landscapes, objects, and non-residential structures	Medium	Ongoing	HPC/Stakeholders
Develop guidelines to identify critical viewsheds and cultural landscapes	Medium	3-5	HPC/Stakeholders

III. Improve the protection of Maplewood's historic resources and promote compatible new development:

Item	Priority	Timeframe (years)	Responsibility
Evaluate zoning ordinances in existing historic districts	High	1	PB/HPC/Towship Committee
Increase nominations of historic sites and districts to the New Jersey and National Registers of Historic Places	Medium	3-5	PB/HPC/Stakeholders
Promote the use of the federal rehabilitation tax credit program	Medium	Ongoing	HPC
Advocate for the reuse of existing housing stock as a sustainable development practice	Medium	Ongoing	HPC
Enhancement of Historic Districts through Capital Improvements	High	1-3	PB/HPC/Towship Committee/ Stakeholders

IV. Improve public engagement in the stewardship of its historic resources:

Item	Priority	Timeframe (years)	Responsibility
Undertake further educational outreach	High	1	HPC
Promote utilization of preservation grant funding and tax incentive programs	Medium	Ongoing	HPC/Stakeholders
Engage with the community and apply HP professional best practices	High	1-3	HPC/Stakeholders
Increase awareness of and pride in Maplewood's historic resources	High	Ongoing	HPC

11. APPENDICES

NPS Tax Incentives for Preserving Historic Properties
https://www.nps.gov/tps/tax-incentives.htm

NTHP's Main Street America Program
https://www.mainstreet.org/howwecanhelp/msai/certificatesandmsarp

Main Street New Jersey State Coordinating Program
https://www.nj.gov/dca/divisions/lps/msnj.html

New Jersey Historic Trust
https://www.njht.org

State of New Jersey Department of Environmental Protection Bureau of GIS
https://www.nj.gov/dep/gis/

The Secretary of the Interior's Standards for Rehabilitation
https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm

New Jersey Office of State Planning Memo on Historic Preservation
https://www.nj.gov/dep/hpo/hpo_article.pdf

A Five-Minute Look at the New Jersey Register of Historic Places Act
https://www.state.nj.us/dep/hpo/2protection/sr_5minlook_b.pdf

New Jersey Certified Local Government Program Guidelines
https://www.nj.gov/dep/hpo/3preserve/clgguides8_07.pdf

Sustainable Jersey Historic Preservation Element Guidelines
http://www.sustainablejersey.com/actions-certification/actions/

New Jersey Comprehensive Statewide Historic Preservation Plan 2023-2028" https://www.nj.gov/dep/hpo/4sustain/media_PDF/NJHPP_2023-2028_web.pdf

State of New Jersey Office of Planning Advocacy", State Plan" https://www.nj.gov/state/bac/planning/state-plan/overview/

COLLEGE HILL HISTORIC DISTRICT

The survey area is located in the south center part of Maplewood Township. Tuscan Road is the main east-west thoroughfare (running southeast to northwest) and also acting as the northern boundary of the survey area. Springfield Avenue (running generally east to west) acts as the approximate southern boundary, although no properties that face Springfield Avenue were included in the survey. The majority of roads in the survey area run approximately north-south between Tuscan Road and Springfield Avenue, with Prospect Street as the western boundary and Tuscan Street as the eastern boundary. Tuscan Road generally slopes up from the east and west and reaches a high point around the intersection with Colgate Road. The residential streets have a consistent rhythm created by the lot sizes, setbacks, scale of buildings, and their relationship to one another. The north-south streets from Prospect Street to Oberlin Street have lots generally ranging in width from fifty to one-hundred feet, while the north-south streets from Rutgers Street to Tuscan Street have lots generally fifty feet wide creating a denser pattern of houses.

Inv.	Address	Block /Lot	Status	Date	Type
1	2-4 Amherst Court	30.04/102	Non-Contributing	1952	Residential
2	6 Amherst Court	30.04/101	Contributing	1928	Residential
3	7 Amherst Court	30.03/90	Contributing	1932	Residential
4	8 Amherst Court	30.04/87	Contributing	1928	Residential
5	9 Amherst Court	30.03/197	Contributing	1927	Residential
6	10 Amherst Court	30.04/99	Contributing	1929	Residential
7	11 Amherst Court	30.03/86	Contributing	1927	Residential
8	12 Amherst Court	30.04/98	Contributing	1929	Residential
9	14 Amherst Court	30.04/97	Contributing	1929	Residential
10	15 Amherst Court	30.03/85	Contributing	1934	Residential
11	16 Amherst Court	30.04/96	Contributing	1925	Residential
12	20 Amherst Court	30.04/95	Contributing	1927	Residential
13	24 Amherst Court	30.04/94	Contributing	1932	Residential
14	4 Bowdoin Street	28.04/15	Contributing	1923	Residential
15	6 Bowdoin Street	28.04/16	Contributing	1924	Residential
16	8 Bowdoin Street	28.04/17	Contributing	1923	Residential
17	10 Bowdoin Street	28.04/19	Contributing	1923	Residential
18	11 Bowdoin Street	28.02/10	Contributing	1922	Residential
19	12 Bowdoin Street	28.04/20	Contributing	1924	Residential
20	13 Bowdoin Street	28.02/9	Contributing	1922	Residential
21	14 Bowdoin Street	28.04/21	Contributing	1924	Residential
22	15 Bowdoin Street	28.02/8	Contributing	1922	Residential
23	16 Bowdoin Street	28.04/83.01	Non-Contributing	1963	Residential
24	19 Bowdoin Street	28.02/6	Contributing	1922	Residential
25	20 Bowdoin Street	28.04/83	Contributing	1922	Residential
26	21 Bowdoin Street	28.02/82	Contributing	1920	Residential
27	23 Bowdoin Street	28.02/81	Contributing	1920	Residential
28	24 Bowdoin Street	28.04/85	Contributing	1917	Residential
29	25 Bowdoin Street	28.02/79	Contributing	1917	Residential
30	26 Bowdoin Street	28.04/86	Contributing	1924	Residential
31	27 Bowdoin Street	28.02/78	Contributing	1926	Residential

32	28 Bowdoin Street	28.04/87	Contributing	1922	Residential
33	29 Bowdoin Street	28.02/77	Contributing	1922	Residential
34	30 Bowdoin Street	28.04/88	Contributing	1922	Residential
35	31 Bowdoin Street	28.02/76	Contributing	1919	Residential
36	32 Bowdoin Street	28.04/89	Contributing	1908	Residential
37	34 Bowdoin Street	28.04/90	Contributing	1925	Residential
38	41 Bowdoin Street	28.01/220	Contributing	1924	Residential
39	42 Bowdoin Street	28.03/217	Contributing	1897	Residential
40	43 Bowdoin Street	28.01/222	Contributing	1923	Residential
41	44 Bowdoin Street	28.03/216	Non-Contributing	1948	Residential
42	45 Bowdoin Street	28.01/223	Contributing	1922	Residential
43	46 Bowdoin Street	28.03/215	Non-Contributing	1965	Residential
44	47 Bowdoin Street	28.01/224	Non-Contributing	1991	Residential
45	48 Bowdoin Street	28.03/214	Contributing	1908	Residential
46	50 Bowdoin Street	28.03/213	Contributing	1922	Residential
47	51 Bowdoin Street	28.01/225	Contributing	1921	Residential
48	52 Bowdoin Street	28.03/212	Contributing	1923	Residential
49	53 Bowdoin Street	28.01/227	Contributing	1914	Residential
50	54Bowdoin Street	28.03/211	Contributing	1925	Residential
51	56 Bowdoin Street	28.03/210	Contributing	1925	Residential
52	58 Bowdoin Street	28.03/209	Contributing	1924	Residential
53	60-62 Bowdoin Street	28.03/207	Contributing	1919	Residential
54	2-4 Colgate Road	30.02/46	Contributing	1930	Residential
55	3 Colgate Road	30.01/44	Non-Contributing	1944	Residential
56	5 Colgate Road	30.01/43	Contributing	1929	Residential
57	6 Colgate Road	30.02/48	Contributing	1931	Residential
58	7 Colgate Road	30.01/42	Contributing	1929	Residential
59	8 Colgate Road	30.02/49	Contributing	1928	Residential
60	9 Colgate Road	30.01/41	Contributing	1928	Residential
61	10 Colgate Road	30.02/50	Contributing	1929	Residential
62	11 Colgate Road	30.01/40	Contributing		Residential
63	12 Colgate Road	30.02/51	Contributing	1929	Residential
64	13 Colgate Road	30.01/39	Contributing	1929	Residential
65	14 Colgate Road	30.02/52	Contributing	1930	Residential
66	15 Colgate Road	30.01/38	Contributing	1928	Residential
67	16 Colgate Road	30.02/53	Contributing	1929	Residential
68	17 Colgate Road	30.01/37	Contributing	1935	Residential
69	18 Colgate Road	30.02/54	Contributing	1929	Residential
70	19 Colgate Road	30.01/35	Contributing	1927	Residential
71	20 Colgate Road	30.02/56	Contributing	1929	Residential
72	21 Colgate Road	30.01/33	Contributing	1927	Residential
73	22 Colgate Road	30.02/58	Non-Contributing	1939	Residential
74	23 Colgate Road	30.01/32	Contributing	1927	Residential
75	24 Colgate Road	30.02/59	Contributing		Residential
76	25 Colgate Road	30.01/31	Contributing	1927	Residential
77	26 Colgate Road	30.02/60	Contributing	1927	Residential

78	27 Colgate Road	30.01/30	Contributing	1928	Residential
79	28 Colgate Road	30.02/61	Contributing	1927	Residential
80	29 Colgate Road	30.01/29	Contributing	1928	Residential
81	30 Colgate Road	30.02/62	Contributing	1929	Residential
82	31 Colgate Road	30.01/28	Contributing	1932	Residential
83	32 Colgate Road	30.02/63	Contributing	1927	Residential
84	33 Colgate Road	30.01/26	Contributing	1932	Residential
85	55 Harvard Avenue	28.02/74	Contributing	1920	Residential
86	59 Harvard Avenue	28.04/91	Contributing	1925	Residential
87	60 Harvard Avenue	28.03/218	Contributing	1925	Residential
88	66 Harvard Avenue	28.03/196	Contributing	1925	Residential
89	67 Harvard Avenue	28.04/92	Contributing	1924	Residential
90	73 Harvard Avenue	28.06/109	Contributing	1927	Residential
91	88 Harvard Avenue	28.07/128	Contributing	1930	Residential
92	91 Harvard Avenue	28.08/134	Contributing	1928	Residential
93	92 Harvard Avenue	28.07/145.02	Non-Contributing	1928	Residential
94	93 Harvard Avenue	28.08/133	Contributing	1929	Residential
95	94 Harvard Avenue	28.07/145.01	Contributing	1928	Residential
96	95 Harvard Avenue	28.08/132	Contributing	1928	Residential
97	96 Harvard Avenue	28.07/145	Contributing	1927	Residential
98	97 Harvard Avenue	28.08/131	Non-Contributing	1949	Residential
99	98 Harvard Avenue	28.07/144	Contributing	1903	Residential
100	100 Harvard Avenue	28.07/143	Contributing	1928	Residential
101	102 Harvard Avenue	28.07/142	Contributing	1928	Residential
102	104 Harvard Avenue	28.07/141	Non-Contributing	1946	Residential
103	2-4 Oberlin Street	28.08/49	Contributing	1925	Residential
104	3 Oberlin Street	28.06/48	Non-Contributing	1952	Residential
105	6 Oberlin Street	28.08/50	Contributing	1923	Residential
106	7 Oberlin Street	28.06/45	Contributing	1922	Residential
107	8 Oberlin Street	28.08/51	Contributing	1922	Residential
108	9 Oberlin Street	28.06/44	Contributing	1921	Residential
109	10-12 Oberlin Street	28.08/52	Contributing	1920	Residential
110	11 Oberlin Street	28.06/43	Contributing	1921	Residential
111	13 Oberlin Street	28.06/43	Contributing	1921	Residential
112	14 Oberlin Street	28.08/54	Non-Contributing	1939	Residential
113	15 Oberlin Street	28.06/41	Contributing	1923	Residential
114	16 Oberlin Street	28.08/55	Contributing	1908	Residential
115	17 Oberlin Street	28.06/40	Contributing	1923	Residential
116	17A Oberlin Street	28.06/118.01	Non-Contributing	1966	Residential
117	18 Oberlin Street	28.08/56	Non-Contributing	1948	Residential
118	19 Oberlin Street	28.06/118	Contributing	1924	Residential
119	20-20A Oberlin Street	28.08/119	Non-Contributing	1924	Residential
120	21 Oberlin Street	28.06/117	Contributing	1924	Residential

121	22 Oberlin Street	28.08/120	Contributing	1919	Residential
122	23 Oberlin Street	28.06/116	Contributing	1916	Residential
123	24 Oberlin Street	28.08/121	Contributing	1921	Residential
124	25 Oberlin Street	28.06/115	Contributing	1919	Residential
125	26 Oberlin Street	28.08/122	Contributing	1916	Residential
126	28 Oberlin Street	28.08/123	Contributing	1925	Residential
127	29 Oberlin Street	28.06/113	Contributing	1922	Residential
128	31 Oberlin Street	28.06/112	Contributing	1922	Residential
129	32 Oberlin Street	28.08/125	Contributing	1910	Residential
130	33 Oberlin Street	28.06/111	Contributing	1921	Residential
131	35 Oberlin Street	28.06/110	Contributing	1918	Residential
132	36 Oberlin Street	28.08/127	Contributing	1924	Residential
133	39 Oberlin Street	28.05/183	Contributing	1898	Residential
134	41 Oberlin Street	28.05/184	Contributing	1931	Residential
135	43 Oberlin Street	28.05/185	Contributing	1923	Residential
136	44 Oberlin Street	28.07/129	Contributing	1898	Residential
137	45 Oberlin Street	28.05/186	Contributing	1928	Residential
138	47 Oberlin Street	28.05/187	Contributing	1926	Residential
139	48 Oberlin Street	28.07/130	Contributing	1932	Residential
140	49 Oberlin Street	28.05/159.01	Contributing	1926	Residential
141	51 Oberlin Street	28.05/159	Contributing	1926	Residential
142	52 Oberlin Street	28.07/146	Contributing	1926	Residential
143	53 Oberlin Street	28.05/158	Contributing	1926	Residential
144	54 Oberlin Street	28.07/147	Contributing	1926	Residential
145	55 Oberlin Street	28.05/157	Contributing	1926	Residential
146	56 Oberlin Street	28.07/148	Contributing	1926	Residential
147	710 Prospect Street	28.01/232	Contributing	1924	Residential
148	712 Prospect Street	28.01/230	Contributing	1915	Residential
149	716 Prospect Street	28.01/228	Contributing	1917	Residential
150	724 Prospect Street	28.03/207.01	Contributing	1926	Residential
151	726 Prospect Street	28.03/175	Contributing	1926	Residential
152	728 Prospect Street	28.03/176	Non-Contributing		Residential
153	730 Prospect Street	28.03/177	Contributing		Residential
154	1 Rutgers Street	28.08/64	Contributing	1929	Residential
155	2 Rutgers Street	30.01/1	Non-Contributing	1936	Residential
156	3 Rutgers Street	28.08/63	Contributing	1920	Residential
157	5 Rutgers Street	28.08/62	Contributing	1928	Residential
158	6 Rutgers Street	30.01/4	Contributing	1928	Residential
159	7 Rutgers Street	28.08/61	Contributing	1929	Residential
160	8 Rutgers Street	30.01/5	Contributing	1928	Residential
161	9 Rutgers Street	28.08/60	Contributing	1928	Residential
162	10 Rutgers Street	30.01/6	Contributing	1927	Residential
163	11 Rutgers Street	28.08/59	Contributing	1927	Residential
164	12 Rutgers Street	30.01/19	Contributing	1928	Residential

165	13 Rutgers Street	28.08/58	Contributing	1927	Residential
166	14 Rutgers Street	30.01/8	Contributing	1926	Residential
167	15 Rutgers Street	28.08/57.01	Contributing	1927	Residential
168	16 Rutgers Street	30.01/9	Contributing	1928	Residential
169	17 Rutgers Street	28.08/57	Contributing	1928	Residential
170	18 Rutgers Street	30.01/10	Contributing	1929	Residential
171	19 Rutgers Street	28.08/140	Contributing	1928	Residential
172	20 Rutgers Street	30.01/11	Contributing	1929	Residential
173	21 Rutgers Street	28.08/139	Contributing	1927	Residential
174	22 Rutgers Street	30.01/12	Contributing	1928	Residential
175	23 Rutgers Street	28.08/138	Contributing	1926	Residential
176	24 Rutgers Street	30.01/14	Contributing	1927	Residential
177	25 Rutgers Street	28.08/137	Non-Contributing	1936	Residential
178	26 Rutgers Street	30.01/16	Contributing	1928	Residential
179	27 Rutgers Street	28.08/136	Contributing	1929	Residential
180	28 Rutgers Street	30.01/17	Contributing	1927	Residential
181	29 Rutgers Street	28.08/135	Contributing	1928	Residential
182	30 Rutgers Street	30.01/18	Contributing		Residential
183	32 Rutgers Street	30.01/19	Contributing	1927	Residential
184	34 Rutgers Street	30.01/20	Contributing	1928	Residential
185	36 Rutgers Street	30.01/21	Contributing	1928	Residential
186	38 Rutgers Street	30.01/22	Contributing	1928	Residential
187	40 Rutgers Street	30.01/23	Contributing	1927	Residential
188	42 Rutgers Street	30.01/24	Contributing	1927	Residential
189	60 Tuscan Road	28.02/11	Contributing	1920	Residential
190	70 Tuscan Road	28.04/14	Contributing	1922	Residential
191	74 Tuscan Road	28.04/13	Contributing	1916	Residential
192	76 Tuscan Road	28.04/30	Contributing	1922	Residential
193	78 Tuscan Road	28.04/29	Contributing	1928	Residential
194	88 Tuscan Road	28.06/46	Contributing	1750	Residential
195	90 Tuscan Road	28.06/47	Contributing	1922	Residential
196	134 Tuscan Road	30.03/88	Contributing	1926	Residential
197	136 Tuscan Road	30.03/89	Contributing	1926	Residential
198	140 Tuscan Road	30.03/91	Non-Contributing	1938	Residential
199	1-3 Wellesley Road	30.02/76	Contributing	1925	Residential
200	2-4 Wellesley Road	30.03/78	Contributing	1930	Residential
201	5 Wellesley Road	30.02/75	Contributing	1927	Residential
202	6 Wellesley Road	30.03/80	Contributing	1929	Residential
203	7 Wellesley Road	30.02/74	Contributing	1927	Residential
204	8 Wellesley Road	30.03/81	Contributing	1927	Residential
205	9 Wellesley Road	30.02/73	Contributing	1927	Residential
206	10 Wellesley Road	30.03/82	Contributing	1931	Residential
207	11 Wellesley Road	30.02/72	Contributing	1927	Residential
208	12-14 Wellesley Road	30.03/83	Non-Contributing	1940	Residential
209	13 Wellesley Road	30.02/71	Non-Contributing	1936	Residential
210	15 Wellesley Road	30.02/70	Contributing	1928	Residential
211	17 Wellesley Road	30.02/69	Contributing	1928	Residential

212	19 Wellesley Road	30.02/68	Contributing	1928	Residential
213	21 Wellesley Road	30.02/67	Contributing	1929	Residential
214	23 Wellesley Road	30.02/65	Contributing	1926	Residential
215	2 Yale Street	28.06/31	Contributing	1923	Residential
216	4 Yale Street	28.06/32	Contributing	1923	Residential
217	5 Yale Street	28.04/27	Contributing	1923	Residential
218	6 Yale Street	28.06/33	Contributing	1923	Residential
219	7 Yale Street	28.04/26	Contributing	1923	Residential
220	8 Yale Street	28.06/34	Contributing	1922	Residential
221	9 Yale Street	28.04/25	Contributing	1923	Residential
222	10 Yale Street	28.06/35	Contributing	1921	Residential
223	11 Yale Street	28.04/24	Contributing	1923	Residential
224	12 Yale Street	28.06/36	Contributing	1920	Residential
225	13 Yale Street	28.04/23	Contributing	1923	Residential
226	14 Yale Street	28.06/37	Contributing	1921	Residential
227	15 Yale Street	28.04/22	Non-Contributing		Residential
228	16 Yale Street	28.06/38	Contributing	1921	Residential
229	18 Yale Street	28.06/39	Contributing	1925	Residential
230	18A Yale Street	28.06/101	Non-Contributing	1937	Residential
231	19 Yale Street	28.04/100	Contributing	1924	Residential
232	20 Yale Street	28.06/101.01	Contributing	1924	Residential
233	21 Yale Street	28.04/99	Contributing	1924	Residential
234	22 Yale Street	28.06/102	Contributing	1924	Residential
235	23 Yale Street	28.04/98	Contributing	1924	Residential
236	24 Yale Street	28.06/103	Contributing	1923	Residential
237	25 Yale Street	28.04/97	Contributing	1916	Residential
238	26 Yale Street	28.06/104	Contributing	1923	Residential
239	27 Yale Street	28.04/95	Contributing	1924	Residential
240	28 Yale Street	28.06/105	Contributing	1918	Residential
241	30 Yale Street	28.06/106	Contributing	1921	Residential
242	31 Yale Street	28.04/94	Contributing	1898	Residential
243	32 Yale Street	28.06/107	Non-Contributing	1955	Residential
244	33 Yale Street	28.04/93	Contributing	1924	Residential
245	34 Yale Street	28.06/108	Non-Contributing	1955	Residential
246	38 Yale Street	28.05/195	Contributing	1924	Residential
247	39 Yale Street	28.03/197	Contributing	1925	Residential
248	40 Yale Street	28.05/194	Contributing	1923	Residential
249	41 Yale Street	28.03/198	Contributing	1922	Residential
250	42 Yale Street	28.05/193	Contributing	1898	Residential
251	43 Yale Street	28.03/199	Contributing	1924	Residential
252	45 Yale Street	28.03/200	Contributing	1922	Residential
253	46 Yale Street	28.05/191	Contributing	1923	Residential
254	47 Yale Street	28.03/201	Contributing	1922	Residential
255	48 Yale Street	28.05/190	Contributing	1924	Residential

256	49 Yale Street	28.03/202	Contributing	1916	Residential
257	50 Yale Street	28.05/189	Contributing	1927	Residential
258	51 Yale Street	28.03/203	Contributing	1925	Residential
259	52 Yale Street	28.05/188	Contributing	1927	Residential
260	53 Yale Street	28.03/204	Contributing	1924	Residential
261	54 Yale Street	28.05/188.01	Contributing	1927	Residential
262	55 Yale Street	28.03/205	Contributing	1934	Residential
263	56 Yale Street	28.05/162.01	Contributing	1927	Residential
264	57 Yale Street	28.03/174	Contributing	1926	Residential
265	58 Yale Street	28.05/162	Contributing	1926	Residential
266	59 Yale Street	28.03/173	Contributing	1926	Residential
267	60 Yale Street	28.05/163	Contributing	1926	Residential
268	61 Yale Street	28.03/173.01	Contributing	1930	Residential

BOYDEN/BURNETT HISTORIC DISTRICT

The Boyden/Burnett Historic District is located southwest of the intersection of Springfield Avenue and Boyden Avenue, two of the oldest roads in town. It encompasses the last remaining vestiges of the historic village of Middleville, which was originally known as North Farms and later called Hilton, and was incorporated into the Township of Maplewood in the early 20th century. Hilton, along with the eastern part of what would become Maplewood, was part of Orange Township from 1806-1834 and Clinton Township from 1834 to 1861 and became part of South Orange Township in 1861—two years before it was joined by Jefferson Village in 1863. From 1861 to 1922 the names Maplewood and Hilton were local village names, not official within the township of South Orange. In 1922 when the Township took the name of Maplewood the area became known unofficially as the Hilton section of Maplewood. Springfield Avenue is a busy commercial thoroughfare and while the tributary streets of Boyden and Burnett avenues are quieter by comparison, its proximity is felt. The district consists of Burnett Avenue from near Tuscan Road to Vermont Street, the south side of Tuscan Road between Burnett and Boyden avenues, and Boyden Avenue from number 270 to the sharp turn to the east, just before its intersection with Newark Way. The district has many vernacular farm houses which are among the last remaining examples of Maplewood's early to mid-19th century history, as well as houses constructed in the early decades of the 20th century, when the town witnessed rapid suburban development.

Inv.	Address	Block /Lot	Status	Date	Type
1	270 Boyden Ave. (Seth Boyden Sch.)	45.05/304	Key Contributing	1913	Residential
2	271 Boyden Avenue	31.05/23.01	Contributing	1910	Residential
3	273 Boyden Avenue	31.05/23	Contributing	1900	Residential
4	277 Boyden Avenue	31.05/22	Contributing	1922	Residential
5	279 Boyden Avenue	31.05/21	Contributing	1928	Residential
6	283 Boyden Avenue	31.05/24	Contributing	1908	Residential
7	285 Boyden Avenue	31.05/25	Contributing		Residential
8	298 Boyden Avenue	45.05/303	Contributing	1940	Residential
9	302 Boyden Avenue	45.05/302	Contributing	c. 1790	Residential
10	306 Boyden Avenue	45.05/302.01	Non-Contributing	1960	Residential
11	310 Boyden Avenue	45.05/301.01	Contributing		Residential

12	314 Boyden Avenue	45.05/253	Contributing	1870	Residential
13	319 Boyden Avenue	48.47/127	Contributing	1912	Residential
14	321 Boyden Avenue	48.47/127.01	Contributing	1922	Residential
15	324 Boyden Avenue	45.04/252	Contributing	1910	Residential
16	326 Boyden Avenue	45.04/251	Contributing	1922	Residential
17	327 Boyden Avenue	48.47/125	Contributing	1870	Residential
18	329 Boyden Avenue	48.47/125.01	Non-Contributing	1966	Residential
19	330 Boyden Avenue	45.04/208	Contributing	1860s	Residential
20	337 Boyden Avenue	48.47/123.01	Non-Contributing	1966	Residential
21	339 Boyden Avenue	48.47/123.02	Non-Contributing	1965	Residential
22	341 Boyden Avenue	48.47/122.01	Non-Contributing	1966	Residential
23	342 Boyden Avenue	45.01/215	Contributing	1957	Residential
24	343 Boyden Avenue	48.47/122.02	Non-Contributing	1966	Residential
25	346 Boyden Avenue	45.01/217	Contributing	1931	Residential
26	348 Boyden Avenue	45.01/219	Contributing		Residential
27	349 Boyden Avenue	48.47/122	Contributing		Residential
28	19 Burnett Avenue	47.04/146	Contributing	1900	Residential
29	21-23 Burnett Avenue	47.04/147	Non-Contributing		No Building
30	24-34 Burnett Avenue	48.47/138	Contributing		Residential
31	27 Burnett Avenue	47.04/148	Contributing	1883	Residential
32	29 Burnett Avenue	47.04/149	Contributing	1905	Residential
33	33 Burnett Avenue	47.04/150	Contributing	1907	Residential
34	36-40 Burnett Avenue	48.47/140	Contributing	1864	Residential
35	37 Burnett Avenue	47.04/151	Contributing	1906	Residential
36	43 Burnett Avenue	47.04/152	Contributing	1925	Residential
37	44 Burnett Avenue	48.47/141	Contributing	1910	Residential
38	48 Burnett Avenue	48.47/142	Contributing	1910	Residential
39	208 Tuscan Avenue	48.47/133.03	Contributing		Residential
40	216 Tuscan Avenue	48.47/133.04	Contributing	1916	Residential
41	230 Tuscan Avenue	48.47/130	Contributing		Residential
42	210-12 Tuscan Road	48.47/133.01	Contributing	1929	Residential
43	214 Tuscan Road	48.47/133	Contributing	1954	Residential
44	218-20 Tuscan Road	48.47/132	Contributing	1922	Residential
45	222 Tuscan Road	48.47/131.03	Contributing	1929	Residential
46	226 Tuscan Road	48.47/131.01	Contributing	1900	Residential
47	228 Tuscan Road	48.47/130.01	Contributing	1926	Residential

MAPLEWOOD CENTER SURVEY

The survey area is located immediately northwest of the literal center of Maplewood Township, but is essentially located at the center of the Township. Maplewood Avenue is the main north-south thoroughfare and also acting as the approximate eastern boundary of the survey area; all of the east-west streets running perpendicular from Maplewood Avenue generally slopes up to the north-northwest towards the first ridge of the Watchung Mountains. The center portion of Maplewood Avenue, from Durand Road to Lenox Place, is a commercial area, while the remainder of Maplewood Avenue and all of the streets radiating north and west from it are residential. The residential streets have a consistent

rhythm created by the lot sizes, setbacks, scale of buildings, and their relationship to one another. There also is a consistent rhythm within the commercial area created by setbacks and scale of buildings, but more variety is found here than on the residential streets.

Inv.	Address	Block /Lot	Status	Date	Type
1	93-95 Baker Street	12.04/194	Non-Contributing		No Building
2	97 Baker Street	12.04/195	Contributing	1932	Commercial
3	98 Baker Street	12.06/237	Non-Contributing		No building
4	101 Baker Street	12.04/196	Contributing	1923	Commercial
5	103 Baker Street	12.04/197	Contributing	1905	Commercial
6	104 Baker Street	12.06/237.01	Contributing	1954	Commercial
7	108 Baker Street	12.06/236	Contributing	1912	Commercial
8	9 Beach Place	13.07/54	Contributing	1910	Residential
9	17 Beach Place	13.06/89	Contributing	1916	Residential
10	18 Beach Place	13.06/91	Contributing	1917	Residential
11	19 Beach Place	13.06/88	Contributing	1916	Residential
12	20 Beach Place	13.06/92	Contributing	1918	Residential
13	21 Beach Place	13.06/87	Contributing	1921	Residential
14	22 Beach Place	13.06/93	Contributing	1917	Residential
15	23 Beach Place	13.06/86	Contributing	1924	Residential
16	24 Beach Place	13.06/94	Contributing	1921	Residential
17	18 Brook Lane	13.03/236	Contributing	1929	Residential
18	20 Brook Lane	13.03/237	Contributing	1929	Residential
19	22 Brook Lane	13.03/238	Contributing	1928	Residential
20	24 Brook Lane	13.03/239	Contributing	1928	Residential
21	26 Brook Lane	13.03/240	Non-Contributing	1955	Residential
22	28 Brook Lane	13.03/241	Contributing	1927	Residential
23	30 Brook Lane	13.03/242	Contributing	1930	Residential
24	2 Brookside Road	13.06/99	Contributing	1926	Residential
25	5 Brookside Road	13.05/102	Contributing	1930	Residential
26	7 Brookside Road	13.05/120	Contributing	1926	Residential
27	8 Brookside Road	13.06/98	Contributing	1925	Residential
28	9 Brookside Road	13.05/125	Contributing	1926	Residential
29	10 Brookside Road	13.06/97.01	Contributing	1926	Residential
30	11 Brookside Road	13.05/126	Contributing	1926	Residential
31	12 Brookside Road	13.06/97	Contributing	1926	Residential
32	14 Brookside Road	13.06/96.01	Contributing	1925	Residential
33	16 Brookside Road	13.06/96	Contributing	1925	Residential
34	29 Brookside Road	13.01/201	Contributing	1931	Residential
35	31 Brookside Road	13.01/202	Contributing	1931	Residential
36	10 Durand Road (Church of Christ)	12.02/100.01	Key Contributing	1924	Civic
37	11 Durand Road	13.04/65	Contributing	1914	Residential
38	19 Durand Road	13.03/66	Contributing	1913	Residential
39	20 Durand Road	12.01/1	Contributing	1922	Residential

40	25 Durand Road	13.03/248	Contributing	1922	Residential
41	26 Durand Road	12.01/2	Contributing	1922	Residential
42	28 Durand Road	12.01/3	Non-Contributing	1955	Residential
43	29 Durand Road	13.01/269	Contributing	1923	Residential
44	32 Durand Road	12.01/4	Contributing	1921	Residential
45	33 Durand Road	13.01/263	Contributing	1922	Residential
46	35 Durand Road	13.01/261	Contributing	1922	Residential
47	36 Durand Road	12.01/5	Contributing	1920	Residential
48	40 Durand Road	12.01/6	Contributing	1921	Residential
49	41 Durand Road	13.01/257	Contributing	1919	Residential
50	42 Durand Road	12.01/7	Contributing	1925	Residential
51	44 Durand Road	12.01/8	Contributing	1922	Residential
52	47 Durand Road	13.01/251	Non-Contributing	1957	Residential
53	48 Durand Road	12.01/9	Contributing	1929	Residential
54	53 Durand Road	13.01/233.03	Non-Contributing	1962	Residential
55	3-5 Highland Place	12.03/163.01	Contributing	1948	Commercial
56	6 Highland Place	12.04/191	Contributing	1912	Commercial
57	7 Highland Place	12.03/162.01	Contributing	1942	Commercial
58	8 Highland Place	12.04/206	Contributing	1912	Residential
59	9 Highland Place	12.03/162	Contributing	1925	Commercial
60	13 Highland Place	12.03/161	Contributing		No Building
61	14 Highland Place	12.04/203	Non-Contributing	1984	Residential
62	4 Inwood Place	12.03/165.01	Contributing	1950	Residential
63	6 Inwood Place	12.03/166	Non-Contributing	1922	Commercial
64	8 Inwood Place	12.03/167	Contributing	1912	Residential
65	10 Inwood Place	12.03/168	Contributing	1912	Residential
66	11 Inwood Place (Old Stone House)	12.02/169	Contributing	1908	Commercial
67	22 Jefferson Avenue	13.08/1	Contributing	1775	Residential
68	25 Jefferson Avenue	14.02/228	Non-Contributing	1960	Residential
69	26 Jefferson Avenue	13.08/3.01	Non-Contributing	1961	Residential
70	29 Jefferson Avenue	14.02/226	Contributing	1726	Residential
71	31 Jefferson Avenue	14.02/234	Non-Contributing	1960	Residential
72	39 Jefferson Avenue	14.15/131	Contributing	1928	Residential
73	40 Jefferson Avenue	13.07/48	Non-Contributing	1954	Residential
74	44 Jefferson Avenue	13.07/49.01	Non-Contributing	1962	Residential
75	45 Jefferson Avenue	14.15/129	Contributing	1928	Residential
76	47 Jefferson Avenue	14.15/128	Contributing	1926	Residential
77	51 Jefferson Avenue	14.15/117	Contributing	1914	Residential
78	57 Jefferson Av.(Gildersleeve House)	15.06/116	Contributing	1765	Residential
79	58 Jefferson Avenue	13.06/82	Non-Contributing	1936	Residential
80	60 Jefferson Avenue	13.06/81	Contributing	1920	Residential
81	61 Jefferson Avenue	15.06/102	Contributing	1916	Residential
82	65 Jefferson Avenue	14.03/101	Non-Contributing		No Building
83	68 Jefferson Avenue	13.06/77	Contributing	1932	Residential

84	70 Jefferson Avenue	13.06/101	Contributing	1924	Residential
85	73 Jefferson Avenue	13.06/98	Contributing	1918	Residential
86	74 Jefferson Avenue	13.06/100	Non-Contributing	1924	Residential
87	75 Jefferson Avenue	14.03/96	Contributing	1920	Residential
88	77 Jefferson Avenue	14.03/91	Contributing	1920	Residential
89	79 Jefferson Avenue	14.03/90	Contributing	1920	Residential
90	81 Jefferson Avenue	14.03/84	Contributing	1920	Residential
91	83 Jefferson Avenue	14.03/83	Contributing	1920	Residential
92	85 Jefferson Avenue	14.03/82	Contributing	1920	Residential
93	86 Jefferson Avenue	13.05/103	Contributing	1923	Residential
94	87 Jefferson Avenue	14.03/74	Contributing	1924	Residential
95	88 Jefferson Avenue	13.05/104	Contributing	1924	Residential
96	90 Jefferson Avenue	13.05/105	Contributing	1924	Residential
97	91 Jefferson Avenue	14.03/73	Contributing	1790	Residential
98	93 Jefferson Avenue	14.03/71	Contributing	1925	Residential
99	96 Jefferson Avenue	13.05/106	Contributing	1923	Residential
100	100 Jefferson Avenue	13.05/107	Contributing	1924	Residential
101	1 Lenox Place	12.06/241	Contributing	1908	Residential
102	4 Lenox Place	12.08/255	Contributing	1911	Residential
103	5 Lenox Place	12.06/235	Non-Contributing	2008	Residential
104	6 Lenox Place	12.08/254	Contributing	1906	Residential
105	7 Lenox Place	12.06/235.01	Contributing	1912	Residential
106	9 Lenox Place	12.06/234	Contributing	1906	Residential
107	10 Lenox Place	12.08/252	Contributing	1912	Residential
108	11 Lenox Place	12.06/233	Contributing	1904	Residential
109	12 Lenox Place	12.08/251	Contributing	1904	Residential
110	13 Lenox Place	12.06/232	Contributing	1904	Residential
111	14 Lenox Place	12.08/250	Contributing	1904	Residential
112	15 Lenox Place	12.06/231	Non-Contributing		No Building
113	16 Lenox Place	12.08/249	Contributing	1905	Residential
114	17 Lenox Place	12.06/226.01	Contributing	1920	Unknown
115	18 Lenox Place	12.08/248	Contributing	1904	Residential
116	20 Lenox Place	12.08/247	Contributing	1904	Residential
117	22 Lenox Place	12.08/246	Contributing	1903	Residential
118	24 Lenox Place	12.08/245	Contributing	1908	Residential
119	30 Lenox Place	12.08/243	Contributing	1911	Residential
120	72 Maplewood Ave	14.02/153	Non-Contributing	1950	Residential
121	76 Maplewood Ave	13.08/4	Contributing	1915	Residential
122	77 Maplewood Ave	13.07/46	Contributing	1915	Residential
123	80 Maplewood Ave	13.08/5	Contributing	1914	Residential
124	82 Maplewood Ave	13.08/6.01	Non-Contributing	1974	Residential
125	83 Maplewood Ave	13.07/45	Contributing	1908	Residential
126	84 Maplewood Ave	13.08/6	Contributing	1908	Residential
127	85 Maplewood Ave	13.07/44	Contributing	1912	Residential

128	87-89 Maplewood Ave	13.07/43	Contributing	1919	Residential
129	88 Maplewood Ave	13.08/8	Contributing	1911	Residential
130	92 Maplewood Ave	13.08/9	Contributing	1908	Residential
131	93 Maplewood Ave	13.07/42	Contributing	1918	Residential
132	95 Maplewood Ave	13.07/41	Contributing	1909	Residential
133	96 Maplewood Ave	13.08/10	Contributing	1905	Residential
134	99 Maplewood Ave	13.07/40	Contributing	1910	Residential
135	100 Maplewood Ave	13.08/11	Contributing	1910	Residential
136	102 Maplewood Ave	13.08/12	Non-Contributing	1941	Residential
137	104 Maplewood Ave	13.08/13	Non-Contributing	1941	Residential
138	107 Maplewood Ave	13.04/38	Contributing	1910	Residential
139	108 Maplewood Ave	13.08/14	Contributing	1910	Residential
140	110 Maplewood Ave	13.08/15	Non-Contributing	1972	Residential
141	111 Maplewood Ave	13.04/37	Contributing	1918	Residential
142	112 Maplewood Ave	13.08/16	Contributing	1911	Residential
143	115 Maplewood Ave	13.04/36	Contributing	1918	Residential
144	116 Maplewood Ave	13.08/17	Contributing	1910	Residential
145	117 Maplewood Ave	13.04/35	Contributing	1908	Residential
146	120 Maplewood Ave	13.08/18	Contributing	1910	Residential
147	121 Maplewood Ave	13.04/34	Contributing	1905	Residential
148	122 Maplewood Ave	13.08/19	Contributing	1894	Residential
149	123 Maplewood Ave	13.04/33	Contributing	1900	Residential
150	126 Maplewood Ave	13.08/20	Contributing	1902	Residential
151	127 Maplewood Ave	13.04/32	Contributing	1912	Residential
152	128 Maplewood Ave	13.08/21	Contributing	1903	Residential
153	130 Maplewood Ave	13.08/22	Contributing	1900	Residential
154	131 Maplewood Ave	13.04/31	Contributing	1894	Residential
155	134 Maplewood Ave	13.08/23	Contributing	1922	Residential
156	136 Maplewood Ave	13.08/24	Contributing	1914	Residential
157	137 Maplewood Ave	13.04/30	Contributing	1910	Residential
158	138 Maplewood Ave	13.08/25	Contributing	1894	Residential
159	139 Maplewood Ave	13.04/29	Contributing	1894	Residential
160	140 Maplewood Ave	13.08/26	Contributing	1894	Commercial
161	142 Maplewood Ave	13.08/28	Non-Contributing	1922	Commercial
162	144 Maplewood Ave	13.10/178	Non-Contributing		No Building
163	145 Maplewood Ave	12.02/100	Contributing	1950	Commercial
164	149 Maplewood Ave	12.02/176	Contributing	1929	Commercial
165	155 Maplewood Ave	12.02/175	Contributing	1926	Commercial
166	156Maplewood Ave	13.09/181	Contributing	1958	Civic
167	157 Maplewood Ave	12.02/174	Non-Contributing	1929	Commercial
168	161 Maplewood Ave	12.02/173	Contributing	1926	Commercial
169	162 Maplewood Ave	13.09/185	Non-Contributing		No Building
170	165 Maplewood Ave	12.03/165	Contributing	1921	Commercial
171	166 Maplewood Ave	13.09/186	Contributing	1921	Commercial

172	167 Maplewood Ave	12.03/164	Contributing	1928	Commercial
173	168 Maplewood Ave	13.09/187	Contributing	1924	Commercial
174	169 Maplewood Ave	12.03/163	Contributing	1922	Commercial
175	170 Maplewood Ave	13.09/188	Contributing	1921	Commercial
176	171 Maplewood Ave	12.04/191.02	Contributing	1921	Commercial
177	172 Maplewood Ave	13.09/188.02	Contributing	1908	Commercial
178	173 Maplewood Ave	12.04/191.03	Contributing	1930	Commercial
179	174 Maplewood Ave	13.09/188.01	Contributing	1920	Commercial
180	175 Maplewood Ave	12.04/192.01	Non-Contributing	1921	Commercial
181	176 Maplewood Ave	13.09/189	Contributing	1912	Commercial
182	177 Maplewood Ave	12.04/191	Contributing	1921	Commercial
183	180 Maplewood Ave	13.09/190	Contributing	1914	Commercial
184	181 Maplewood Ave	12.04/193	Contributing	1932	Commercial
185	184 Maplewood Ave	12.07/282	Non-Contributing		No Building
186	187 Maplewood Ave	12.06/238	Contributing	1926	Commercial
187	191Maplewood Ave	12.06/239	Contributing	1920	Commercial
188	193 Maplewood Ave	12.06/240	Non-Contributing	1957	Commercial
189	202 Maplewood Ave	12.07/290	Contributing	1916	Commercial
190	203 Maplewood Ave	12.08/256	Contributing	1911	Residential
191	4 Maryland Road	13.01/203	Contributing	1930	Residential
192	6 Maryland Road	13.01/204	Contributing	1931	Residential
193	8 Maryland Road	13.01/205	Contributing	1932	Residential
194	10 Maryland Road	13.01/206	Contributing	1931	Residential
195	12 Maryland Road	13.01/207	Contributing	1937	Residential
196	14 Maryland Road	13.01/208	Contributing	1930	Residential
197	16 Maryland Road	13.01/209	Contributing	1932	Residential
198	1 Mountain Avenue	12.09/275	Contributing	1911	Residential
199	3 Mountain Avenue	12.09/275.01	Contributing	1920	Residential
200	4 Mountain Avenue	11.06/132	Contributing	1903	Residential
201	5 Mountain Avenue	12.09/276	Contributing	1910	Residential
202	6 Mountain Avenue	11.06/131	Contributing	1922	Residential
203	7 Mountain Avenue	12.09/277	Contributing	1922	Residential
204	8 Mountain Avenue	11.06/130	Contributing	1900	Residential
205	9 Mountain Avenue	12.09/278	Contributing	1910	Residential
206	10 Mountain Avenue	11.06/129	Contributing	1900	Residential
207	11 Mountain Avenue	12.09/279	Contributing	1910	Residential
208	12 Mountain Avenue	11.06/128	Contributing	1916	Residential
209	14 Mountain Avenue	11.06/127.01	Non-Contributing	1958	Residential
210	23 Virginia Road	13.05/127	Contributing	1925	Residential
211	25 Virginia Road	13.05/116	Contributing	1925	Residential
212	27 Virginia Road	13.05/115	Contributing	1925	Residential
213	29 Virginia Road	13.05/114	Contributing	1924	Residential
214	31 Virginia Road	13.05/113	Contributing	1924	Residential
215	483 Walton Road	15.06/114	Contributing	1916	Residential

216	1 Winthrop Place	12.08/257	Contributing	1918	Residential
217	3 Winthrop Place	12.08/258	Contributing	1928	Residential
218	4 Winthrop Place	12.09/274	Contributing	1915	Residential
219	5 Winthrop Place	12.08/259	Contributing	1910	Residential
220	6 Winthrop Place	12.09/273	Contributing	1916	Residential
221	8 Winthrop Place	12.09/272	Contributing	1915	Residential
222	9 Winthrop Place	12.08/260	Contributing	1920	Residential
223	11 Winthrop Place	12.08/261	Contributing	1920	Residential
224	12 Winthrop Place	12.09/271	Contributing	1908	Residential
225	14 Winthrop Place	12.09/270	Contributing	1900	Residential
226	15 Winthrop Place	12.08/262	Contributing	1915	Residential
227	17 Winthrop Place	12.08/263	Contributing	1910	Residential
228	18 Winthrop Place	12.09/269	Contributing	1920	Residential
229	19 Winthrop Place	12.08/264	Contributing	1910	Residential
230	22 Winthrop Place	12.09/268	Contributing	1915	Residential
231	2 Woodland Road	13.07/49	Contributing	1918	Residential
232	3 Woodland Road	13.06/83	Contributing	1917	Residential
233	7 Woodland Road	13.06/84	Contributing	1916	Residential
234	8 Woodland Road	13.07/50	Contributing	1916	Residential
235	11 Woodland Road	13.06/85	Contributing	1917	Residential
236	12 Woodland Road	13.07/51	Contributing	1907	Residential
237	16 Woodland Road	13.07/52	Contributing	1908	Residential
238	17 Woodland Road	13.06/90	Contributing	1917	Residential
239	18 Woodland Road	13.07/53	Contributing	1910	Residential
240	19 Woodland Road	13.06/76	Contributing	1907	Residential
241	21 Woodland Road	13.06/75	Contributing	1904	Residential
242	24 Woodland Road	13.04/55	Contributing	1910	Residential
243	25 Woodland Road	13.03/74	Contributing	1922	Residential
244	26 Woodland Road	13.04/56	Contributing	1910	Residential
245	27 Woodland Road	13.03/73	Contributing	1912	Residential
246	28 Woodland Road	13.04/57	Contributing	1912	Residential
247	29 Woodland Road	13.03/72	Contributing	1909	Residential
248	30 Woodland Road	13.04/58	Contributing	1909	Residential
249	31 Woodland Road	13.03/71	Contributing	1908	Residential
250	32 Woodland Road	13.04/59	Contributing	1912	Residential
251	33 Woodland Road	13.03/70	Contributing	1910	Residential
252	34 Woodland Road	13.04/60	Contributing	1912	Residential
253	35 Woodland Road	13.03/69	Contributing	1908	Residential
254	36 Woodland Road	13.04/61	Contributing	1915	Residential
255	37 Woodland Road	13.03/68	Contributing	1908	Residential
256	38 Woodland Road	13.04/62	Contributing	1925	Residential
257	39 Woodland Road	13.03/67	Contributing	1911	Residential
258	40 Woodland Road	13.04/63	Contributing	1913	Residential
259	42 Woodland Road	13.04/64	Contributing	1915	Residential

260	49 Woodland Road	12.01/99	Contributing	1924	Residential
261	54 Woodland Road	12.02/175.01	Non-Contributing		No Building
262	55 Woodland Road	12.01/33	Contributing	1925	Residential
263	57 Woodland Road	12.01/31	Contributing	1925	Residential
264	60 Woodland Road (Woman's Club)	12.03/127	Key Contributing	1929	Civic
265	61 Woodland Road	12.01/29	Contributing	1924	Residential
266	63 Woodland Road	12.01/25	Non-Contributing		No Building
267	67 Woodland Road	12.01/24	Contributing	1920	Residential
268	70 Woodland Road	12.03/125	Contributing	1930	Residential
269	71 Woodland Road	12.01/23	Contributing	1931	Residential
270	75 Woodland Road	12.01/21	Contributing	1927	Residential
271	76 Woodland Road	12.03/123	Contributing	1920	Residential
272	77 Woodland Road	12.01/19	Contributing	1932	Residential
273	79 Woodland Road	12.01/17	Contributing	1927	Residential
274	80 Woodland Road	12.03/121	Contributing	1928	Residential
275	82 Woodland Road	12.03/119	Contributing	1923	Residential
276	86 Woodland Road	12.03/117	Contributing	1930	Residential

GOLF ISLAND NEIGHBORHOOD

The architecture of the Golf Island Neighborhood consists primarily of early 20th-century, suburban, mid-sized, single-family dwellings in a mix of revival styles. Residences are arranged linearly along the southwest-to northeast axis of Salter Place and Burnett Street and the cross streets of Pierson Road, South Mountain Avenue and Maple Avenue. Most of these houses demonstrate strong preferences for the Colonial Revival, Dutch Colonial Revival, Italian Renaissance and Craftsman styles. There are a handful of late Victorian houses in the Queen Anne and Colonial Revival styles at the northern end of Burnett Street and on the west side of Maple Avenue dating from the 1890s to the 1900s. The Maplewood Middle School, a brick Renaissance Revival building constructed in 1903 that assumed a Colonial Revival presence in 1930 with a large addition designed by the noted architects Guilbert and Betelle, anchors the northeast end of the neighborhood.

Inv.	Address	Block/Lot	Status	Date	Type
1	34 Baker Street	18.03/23	Contributing	1905	Residential
2	2 Burnett Street	18.03/21	Contributing	1925	Residential
3	6 Burnett Street	18.03/20	Contributing	1891	Residential
4	7 Burnett Street (Middle School)	18.02/1	Contributing	1903	Civic
5	10 Burnett Street	18.03/19	Contributing	1908	Residential
6	12 Burnett Street	18.03/18	Contributing	1908	Residential
7	14 Burnett Street	18.03/17	Contributing	1908	Residential
8	16 Burnett Street	18.03/16	Contributing	1913	Residential
9	18 Burnett Street	18.03/15	Contributing	1891	Residential
10	20 Burnett Street	18.03/218	Contributing	1891	Residential
11	24 Burnett Street	18.03/217	Contributing	1898	Residential
12	25 Burnett Street	18.01/221	Contributing	1980	Residential
13	26 Burnett Street	18.03/216	Contributing	1891	Residential

14	27 Burnett Street	18.01/222	Contributing	1891	Residential
15	28 Burnett Street	18.03/215	Contributing	1933	Residential
16	29 Burnett Street	18.01/223	Contributing	1890	Residential
17	30 Burnett Street	18.03/214	Contributing	1933	Residential
18	31 Burnett Street	18.01/224	Contributing	1915	Residential
19	32 Burnett Street	18.03/212	Contributing	1905	Residential
20	33 Burnett Street	18.01/225	Contributing	1921	Residential
21	34 Burnett Street	18.03/211	Contributing	1905	Residential
22	36 Burnett Street	18.03/210	Contributing	1908	Residential
23	37 Burnett Street	18.01/227	Contributing	1925	Residential
24	38 Burnett Street	18.03/209	Contributing	1913	Residential
25	39 Burnett Street	18.01/228	Contributing	1917	Residential
26	40 Burnett Street	18.03/208	Contributing	1910	Residential
27	41 Burnett Street	18.01/229	Contributing	1913	Residential
28	42 Burnett Street	18.03/207	Contributing	1925	Residential
29	43 Burnett Street	18.01/230	Contributing	1908	Residential
30	44 Burnett Street	18.03/206	Contributing	1905	Residential
31	45 Burnett Street	18.01/231	Contributing	1921	Residential
32	46 Burnett Street	18.03/205	Contributing	1913	Residential
33	47 Burnett Street	18.01/232	Contributing	1922	Residential
34	48 Burnett Street	18.03/204	Contributing	1908	Residential
35	49 Burnett Street	18.01/233	Contributing	1909	Residential
36	51 Burnett Street	18.01/234	Contributing	1909	Residential
37	52 Burnett Street (Epstein House)	18.03/203	Contributing	1935	Residential
38	56 Burnett Street	18.03/70	Contributing	1913	Residential
39	59 Burnett Street	19.02/67	Contributing	1917	Residential
40	60 Burnett Street	18.03/72	Contributing	1916	Residential
41	61 Burnett Street	19.02/66	Contributing	1914	Residential
42	62 Burnett Street	18.03/73	Contributing	1916	Residential
43	63 Burnett Street	19.02/65	Contributing	1913	Residential
44	64 Burnett Street	18.03/74	Contributing	1913	Residential
45	65 Burnett Street	19.02/64	Contributing	1917	Residential
46	66 Burnett Street	18.03/75	Contributing	1917	Residential
47	67 Burnett Street	19.02/62	Non-Contributing	1959	Residential
48	68 Burnett Street	18.03/76	Contributing	1914	Residential
49	69 Burnett Street	19.02/61	Contributing	1913	Residential
50	70 Burnett Street	18.03/77	Contributing	1913	Residential
51	71 Burnett Street	19.02/59-60	Contributing	1914	Residential
52	72 Burnett Street	18.03/78	Contributing	1917	Residential
53	256 Dunnell Road	19.18/260	Contributing	1922	Residential
54	258-60 Dunnell Road (Weis House)	19.18/261	Contributing	1909	Residential
55	264 Dunnell Road	19.18/263	Contributing	1922	Residential
56	266 Dunnell Road	19.18/264	Non-Contributing	1989	Residential
57	268 Dunnell Road	19.18/265	Non-Contributing	1989	Residential
58	52 Maple Avenue	18.01/220	Contributing	1900	Residential
59	54 Maple Avenue	18.01/254	Contributing	1900	Residential

60	58 Maple Avenue	18.01/255	Contributing	1900	Residential
61	62 Maple Avenue	19.18/256	Contributing	1905	Residential
62	64 Maple Avenue	19.18/257	Contributing	1905	Residential
63	66 Maple Avenue	19.18/258	Contributing	1908	Residential
64	70 Maple Avenue	19.18/259	Contributing	1908	Residential
65	39 Pierson Road	18.03/79	Contributing	1917	Residential
66	43 Pierson Road	19.02/58	Contributing	1926	Residential
67	44 Pierson Road	19.2/152	Contributing	1922	Residential
68	46 Pierson Road	19.2/151	Contributing	1919	Residential
69	47 Pierson Road	19.02/48.01	Contributing	1924	Residential
70	48 Pierson Road	19.2/150	Contributing	1921	Residential
71	49 Pierson Road	19.02/48	Contributing	1924	Residential
72	50 Pierson Road	19.2/149	Contributing	1921	Residential
73	52 Pierson Road	19.2/148	Contributing	1921	Residential
74	54 Pierson Road	19.2/142	Contributing	1908	Residential
75	56 Pierson Road	19.2/141	Contributing	1925	Residential
76	58 Pierson Road	19.2/139	Contributing	1908	Residential
77	62 Pierson Road	19.2/138	Contributing	1908	Residential
78	64 Pierson Road	19.2/132	Contributing	1921	Residential
79	66 Pierson Road	19.2/131	Contributing	1908	Residential
80	68 Pierson Road	19.2/130	Contributing	1922	Residential
81	70 Pierson Road	19.2/129	Contributing	1908	Residential
82	7 Salter Place	19.18/262	Contributing	1927	Residential
83	8 Salter Place	18.01/253	Contributing	1925	Residential
84	9 Salter Place	19.18/266	Contributing	1927	Residential
85	10 Salter Place	18.01/252	Contributing	1911	Residential
86	11 Salter Place	19.18/267	Contributing	1927	Residential
87	12 Salter Place	18.01/251	Contributing	1910	Residential
88	13 Salter Place	19.18/268	Contributing	1914	Residential
89	14 Salter Place	18.01/250	Contributing	1912	Residential
90	15 Salter Place	19.18/269-70	Contributing	1925	Residential
91	16 Salter Place	18.01/249	Contributing	1911	Residential
92	17 Salter Place	19.18/271	Contributing	1867	Residential
93	18 Salter Place (Verrier House)	18.01/248	Contributing	1911	Residential
94	20 Salter Place	18.01/247	Contributing	1922	Residential
95	21 Salter Place	19.18/277	Contributing	1927	Residential
96	22 Salter Place	18.01/246	Contributing	1918	Residential
97	23 Salter Place	19.18/278	Contributing	1918	Residential
98	24 Salter Place	18.01/245	Contributing	1910	Residential
99	25 Salter Place	19.18/279	Contributing	1916	Residential
100	26 Salter Place	18.01/244	Contributing	1917	Residential
101	27 Salter Place	19.18/283	Contributing	1916	Residential
102	28 Salter Place	18.01/243	Contributing	1922	Residential
103	29 Salter Place	19.18/284	Contributing	1916	Residential
104	30 Salter Place	18.01/242	Contributing	1916	Residential

105	31 Salter Place	19.18/285	Contributing	1916	Residential
106	32 Salter Place	18.01/241	Contributing	1917	Residential
107	33 Salter Place	19.18/286	Contributing	1918	Residential
108	34 Salter Place	18.01/240	Contributing	1922	Residential
109	35 Salter Place	19.18/287	Contributing	1920	Residential
110	36 Salter Place	18.01/237	Contributing	1922	Residential
111	37 Salter Place	19.18/288	Contributing	1913	Residential
112	39 Salter Place	19.18/289	Contributing	1917	Residential
113	40 Salter Place	18.01/236	Contributing	1915	Residential
114	41 Salter Place	19.18/289.01	Contributing	1917	Residential
115	43 Salter Place	19.18/36	Contributing	1915	Residential
116	45 Salter Place	19.18/35	Contributing	1922	Residential
117	46 Salter Place	19.02/56	Contributing	1912	Residential
118	47 Salter Place	19.18/34	Contributing	1925	Residential
119	48 Salter Place	19.02/55	Contributing	1912	Residential
120	49 Salter Place	19.18/33	Contributing	1925	Residential
121	50 Salter Place	19.02/54	Contributing	1916	Residential
122	51 Salter Place	19.18/31	Contributing	1911	Residential
123	52 Salter Place	19.02/53	Contributing	1915	Residential
124	54 Salter Place	19.02/52.01	Contributing	1914	Residential
125	55 Salter Place	19.18/29	Contributing	1911	Residential
126	56 Salter Place	19.02/52	Contributing	1922	Residential
127	57 Salter Place	19.18/28	Non-Contributing	1958	Residential
128	58 Salter Place	19.02/51	Contributing	1922	Residential
129	59 Salter Place	19.18/27.01	Contributing	1924	Residential
130	60 Salter Place	19.02/50	Contributing	1913	Residential
131	62 Salter Place	19.02/49	Contributing	1910	Residential
132	63 Salter Place	19.18/27	Contributing	1922	Residential
133	67 Salter Place	19.18/26	Contributing	1916	Residential
134	53 S. Mountain Ave.	18.01/235	Contributing	1914	Residential
135	54 S. Mountain Ave	19.02/68	Contributing	1913	Residential
136	60 S. Mountain Ave	19.02/57	Contributing	1911	Residential

MEMORIAL PARK NEIGHBORHOOD

The Memorial Park Historic District includes the civic, municipal, and institutional buildings surrounding Memorial Park in Maplewood, New Jersey. The Maplewood Municipal Building, fire station, police station, Nelson's Garage, Maplewood Garage, the Civic House, Skate House, Middle School, and train station, are all significant structures within the town. Connecting them together and linking them as parts of a clearly defined town center, is Memorial Park. Memorial Park, dedicated in 1931, is a large landscaped suburban park, designed by the Olmstead Associates under Percival Gallagher, and subsequent landscape design firms. It is bounded by Valley Street to the east, Baker Street to the south, Dunnell Road to the west, and Oakland Road to the north. The buildings in the historic district are oriented towards the park, are experienced from within the park, and are all linked by their proximity to the park. Therefore the relationship of the buildings with each other, and with the park, are significant

factors in the character of the historic district.

Inv.	Address	Block /Lot	Status	Date	Type
1	7 Burnett Street (Maplewood Library)	18.02/1	Key Contributing	1903	Civic
2	51 Baker Street (Maplewood Library)	17.02/126	Non-Contributing	1958	Civic
3	(Civic House/Shelter House)	17.01/2	Key Contributing	1930s	Civic
4	145 Dunnell Road (Nelson's Garage)	17.16/14	Key Contributing	1921	Commercial
5	125 Dunnell Road (Police Sation)	17.16/10	Key Contributing	1930	Civic
6	574 Valley Street (Municipal Building)	23.04/235	Key Contributing	1931	Civic
7	105 Dunnell Road (Fire Station)	17.16/12	Key Contributing	1924	Civic
8	79 Dunnell Road (Garage)	17.16/161	Contributing		Commercial
9	115 Dunnell Road	17.16/11	Non-Contributing		Commercial
10	(Maplewood Skate House)	17.01/1	Contributing	1935	Commercial

PROSPECT STREET HISTORIC DISTRICT

The Prospect Street historic district consists of an approximately 10-block stretch of Prospect Street, between Sommer and Parker Avenues in Maplewood, New Jersey. It is characterized by a remarkably intact assortment of late-19th and early-20th century eclectic and revival style homes. The development of the district is linked closely to the growth of the township of Maplewood as a picturesque commuter suburb of New York City. It is also associated with broader historical trends in the state of New Jersey, and part of the statewide historic context of suburban development 1840-1940, as established by the New Jersey Historic Preservation Office.

Inv.	Address	Block /Lot	Status	Date	Type
1	4 Courter Avenue	27.01/117	Contributing	1924	Residential
2	472 Elmwood Avenue	26.05/130	Contributing	1938	Residential
3	473 Elmwood Avenue	26.03/91	Contributing	1905	Residential
4	475 Elmwood Avenue	26.03/92	Contributing	1905	Residential
5	1 Jennifer Lane	24.08/286	Contributing	1901	Residential
6	4 Jennifer Lane	24.08/286.09	Contributing	1887	Residential
7	51 Madison Avenue	32.02/64	Contributing	1926	Residential
8	2-6 Mountain View Terrace	23.06/32	Contributing	1915	Residential
9	10 Mountain View Terrace	23.06/34	Contributing	1919	Residential
10	16 Mountain View Terrace	23.06/35	Contributing	1953	Residential
11	22 Mountain View Terrace	23.06/36	Contributing	1917	Residential
12	37 Oakland Road	24.08/277	Contributing	1906	Residential
13	36-40 Oakland Road	23.05/16	Contributing	1925	Residential
14	39 Oakland Road	24.08/278	Contributing	1926	Residential
15	41 Oakland Road	24.08/279	Contributing	1910	Residential
16	44-46 Oakland Road	23.05/18	Contributing	1909	Residential
17	47 Oakland Road	24.08/280	Contributing		Residential
18	48 Oakland Road	23.05/19	Contributing	1928	Residential
19	50 Oakland Road	23.05/20	Non-Contributing	1963	Residential
20	52-54 Oakland Road	23.05/21	Contributing	1904	Residential

21	19 Oakview Avenue	23.04/225	Contributing	1918	Residential
22	21 Oakview Avenue	23.04/224	Contributing	1911	Residential
23	22 Oakview Avenue	23.03/207	Contributing	1910	Residential
24	23 Oakview Avenue	23.04/223	Contributing	1914	Residential
25	26 Oakview Avenue	23.03/209	Contributing	1906	Residential
26	27 Oakview Avenue	23.04/222	Contributing	1939	Residential
27	28 Oakview Avenue	23.03/210	Contributing		Residential
28	29 Oakview Avenue	23.04/221.01	Contributing	1916	Residential
29	30 Oakview Avenue	23.03/211	Contributing	1906	Residential
30	31 Oakview Avenue	23.04/221	Contributing	1906	Residential
31	32 Oakview Avenue	23.03/212	Contributing		Residential
32	33 Oakview Avenue	23.04/220	Contributing	1925	Residential
33	34 Oakview Avenue	23.03/213	Contributing	1927	Residential
34	35 Oakview Avenue	23.04/219	Contributing		Residential
35	36 Oakview Avenue	23.03/214	Contributing		Residential
36	39 Oakview Avenue	23.04/218	Contributing	1906	Residential
37	40 Oakview Avenue	23.03/215	Contributing		Residential
38	42 Oakview Avenue	23.03/216	Contributing	1927	Residential
39	9 Plymouth Avenue	26.02/34	Contributing		Residential
40	11 Plymouth Avenue	26.02/35	Contributing		Residential
41	512 Prospect Street	25.01/11	Contributing	1916	Residential
42	514 Prospect Street	25.01/12	Contributing	1901	Residential
43	516 Prospect Street (Ethical Society)	25.01/13	Key Contributing	1900	Residential
44	520 Prospect Street	26.05/115	Non-Contributing	1895	Residential
45	524 Prospect Street	26.05/114	Contributing	1919	Residential
46	526 Prospect Street	26.05/113	Contributing	1922	Residential
47	527-29 Prospect Street (Calvary)	24.09/302	Contributing		Civic
48	528 Prospect Street	26.05/112	Non-Contributing	1969	Residential
49	530 Prospect Street	26.05/111	Non-Contributing	1966	Residential
50	531 Prospect Street	24.09/301	Contributing	1924	Residential
51	532 Prospect Street	26.05/110	Contributing	1927	Residential
52	534 Prospect Street	26.05/109	Contributing	1972	Residential
53	536-38 Prospect Street	26.05/108	Non-Contributing	1952	Residential
54	537-39 Prospect Street	24.08/289.02	Contributing	1868	Residential
55	540 Prospect Street	26.05/106	Contributing	1868	Residential
56	542 Prospect Street	26.05/105	Contributing	1870	Residential
57	543 Prospect Street	24.08/289.01	Contributing	1923	Residential
58	544 Prospect Street	26.05/102.01	Contributing	1929	Residential
59	545 Prospect Street	24.08/289	Contributing	1923	Residential
60	546 Prospect Street	26.05/102	Contributing	1923	Residential
61	547 Prospect Street	24.08/288.02	Contributing	1924	Residential
62	548 Prospect Street	26.05/101	Contributing	1921	Residential
63	549 Prospect Street	24.08/288.01	Contributing	1921	Residential
64	550 Prospect Street	26.05/100	Contributing	1921	Residential

65	551 Prospect Street	24.08/288	Contributing	1912	Residential
66	552 Prospect Street	26.05/99	Contributing	1936	Residential
67	554 Prospect Street	26.05/98	Contributing	1936	Residential
68	556 Prospect Street	26.05/96	Contributing	1937	Residential
69	558 Prospect Street	26.05/95	Contributing	1937	Residential
70	561 Prospect Street	24.08/284	Non-Contributing	1897	Residential
71	562-64 Prospect Street	26.03/93	Contributing	1952	Residential
72	563 Prospect Street	24.08/283	Non-Contributing	1957	Residential
73	566 Prospect Street	26.03/64	Contributing	1947	Residential
74	567 Prospect Street	24.08/282	Contributing	1910	Residential
75	568 Prospect Street	26.03/63	Contributing	1914	Residential
76	569 Prospect Street	24.08/281.01	Contributing	1930	Residential
77	571 Prospect Street	24.08/281	Contributing	1897	Residential
78	572 Prospect Street	26.02/61	Contributing	1929	Residential
79	575 Prospect Street	23.05/22	Contributing	1923	Residential
80	576 Prospect Street	26.02/32	Contributing	1924	Residential
81	579 Prospect Street	23.05/23	Contributing	1954	Residential
82	681 Prospect Street	22.09/252	Contributing	1924	Residential
83	682 Prospect Street	28.02/73	Contributing	1897	Residential
84	683 Prospect Street	22.09/253	Contributing		Residential
85	686 Prospect Street	28.01/241	Contributing	1927	Residential
86	687 Prospect Street	22.03/255	Contributing		Residential
87	690 Prospect Street	28.01/239	Contributing	1924	Residential
88	692 Prospect Street	28.01/238	Contributing	1911	Residential
89	693 Prospect Street	22.03/257	Contributing		Residential
90	695 Prospect Street	22.03/155	Contributing		Residential
91	696 Prospect Street	28.01/236	Contributing	1919	Residential
92	698 Prospect Street	28.01/235	Contributing	1900	Residential
93	699 Prospect Street	22.03/261	Contributing	1916	Residential
94	700 Prospect Street	28.01/234	Contributing	1923	Residential
95	701 Prospect Street	22.03/262	Contributing	1917	Residential
96	50 South Crescent	23.01/82	Contributing		Residential
97	47 Tuscan Road	23.01/76	Contributing	1925	Residential
98	50 Tuscan Road	28.02/1	Contributing	1921	Residential
99	649 Prospect Street	23.01/80	Contributing	1925	Residential
100	653 Prospect Street	23.01/78	Contributing	1926	Residential
101	660 Prospect Street	28.02/2	Contributing	1921	Residential
102	661 Prospect Street	22.09/242	Contributing	1934	Residential
103	662 Prospect Street	28.02/3	Contributing	1920	Residential
104	663 Prospect Street	22.09/243	Contributing	1934	Residential
105	664 Prospect Street	28.02/4	Contributing	1920	Residential
106	666 Prospect Street	28.02/61.01	Contributing	1964	Residential
107	668 Prospect Street	28.02/66	Contributing	1921	Residential
108	670 Prospect Street	28.02/67	Contributing	1922	Residential

109	672 Prospect Street	28.02/68	Contributing	1921	Residential
110	673 Prospect Street	22.09/248	Contributing	1936	Residential
111	674 Prospect Street	28.02/69	Contributing	1898	Residential
112	675 Prospect Street	22.09/249	Contributing	1921	Residential
113	676 Prospect Street	28.02/70	Contributing		Residential
114	677 Prospect Street	22.09/250	Contributing	1917	Residential
115	678 Prospect Street	28.02/71	Contributing	1917	Residential
116	679 Prospect Street	22.09/251	Contributing	1949	Residential
117	680 Prospect Street	28.02/72	Non-Contributing	1958	Residential
118	580 Prospect Street	26.01/30	Key Contributing	1895	Residential
119	583 Prospect Street	23.05/24	Contributing	1927	Residential
120	584 Prospect Street	26.01/1	Contributing	1927	Residential
121	585 Prospect Street	23.05/25	Contributing	1925	Residential
122	587 Prospect Street	23.05/26	Contributing	1938	Residential
123	588 Prospect Street	27.06/169	Contributing	1926	Residential
124	589 Prospect Street	23.05/27	Contributing	1925	Residential
125	595 Prospect Street	23.06/42	Contributing	1921	Residential
126	600 Prospect Street	27.06/168	Contributing	1926	Residential
127	601 Prospect Street	23.06/41	Contributing	1921	Residential
128	604 Prospect Street	27.06/160	Contributing	1916	Residential
129	608 Prospect Street	27.05/149	Contributing	1910	Residential
130	610 Prospect Street	27.05/148	Non-Contributing	1950	Residential
131	612 Prospect Street	27.05/147	Contributing	1919	Residential
132	613 Prospect Street	23.06/40	Non-Contributing	1915	Residential
133	615 Prospect Street	23.06/38	Contributing	1916	Residential
134	620 Prospect Street	27.03/105	Non-Contributing	1956	Residential
135	621 Prospect Street	23.03/44.01	Contributing	1921	Residential
136	624 Prospect Street	27.03/101	Contributing	1924	Residential
137	625 Prospect Street	23.03/44	Key Contributing	1900	Residential
138	626 Prospect Street	27.03/140	Contributing	1922	Residential
139	629-31 Prospect Street	23.03/159	Contributing	1930	Residential
140	630 Prospect Street	27.03/139	Contributing	1926	Residential
141	635-37 Prospect Street	23.03/156	Contributing	1923	Residential
142	638 Prospect Street	27.01/116	Contributing	1925	Residential
143	640 Prospect Street	27.01/94	Contributing		Residential
144	644-50 Prospect Street (Pres. Church)	27.01/92	Key Contributing	1925	Residential

PROSPECT STREET NEIGHBORHOOD

The Ridgewood Road survey includes 132 properties along the four roads: Baler Street, Everitt Place, Highland Place, and Ridgewood Road. There are primarily residential properties with houses and garages. At the heart of the survey area is a colonial-era thoroughfare. There are several very good examples of early-American architecture, easily identified as each house faces due south despite being set at an angle to the roadway, which runs in a northeast to southwest direction. The neighborhood is also enhanced by several buildings associated with George Washington and the famous Hudson River School

painter Asher B. Dwand. Over the ensuing centuries, the early farmhouses were surrounded by a mix. of 19th and 20th, century high style and vernacular houses. Many were constructed by locally important builders such as E.C. Balch and the Lombardy Company. The early 20th-century Colonial Revival houses pay particular tribute to the earlier Colonial houses. although most are set with their facades parallel to the road. The Ridgewood Road Survey should provide the Township with the documentation needed to assist in the protection of its valuable historic properties through proper planning. It will also be useful in the development of educational materials to help residents and property owners appreciate and care for the buildings and sites that contribute to their cultural heritage.

Inv.	Address	Block/Lot	Status	Date	Type
1	115 Baker Street	12.05/213	Contributing		Residential
2	119 Baker Street	12.05/214	Contributing		Residential
3	121 Baker Street	12.05/216	Contributing	1935	Residential
4	121A Baker Street	12.05/216.01	Non-Contributing		Residential
5	123 Baker Street	12.05/217	Contributing	1925	Residential
6	3 Everitt Place	12.05/207	Contributing	1956	Residential
7	7 Everitt Place	12.05/209	Contributing	1949	Residential
8	8 Everitt Place	12.04/200	Contributing		Residential
9	9 Everitt Place	12.05/210	Contributing		Residential
10	10 Everitt Place	12.04/199	Contributing		Residential
11	11 Everitt Place	12.05/211	Contributing		Residential
12	12 Everitt Place	12.04/198	Contributing		Residential
13	13 Everitt Place	12.05/212	Contributing		Residential
14	15 Highland Place	12.03/160	Contributing		Residential
15	17 Highland Place	12.03/159	Contributing		Residential
16	18 Highland Place	12.04/202	Contributing	1909	Residential
17	19 Highland Place	12.03/158	Contributing	1902	Residential
18	20 Highland Place	12.04/201	Contributing	1900	Residential
19	21 Highland Place	12.03/157	Contributing	1925	Residential
20	22 Highland Place	12.05/208	Contributing		Residential
21	23 Highland Place	12.03/156	Contributing		Residential
22	24 Highland Place	12.05/225	Contributing		Residential
23	25 Highland Place	12.03/155	Contributing	1935	Residential
24	26 Highland Place	12.05/224	Contributing		Residential
25	28 Highland Place	12.05/223	Contributing	1908	Residential
26	409 Ridgewood Road	5.04/19	Contributing	1812	Residential
27	410 Ridgewood Road	15.01/13	Contributing	1925	Commercial
28	411-13 Ridgewood Rd	5.04/18.01	Contributing		Commercial
29	412-14 Ridgewood Rd	15.02/14	Contributing		Residential
30	423 Ridgewood Road	7.04/200	Contributing	1926	Residential
31	425 Ridgewood Rd (Tim Ball House)	7.04/194	Contributing	1743	Residential
32	426 Ridgewood Road	15.03/57	Contributing		Residential
33	428 Ridgewood Road	15.03/58.01	Non-Contributing	1967	Residential
34	430 Ridgewood Road	15.03/58	Contributing	1900	Residential

35	432 Ridgewood Road	15.03/59	Contributing		Residential
36	433 Ridgewood Road	7.04/193	Contributing	1950	Residential
37	434 Ridgewood Road	15.03/89	Contributing	1900	Residential
38	437 Ridgewood Road	7.04/72	Contributing	1930	Residential
39	442 Ridgewood Road	15.03/111	Contributing	1925	Residential
40	444 Ridgewood Road	15.03/112	Contributing	1925	Residential
41	445 Ridgewood Road	7.08/70	Contributing	1929	Residential
42	446 Ridgewood Road	15.03/113	Contributing	1925	Residential
43	448 Ridgewood Road	15.03/114	Contributing	1925	Residential
44	449 Ridgewood Road	7.08/69	Contributing	1930	Residential
45	450 Ridgewood Road	15.04/137	Contributing	1925	Residential
46	451 Ridgewood Road	7.08/204	Non-Contributing	1950	Residential
47	452 Ridgewood Road	15.04/138	Contributing		Residential
48	455 Ridgewood Road	7.08/201	Contributing	1800	Residential
49	457 Ridgewood Road	7.08/205	Contributing	1955	Residential
50	458 Ridgewood Road	15.04/156	Contributing	1925	Residential
51	459 Ridgewood Road	7.08/207	Contributing	1910	Residential
52	460 Ridgewood Road	15.04/157	Contributing	1925	Residential
53	461-65 Ridgewood Road	7.08/210-211	Contributing	1952	Residential
54	462 Ridgewood Road	15.05/158	Contributing	1925	Residential
55	464 Ridgewood Road	15.05/159	Contributing	1923	Residential
56	466 Ridgewood Road	15.05/191	Contributing	1925	Residential
57	468 Ridgewood Road	15.05/192	Contributing	1926	Residential
58	469 Ridgewood Road	7.08/212	Contributing	1923	Residential
59	470 Ridgewood Road	15.05/193	Contributing	1929	Residential
60	473 Ridgewood Road	7.08/371	Contributing	1925	Residential
61	475 Ridgewood Road	7.08/376	Contributing	1925	Residential
62	476 Ridgewood Road	14.03/1	Contributing	1929	Residential
63	480 Ridgewood Road	14.03/30	Contributing		Residential
64	481 Ridgewood Road	8.10/431	Contributing	1925	Residential
65	482 Ridgewood Road	14.03/36	Contributing	1924	Residential
66	483 Ridgewood Road	8.10/419	Contributing	1925	Residential
67	487 Ridgewood Road	8.10/187	Contributing	1923	Residential
68	488 Ridgewood Road	14.03/46	Contributing	1920	Residential
69	491 Ridgewood Road	8.10/185	Contributing	1767	Residential
70	492 Ridgewood Road	14.03/70	Contributing	1920	Residential
71	497 Ridgewood Road	8.10/184	Contributing	1923	Residential
72	499 Ridgewood Road	8.10/183	Contributing	1920	Residential
73	500 Ridgewood Road	13.05/108	Contributing	1925	Residential
74	501 Ridgewood Road	8.10/182	Contributing	1918	Residential
75	503 Ridgewood Road	8.08/201	Contributing	1925	Residential
76	504 Ridgewood Road	13.05/110	Contributing	1931	Residential
77	505-07 Ridgewood Raod	8.08/202	Non-Contributing	1964	Residential
78	506 Ridgewood Road	13.05/111	Contributing	1935	Residential

79	509-13 Ridgewood Road	8.08/235	Contributing	1784	Residential
80	510 Ridgewood Road	13.05/112	Contributing	1924	Residential
81	518 Ridgewood Rd (Jefferson School)	13.02/136	Contributing	1922	Civic
82	523 Ridgewood Rd (Durand-Hedden)	8.05/238	Contributing	1790	Residential
83	530 Ridgewood Road	13.01/210	Contributing	1931	Residential
84	536 Ridgewood Road	13.01/233	Non-Contributing	1960	Residential
85	540 Ridgewood Road	12.01/10	Contributing	1911	Residential
86	545 Ridgewood Road	10.09/29	Contributing	1925	Residential
87	546 Ridgewood Road	12.01/14	Contributing	1952	Residential
88	550 Ridgewood Road (St. George's)	12.01/16	Contributing	1925	Civic
89	551 Ridgewood Road	10.09/28	Contributing	1914	Residential
90	557 Ridgewood Road	10.06/53.01	Contributing		Residential
91	561 Ridgewood Road	10.06/54	Contributing	1912	Residential
92	562 Ridgewood Road	12.03/101	Contributing		Residential
93	563 Ridgewood Road	10.06/55	Contributing	1912	Residential
94	566 Ridgewood Road	12.03/102	Contributing		Residential
95	567 Ridgewood Road	10.06/56	Contributing	1926	Residential
96	574 Ridgewood Road	12.03/151	Contributing	1904	Residential
97	576 Ridgewood Road	12.05/222	Contributing	1909	Residential
98	580 Ridgewood Road	12.05/220	Contributing	1909	Residential
99	582 Ridgewood Road	12.05/219.01	Contributing	1918	Residential
100	584 Ridgewood Road	12.05/219	Contributing	1921	Residential
101	586 Ridgewood Road	12.05/219.02	Contributing		Residential
102	589 Ridgewood Road	10.03/114	Contributing		Residential
103	590 Ridgewood Road	12.05/218	Key Contributing	1776	Residential
104	594 Ridgewood Rd (Morrow Church)	12.06/226	Contributing	1911	Civic
105	601 Ridgewood Road	10.02/161	Contributing		Residential
106	604 Ridgewood Road	12.06/244	Contributing	1910	Residential
107	605 Ridgewood Road	10.02/163	Contributing		Residential
108	607 Ridgewood Road	10.02/164	Contributing	1945	Residential
109	608 Ridgewood Road	12.08/265	Contributing	1909	Residential
110	611 Ridgewood Road	10.01/202	Contributing	1870	Residential
111	612 Ridgewood Road	12.09/266	Contributing	1910	Residential
112	616 Ridgewood Road	12.09/267	Contributing	1909	Residential
113	617 Ridgewood Road	10.01/204	Contributing		Residential
114	618 Ridgewood Road	12.09/260	Contributing	1910	Residential
115	619 Ridgewood Road	10.01/205	Contributing		Residential
116	622 Ridgewood Road	12.09/281	Contributing	1910	Residential
117	623 Ridgewood Road	10.01/206	Contributing	1890	Residential
118	624 Ridgewood Road	11.05/128	Contributing		Residential
119	625 Ridgewood Road	11.03/13	Contributing	1890	Residential
120	627 Ridgewood Road	11.03/14.01	Contributing	1920	Residential
121	629 Ridgewood Road	11.03/14	Contributing		Residential
122	630 Ridgewood Road	11.06/107	Contributing	1950	Residential

123	636 Ridgewood Road	11.05/101	Contributing	1940	Residential
124	637 Ridgewood Road	11.02/17	Contributing	1910	Residential
125	638 Ridgewood Road	11.05/96	Contributing	1940	Residential
126	645 Ridgewood Road	11.02/18	Contributing		Residential
127	647 Ridgewood Road	11.02/41	Contributing	1920	Residential
128	650 Ridgewood Road	11.04/88	Contributing		Residential
129	653 Ridgewood Road	11.01/61	Contributing		Residential
130	655 Ridgewood Road	11.01/61.02	Non-Contributing	1990	Residential
131	658 Ridgewood Road	11.04/87	Contributing	1775	Residential
132	659 Ridgewood Road	11.01/61.01	Contributing	1954	Residential

VALLEY STREET HISTORIC DISTRICT

The Valley Street Historic District extends approximately eight blocks along Valley Street in Maplewood, New Jersey, between Oakview Avenue to the north and Broadview Street to the south, and includes properties along Tuscan Road west of Valley Street. The district is characterized primarily by 19th century houses and mill buildings from the early development of the town, as well as a few 18th century houses and some early 20th century houses, more typical of the town's suburban development. It has many vernacular farm houses which are among the last remaining examples of Maplewood's early to mid-19th century history, as well as Pierson's Mill and Vaux Hall, a mill complex and grand Greek Revival home associated with the Pierson family, historically significant in the town and state. Bounded on the west by Memorial Park and the Maplewood Country Club golf course, the district retains a sense of its agrarian past, and is not as built-up as other areas in the town.

Inv.	Address	Block /Lot	Status	Date	Type
1	1 Girard Place	22.08/176	Non-Contributing	1957	Residential
2	3 Girard Place	22.08/177	Non-Contributing	1956	Residential
3	5 Girard Place	22.08/175	Contributing	1923	Residential
4	2-4 Harvard Avenue	22.08/178.01	Non-Contributing	1957	Residential
5	3 Harvard Avenue	22.09/218	Non-Contributing	1960	Residential
6	3-5 N. Crescent Road	23.03/192	Contributing		Residential
7	8 Oakview Avenue	23.03/202.01	Contributing	1924	Residential
8	6 S. Crescent Road	23.01/116	Contributing	1935	Residential
9	3 Tuscan Road 3	23.01/45	Contributing	1925	Residential
10	8 Tuscan Road 8	22.09/200	Contributing	1941	Residential
11	9 Tuscan Road 9	23.01/50	Contributing	1929	Residential
12	10-12 Tuscan Road	22.09/202	Non-Contributing		Residential
13	11 Tuscan Road	23.01/52	Contributing		Residential
14	15 Tuscan Road	23.01/54	Contributing		Residential
15	17 Tuscan Road	23.01/56	Contributing		Residential
16	18 Tuscan Rd (Brick School House)	22.09/221	Key Contributing	1831	Residential
17	20 Tuscan Road	22.09/222	Contributing		Residential
18	21 Tuscan Road	23.01/58	Contributing	1925	Residential
19	25 Tuscan Road	23.01/60	Contributing	1925	Residential
20	27 Tuscan Road	23.01/61	Contributing	1850	Residential

21	588 Valley Street	23.03/202	Contributing	1856	Residential
22	592 Valley St (Hezekia Dare House)	23.03/201	Key Contributing	1840	Residential
23	594 Valley Street	23.03/199	Contributing	1923	Residential
24	596 Valley Street	23.03/197	Contributing	1925	Residential
25	600 Valley Street	23.03/195	Contributing	1924	Residential
26	616 Valley Street	23.01/114	Contributing	1922	Residential
27	618 Valley Street	23.01/112	Contributing	1929	Residential
28	620 Valley Street	23.01/110	Contributing	1922	Residential
29	624 Valley Street	23.01/108	Contributing	1926	Residential
30	626 Valley Street	23.01/48	Contributing		Residential
31	634 Valley Street (Hand House)	22.09/199	Key Contributing	1767	Residential
32	644 Valley Street	22.08/178	Non-Contributing	1957	Residential
33	645 Valley Street	18.03/126	Non-Contributing		Residential
34	647 Valley Street	18.03/127	Contributing	1900	Residential
35	649 Valley Street	18.03/128	Contributing		Residential
36	651 Valley Street	18.03/128.01	Non-Contributing	1950	Residential
37	693 Valley Street (Vaux Hall)	18.03/119.01	Key Contributing	1843	Residential
38	719 Valley Street	19.20/206	Contributing	1923	Residential
39	721 Valley Street	19.20/206.01	Non-Contributing		Residential
40	723 Valley Street	19.20/207	Contributing		Residential
41	724 Valley Street	21.03/56	Contributing		Residential
42	727 Valley Street	19.20/208	Contributing		Residential
43	697 Valley Street (Pierson's Mill)	18.03/120	Key Contributing	1831	Residential

ROOSEVELT PARK HISTORIC DISTRICT

Roosevelt Park is an early suburban Maplewood development located on the slopes of Orange Mountain, the southeastern ridge of the First Watchung Mountain. The South Mountain Reservation sits behind Roosevelt Park on the hilltop above. As is true for the remainder of Maplewood, the land originally was inhabited by the Lenape people who were nomadic hunters and gathers, followed by pre-and post-Revolutionary settlers who farmed. The farmland in this section was primarily owned by the Isaac Smith family and the area, beginning in 1798 until c1860, was known as Jefferson Village. In 1838 the railroad arrived making the area an ideal location for country retreats for residents of nearby Newark and New York City looking for respite.

Inv.	Address	Block /Lot	Status	Date	Type
1	1 Curtiss Place	10.05/89.01	Contributing	1940	Residential
2	5 Curtiss Place	10.05/90	Contributing	1940	Residential
3	7 Curtiss Place	10.05/90.01	Contributing	1941	Residential
4	10 Curtiss Place	10.03/113	Contributing	1916	Residential
5	12 (14) Curtiss Place	10.03/110	Contributing	1913	Residential
6	17 Curtiss Place	10.05/92	Contributing	1939	Residential
7	11-15 Curtiss Place	10.05/91	Contributing	2023	Residential
8	18 Curtiss Place	10.03/111	Contributing	1908	Residential
9	19 Curtiss Place	10.05/93	Contributing	1908	Residential

10	21 Curtiss Place	10.05/94	Contributing	1908	Residential
11	22 Curtiss Place	10.03/112	Contributing	1908	Residential
12	25 Curtiss Place	10.05/95	Contributing	1906	Residential
13	26 Curtiss Place	10.03/109	Contributing	1909	Residential
14	29 Curtiss Place	10.05/96	Contributing	1908	Residential
15	30 Curtiss Place	10.03/108	Contributing	1920	Residential
16	31 Curtiss Place	10.05/97	Contributing	1905	Residential
17	34 Curtiss Place	10.03/107	Contributing	1908	Residential
18	35 Curtiss Place	10.05/98	Contributing	1910	Residential
19	38 Curtiss Place	10.03/106	Contributing	1910	Residential
20	44 Curtiss Place	10.03/105	Contributing	1909	Residential
21	46 Curtiss Place	10.03/104	Contributing	1922	Residential
22	47 Curtiss Place	10.04/73	Contributing	1905	Residential
23	49 Curtiss Place	10.04/74	Contributing	1908	Residential
24	50 Curtiss Place	10.03/103	Contributing	1908	Residential
25	51 Curtiss Place	10.04/75	Contributing	1910	Residential
26	52 Curtiss Place	10.03/102	Contributing	1915	Residential
27	53 Curtiss Place	10.04/76	Contributing	1916	Residential
28	54 Curtiss Place	10.03/101	Contributing	1926	Residential
29	55 Curtiss Place	10.04/77	Contributing	1925	Residential
30	56 Curtiss Place	10.03/100	Contributing	1919	Residential
31	57 Curtiss Place	10.04/78	Contributing	1927	Residential
32	58 Curtiss Place	10.03/99	Contributing	1940	Residential
33	62 Durand Road	10.09/30	Contributing	1920	Residential
34	72 Durand Road	10.09/32	Contributing	1920	Residential
35	74 Durand Road	10.09/26.01	Contributing	1920	Residential
36	76 Durand Road	10.09/25	Contributing	1912	Residential
37	78 Durand Road	10.09/24	Contributing	1915	Residential
38	86 Durand Road	10.08/20	Contributing	1917	Residential
39	88 Durand Road	10.08/19	Contributing	1913	Residential
40	90 Durand Road	10.08/18	Contributing	1920	Residential
41	92 Durand Road	10.08/17	Contributing	1908	Residential
42	94 Durand Road	10.08/16	Contributing	1910	Residential
43	96 Durand Road	10.08/15	Contributing	1909	Residential
44	98 Durand Road	10.08/14	Contributing	1908	Residential
45	100 Durand Road	10.08/13	Contributing	1915	Residential
46	102 Durand Road	10.08/12	Contributing	1909	Residential
47	104 Durand Road	10.08/11	Contributing	1854	Residential
48	106 Durand Road	10.08/10	Contributing	1908	Residential
49	108 Durand Road	10.08/9	Contributing	1915	Residential
50	2 Hickory Drive	10.05/89	Contributing	1941	Residential
51	4 Hickory Drive	10.05/88.01	Contributing	1941	Residential
52	5 Hickory Drive	10.06/57	Contributing	1919	Residential
53	6 Hickory Drive	10.05/88	Contributing	1941	Residential

54	12 Hickory Drive	10.05/87	Contributing	1909	Residential
55	17 Hickory Drive	10.06/58	Contributing	1926	Residential
56	19 Hickory Drive	10.06/59	Contributing	1912	Residential
57	20 Hickory Drive	10.05/86	Contributing	1908	Residential
58	21 Hickory Drive	10.06/60	Contributing	1937	Residential
59	22 Hickory Drive	10.05/85	Contributing	1908	Residential
60	23 Hickory Drive	10.06/61	Contributing	1937	Residential
61	24 Hickory Drive	10.05/84	Contributing	1911	Residential
62	25 Hickory Drive	10.06/62	Contributing	1908	Residential
63	26 Hickory Drive	10.05/83.01	Contributing	1911	Residential
64	28 Hickory Drive	10.05/83	Contributing	1908	Residential
65	29 Hickory Drive	10.06/63	Contributing	1909	Residential
66	30 Hickory Drive	10.05/82	Contributing	1909	Residential
67	31 Hickory Drive	10.06/64	Contributing	1908	Residential
68	32 Hickory Drive	10.05/82	Contributing	1908	Residential
69	33 Hickory Drive	10.06/64	Contributing	1908	Residential
70	34 Hickory Drive	10.05/81	Contributing	1908	Residential
71	36 Hickory Drive	10.05/79	Contributing	1909	Residential
72	38 Hickory Drive	10.04/72	Contributing	1908	Residential
73	39 Hickory Drive	10.07/41	Contributing	1908	Residential
74	40 Hickory Drive	10.04/71	Contributing	1916	Residential
75	41 Hickory Drive	10.07/42	Contributing	1908	Residential
76	42 Hickory Drive	10.04/70	Contributing	1915	Residential
77	43 Hickory Drive	10.07/43	Contributing	1908	Residential
78	44 Hickory Drive	10.04/69	Contributing	1916	Residential
79	45 Hickory Drive	10.07/44	Contributing	1916	Residential
80	46 Hickory Drive	10.04/68	Contributing	1926	Residential
81	47 Hickory Drive	10.07/45	Contributing	1919	Residential
82	50 Hickory Drive	10.04/68	Contributing	1918	Residential
83	1 Kermit Road	10.07/38	Contributing	1909	Residential
84	2 Kermit Road	10.08/46	Contributing	1918	Residential
85	4 Kermit Road	10.08/66	Contributing	1909	Residential
86	9 Kermit Road	10.07/40	Contributing	1909	Residential
87	10 Kermit Road	10.05/98.01	Non-Contributing	1972	Residential
88	9 Quentin Court	10.08/21	Contributing	1913	Residential
89	547 Ridgewood Road	10.09/29	Contributing	1925	Residential
90	551 Ridgewood Road	10.09/28	Contributing	1914	Residential
91	557 Ridgewood Road	10.06/53.01	Contributing	1911	Residential
92	561 Ridgewood Road	10.06/54	Contributing	1913	Residential
93	563 Ridgewood Road	10.06/55	Contributing	1922	Residential
94	567 Ridgewood Road	10.06/56	Contributing	1927	Residential
95	589 Ridgewood Road	10.03/114	Contributing	1900	Residential
96	4 Roosevelt Road	10.06/53	Contributing	1911	Residential
97	7 Roosevelt Road	10.09/27	Contributing	1920	Residential

98	8 Roosevelt Road	10.06/52.01	Contributing	1917	Residential
99	10 Roosevelt Road	10.06/52	Contributing	1910	Residential
100	11 Roosevelt Road	10.09/26	Contributing	1912	Residential
101	12 Roosevelt Road	10.06/51	Contributing	1922	Residential
102	13 Roosevelt Road	10.09/23	Contributing	1911	Residential
103	14 Roosevelt Road	10.06/50	Contributing	1918	Residential
104	15 Roosevelt Road	10.09/22	Contributing	1912	Residential
105	16 Roosevelt Road	10.06/49	Contributing	1907	Residential
106	18 Roosevelt Road	10.06/48	Contributing	1950	Residential
107	19 Roosevelt Road	10.08/21.01	Contributing	1912	Residential
108	21 Roosevelt Road	10.08/8.01	Contributing	1911	Residential
109	22 Roosevelt Road	10.06/47	Contributing	1917	Residential
110	23 Roosevelt Road	10.08/8	Contributing	1914	Residential
111	25 Roosevelt Road	10.08/7	Contributing	1916	Residential
112	27 Roosevelt Road	10.08/6	Contributing	1911	Residential
113	31 Roosevelt Road	10.08/5	Contributing	1911	Residential
114	32 Roosevelt Road	10.07/37	Contributing	1926	Residential
115	34 Roosevelt Road	10.07/36	Contributing	1918	Residential
116	35 Roosevelt Road	10.08/4	Contributing	1910	Residential
117	36 Roosevelt Road	10.07/35	Contributing	1924	Residential
118	37 Roosevelt Road	10.08/3	Contributing	1916	Residential
119	38 Roosevelt Road	10.07/34	Contributing	1923	Residential
120	39 Roosevelt Road	10.08/2	Contributing	1910	Residential
121	40 Roosevelt Road	10.07/33	Contributing	1917	Residential
122	41 Roosevelt Road	10.08/1	Contributing	1917	Residential
123	7 Sagamore Road	9.02/120	Contributing	1914	Residential
124	11 Sagamore Road	9.02/121	Contributing	1909	Residential
125	15 Sagamore Road	9.02/116.01	Contributing	1954	Residential
126	21 Sagamore Road	9.02/115	Contributing	1909	Residential
127	24 Sagamore Road	9.01/125	Contributing	1920	Residential
128	27 Sagamore Road	9.02/113	Contributing	1910	Residential
129	32 Sagamore Road	9.01/133	Contributing	1927	Residential
130	35 Sagamore Road	9.02/112	Contributing	1940	Residential
131	36 Sagamore Road	9.01/132.01	Contributing	1928	Residential
132	40 Sagamore Road	9.01/132	Contributing	1928	Residential
133	46 Sagamore Road	9.01/131	Contributing	1929	Residential
134	48 Sagamore Road	9.01/135	Contributing	1930	Residential
135	50 Sagamore Road	9.01/136	Contributing	1930	Residential
136	245 Wyoming Avenue	9.02/3	Contributing	1914	Residential
137	251 Wyoming Avenue	9.02/1	Contributing	1916	Residential
138	265 Wyoming Avenue	9.01/122	Contributing	1910	Residential
139	269 Wyoming Avenue	9.01/123	Contributing		Residential
140	279 Wyoming Avenue	9.01/126	Contributing	1927	Residential
141	280 Wyoming Avenue	10.04/78.01	Contributing	1929	Residential

142	283 Wyoming Avenue	9.01/127	Contributing	1926	Residential
143	285 Wyoming Avenue	9.01/129	Contributing	1952	Residential
144	291 Wyoming Avenue	9.01/130	Contributing	1919	Residential
145	59-65 Durand Road	8.05/278	Contributing	1923	Residential
146	67 Durand Road	8.05/276	Contributing	1922	Residential
147	71-73 Durand Road	8.05/275	Contributing	1928	Residential
148	77 Durand Road	8.05/274	Contributing	1922	Residential
149	79 Durand Road	8.05/273	Contributing	1916	Residential
150	81 Durand Road	8.05/271	Contributing	1918	Residential
151	83 Durand Road	8.05/269	Contributing	1921	Residential
152	89 Durand Road	8.05/267	Contributing	1923	Residential
153	91 Durand Road	8.05/266	Contributing	1919	Residential
154	95 Durand Road	8.05/265	Contributing	1917	Residential
155	97 Durand Road	8.05/264	Contributing	1916	Residential
156	99 Durand Road	8.05/263	Contributing	1916	Residential
157	101 Durand Road	8.05/262	Contributing	1920	Residential
158	103 Durand Road	8.05/251	Contributing	1917	Residential
159	105 Durand Road	8.05/260	Contributing	1912	Residential
160	107-109 Durand Road	8.05/258	Contributing	1912	Residential

MAPLEWOOD TOWNSHIP 1986 DEP SURVEY

Maplewood Township replaced South Orange Township in 1922. South Orange Township was formed in 1861 from Clinton Township and Orange Town. The area that formed Clinton Township was originally part of Elizabeth Town, when that municipality was in Essex County, and Newark Township in Essex County. In 1880, Orange Town replaced Orange Township, and in 1806 Orange Township was formed from Newark Township.

Inv.	Address	Block/Lot	Status	Date	Type
1	525 Academy St. (Fielding School)		Contributing	1925	Civic
2	27 Berkshire Road (Clinton School)	36.05/1	Contributing	1928	Civic
3	7 Burnettt Street (Maplewood Jr. H.S.)	18.02/1	Non-Contributing	1902	Civic
4	Depot Plaza (NJ Transit Station)		Contributing	1920	Civic
5	124 Dunnell Road (Civic House)	17.16/14	Contributing	1920	Civic
6	125 Dunnell Road (Police Dept.)	17.16/10	Contributing	1930	Civic
7	258-60 Dunnell Road	19.18/262	Contributing	1880	Residential
8	357 Elmwood Ave.(Ward Homestead)		Contributing	1910	Residential
9	25 Harvard Avenue (Tuscan School)	22.09/217	Contributing	1930	Civic
10	52 Maple Avenue	18.01/220	Contributing	1880	Residential
11	54 Maple Avenue	18.01/254	Contributing	1860	Residential
12	58 Maple Avenue	18.01/255	Contributing	1900	Residential
13	39 North Crescent	23.03/158	Contributing	1910	Residential
14	6 Oberlin Street	28.08/50	Contributing	1920	Residential
15	16 Oberlin Street	28.08/55	Contributing	1895	Residential
16	17 Oberlin Street	28.06/40	Contributing	1930	Residential

17	39 Oberlin Street	28.05/183	Contributing	1890	Residential
18	17 Parker Avenue (Columbia H.S)	16.01/49	Contributing	1926	Residential
19	64 Parker Avenue	26.05/118.02	Contributing	1840	Residential
20	81 Parker Avenue (Brown House)	25.03/109	Contributing	1805	Residential
21	103 Parker Avenue	25.04/40	Contributing	1775	Residential
22	172 Parker Avenue (Ball House)	35.06/57	Contributing	1848	Residential
23	273 Parker Avenue	42.07/183	Contributing	1880	Residential
24	455 Ridgewood Rd (Littell House)	7.08/201	Contributing	1800	Residential
25	44 South Crescent	23.02/150	Contributing	1920	Residential
26	18 Tuscan Road (Clinton Valley Sch.)	22.09/221	Contributing	1831	Residential
27	20 Tuscan Road	22.09/222	Contributing	1818	Residential
28	88 Tuscan Road	28.06/46	Contributing	1750	Residential
29	574 Valley Street (Municipal Bldg.)	23.04/235	Contributing	1931	Civic
30	274 Boyden Av.(Seth Boyden School)	45.05/304	Contributing	1910	Civic
31	285 Boyden Avenue (Meth. Church)	31.05/25	Contributing	1836	Civic
32	449 Boyden Avenue	46.03/1	Contributing	1850	Residential
33	501 Boyden Avenue	46.01/202	Contributing	1840	Residential
34	28 Burnett Avenue	18.03/215	Contributing	1890	Residential
35	38 Burnett Avenue	18.03/209	Contributing	1880	Residential
36	151-55 Maplewood Avenue	12.02/175	Contributing	1920	Commercial
37	161 Maplewood Ave (Bank & Trust)	12.02/173	Contributing	1920	Commercial
38	178 Maplewood Ave	13.09/189	Contributing	1920	Comm.
39	180 Maplewood Ave	13.09/190	Contributing	1920	Comm.
40	187 Maplewood Av.(The Roosevelt)	12.06/238	Contributing	1920	Comm.
41	518 Ridgewood Rd (Jefferson School)	13.02/136	Contributing	1920	Civic
42	523 Ridgewood Rd (Durand-Hedden)	8.05/238	Contributing	1730	Residential
43	540 Ridgewood Ave	12.01/10	Contributing	1910	Residential
44	550 Ridgewood Ave (St. Georges)	12.01/16	Contributing		Civic
45	47 Jefferson Avenue	14.15/128	Contributing	1925	Residential
46	57 Jefferson Ave (Neighbor House)	15.06/116	Contributing	1770	Residential
47	77 Maplewood Ave	13.07/47	Contributing	1910	Residential
48	84 Maplewood Ave	13.08/6	Contributing	1910	Residential
49	96 Maplewood Ave	13.08/10	Contributing	1890	Residential
50	99 Maplewood Ave	13.07/40	Contributing	1890	Residential
51	108 Maplewood Ave	13.08/14	Contributing	1905	Residential
52	117 Maplewood Ave	13.04/35	Contributing	1910	Residential
53	120 Maplewood Ave	13.08/18	Contributing	1900	Residential
54	121 Maplewood Ave	13.04/34	Contributing		Residential
55	122 Maplewood Ave	13.08/19	Contributing	1900	Residential
56	123 Maplewood Ave	13.04/33	Contributing	1890	Residential
57	126 Maplewood Ave	13.08/20	Contributing	1900	Residential
58	127 Maplewood Ave	13.04/32	Contributing	1915	Residential
59	128 Maplewood Ave	13.08/21	Contributing	1900	Residential
60	131 Maplewood Ave	13.04/31	Contributing	1890	Residential

61	140 Maplewood Ave	13.08/26	Contributing	1910	Residential
62	12 Woodland Road	13.07/51	Contributing	1890	Residential
63	36 Woodland Road	13.04/61	Contributing	1910	Residential
64	39 Woodland Road	13.03/67	Contributing	1910	Residential
65	52 Oakland Road	23.05/21	Contributing	1900	Residential
66	73 Oakland Road	26.03/68	Contributing	1900	Residential
67	9 Plymouth Avenue	26.02/34	Contributing	1910	Residential
68	11 Plymouth Avenue	26.02/35	Contributing	1900	Residential
69	516 Prospect Street	25.01/13	Contributing	1890	Residential
70	571 Prospect Street	24.08/281	Contributing	1900	Residential
71	580 Prospect Street	26.01/30	Contributing	1890	Residential
72	595 Prospect Street	23.06/42	Contributing	1920	Residential
73	600 Prospect Street	27.06/168	Contributing	1920	Residential
74	604 Prospect Street	27.06/160	Contributing	1920	Residential
75	608 Prospect Street	27.05/149	Contributing	1910	Residential
76	612 Prospect Street	27.05/147	Contributing	1910	Residential
77	613 Prospect Street	23.06/40	Contributing	1930	Residential
78	615 Prospect Street	23.06/38	Contributing	1910	Residential
79	621 Prospect Street	23.03/44.01	Contributing	1920	Residential
80	623 Prospect Street	23.03/46	Contributing	1895	Residential
81	629 Prospect Street	23.03/159	Contributing	1930	Residential
82	635 Prospect Street	23.03/156	Contributing	1915	Residential
83	638 Prospect Street	27.01/116	Contributing	1925	Residential
84	646 Prospect Street (Prospect Pres.)	27.01/92	Contributing	1925	Civic
85	693 Prospect Street	22.03/257	Contributing	1890	Residential
86	695 Prospect Street	22.03/155.01	Contributing	1890	Residential
87	86 Durand Road	10.08/20	Contributing	1910	Residential
88	7 Euclid Avenue	8.08/234	Contributing	1915	Residential
89	8 Euclid Avenue	8.05/239	Contributing	1890	Residential
90	11 Euclid Avenue	8.08/233	Contributing	1890	Residential
91	12 Claremont Avenue	8.08/204	Contributing	1880	Residential
92	30 Claremont Avenue	8.08/209	Contributing	1890	Residential
93	9 Clinton Avenue	10.02/167	Contributing	1905	Residential
94	11 Clinton Avenue	10.02/168	Contributing	1900	Residential
95	14 Clinton Avenue	10.01/199	Contributing	1900	Residential
96	19 Clinton Avenue	10.02/171	Contributing	1910	Residential
97	24 Clinton Avenue	10.01/195	Contributing	1900	Residential
98	26 Clinton Avenue	10.01/194	Contributing	1920	Residential
99	27 Clinton Avenue	10.02/175	Contributing	1915	Residential
100	29 Clinton Avenue	10.02/176	Contributing	1910	Residential
101	30 Clinton Avenue	10.01/192	Contributing	1910	Residential
102	32 Clinton Avenue	10.01/191	Contributing	1920	Residential
103	36 Clinton Avenue	10.01/189	Contributing	1910	Residential
104	44 Clinton Avenue	10.01/185	Contributing	1910	Residential

105	45 Clinton Avenue	10.02/181	Contributing	1920	Residential
106	51 Clinton Avenue	10.02/183.01	Contributing	1910	Residential
107	22 Curtis Place	10.03/110	Contributing	1910	Residential
108	25 Curtis Place	10.05/95	Contributing	1900	Residential
109	26 Curtis Place	10.03/109	Contributing	1890	Residential
110	31 Curtis Place	10.05/97	Contributing	1910	Residential
111	34 Curtis Place	10.03/107	Contributing	1890	Residential
112	38 Curtis Place	10.03/106	Contributing	1910	Residential
113	49 Curtis Place	10.04/74	Contributing	1910	Residential
114	50 Curtis Place	10.03/103	Contributing	1915	Residential
115	20 Euclid Avenue	8.05/243	Contributing	1910	Residential
116	39 Euclid Avenue	8.08/223	Contributing	1920	Residential
117	22 Hickory Drive	10.05/85	Contributing	1900	Residential
118	29 Hickory Drive	10.06/63	Contributing	1910	Residential
119	31 Hickory Drive	10.06/64	Contributing	1910	Residential
120	39 Hickory Drive	10.07/41	Contributing	1900	Residential
121	43 Hickory Drive	10.07/43	Contributing	1900	Residential
122	44 Hickory Drive	10.04/69	Contributing	1900	Residential
123	15 Highland Place	12.03/160	Contributing	1900	Residential
124	17 Highland Place	12.03/159	Contributing	1879	Residential
125	19 Highland Place	12.03/158	Contributing	1900	Residential
126	22 Highland Place	12.05/208	Contributing	1880	Residential
127	26 Highland Place	12.05/224	Contributing	1890	Residential
128	12 Lenox Place	12.08/251	Contributing	1905	Residential
129	18 Lenox Place	12.08/248	Contributing	1910	Residential
130	22 Lenox Place	12.08/246	Contributing	1910	Residential
131	24 Lenox Place	12.08/245	Contributing	1915	Residential
132	30 Lenox Place	12.08/243	Contributing	1920	Residential
133	21 Mountain Avenue	10.01/207	Contributing	1880	Residential
134	27 Mountain Avenue	10.01/210	Contributing	1920	Residential
135	29 Mountain Avenue	10.01/211	Contributing	1890	Residential
136	33 Mountain Avenue	10.01/212	Contributing	1910	Residential
137	35 Mountain Avenue	10.01/213	Contributing	1910	Residential
138	37 Mountain Avenue	10.01/214	Contributing	1920	Residential
139	42 Mountain Avenue	11.03/2	Contributing	1910	Residential
140	47 Mountain Avenue	10.01/224	Contributing	1870	Residential
141	53 Mountain Avenue	10.01/227	Contributing	1890	Residential
142	56 Mountain Avenue		Contributing	1890	Residential
143	59 Mountain Avenue		Contributing	1900	Residential
144	66 Mountain Avenue		Contributing	1850	Residential
145	9 Quentin Court	10.08/21	Contributing	1910	Residential
146	551 Ridgewood Road	10.09/28	Contributing	1900	Residential
147	561 Ridgewood Road	10.06/54	Contributing	1905	Residential
148	563 Ridgewood Road	10.06/55	Contributing	1920	Residential

149	574 Ridgewood Road	12.03/151	Contributing	1915	Residential
150	576 Ridgewood Road	12.05/222	Contributing	1900	Residential
151	590 Ridgewood Road	12.05/218	Contributing	1830	Residential
152	600 Ridgewood Rd (Memorial Meth.)	12.06/226	Contributing	1911	Civic
153	601 Ridgewood Road	10.02/161	Contributing	1930	Residential
154	608 Ridgewood Road	12.08/265	Contributing	1915	Residential
155	611 Ridgewood Road	10.02/166	Contributing	1905	Residential
156	617 Ridgewood Road	10.01/204	Contributing	1900	Residential
157	619 Ridgewood Road	10.01/205	Contributing	1910	Residential
158	622 Ridgewood Road	12.09/281	Contributing	1910	Residential
159	623 Ridgewood Road	10.01/206	Contributing	1910	Residential
160	624 Ridgewood Road	11.06/126	Contributing	1890	Residential
161	625 Ridgewood Road	11.03/13	Contributing	1890	Residential
162	637 Ridgewood Road	11.02/17	Contributing	1910	Residential
163	645 Ridgewood Road	11.02/19	Contributing	1835	Residential
164	1 Ridgewood Terrace	10.03/115	Contributing	1900	Residential
165	4 Ridgewood Terrace	10.02/160	Contributing	1890	Residential
166	5 Ridgewood Terrace	10.03/117	Contributing	1915	Residential
167	6 Ridgewood Terrace	10.02/159	Contributing	1900	Residential
168	7 Ridgewood Terrace	10.03/118	Contributing	1900	Residential
169	12 Ridgewood Terrace	10.02/156	Contributing	1900	Residential
170	15 Ridgewood Terrace	10.03/122	Contributing	1900	Residential
171	16 Ridgewood Terrace	10.02/154	Contributing	1900	Residential
172	21 Ridgewood Terrace	10.03/125	Contributing	1900	Residential
173	25 Ridgewood Terrace	10.03/127	Contributing	1900	Residential
174	30 Ridgewood Terrace	10.02/147	Contributing	1910	Residential
175	10 Roosevelt Road	10.06/52	Contributing	1915	Residential
176	16 Roosevelt Road	10.06/49	Contributing	1900	Residential
177	25 Roosevelt Road	10.08/7	Contributing	1920	Residential
178	11 Sagamore Road	9.02/121	Contributing	1910	Residential
179	21 Sagamore Road	9.02/115	Contributing	1920	Residential
180	693 Valley Street (Vaux Hall)	18.03/119.01	Contributing	1843	Residential
181	697 Valley Street (Pierson's Mill)	18.03/120.01	Contributing	1831	Residential
182	592 Valley Street	23.03/201	Contributing	1840	Residential
183	634 Valley Street	22.09/199	Contributing	1730	Residential
184	645 Valley Street	18.03/126	Contributing	1850	Residential
185	649 Valley Street	18.03/128	Contributing	1850	Residential