

MAPLEWOOD
★ HISTORIC ★
PRESERVATION
COMMISSION

Dear Neighbor,

Welcome to Maplewood! We know you will enjoy living in your new home and in the beautiful and vibrant Maplewood Community. Our township has a rich history, a wonderful range of architectural styles, friendly neighbors, verdant parks and tree-lined streets.

The Maplewood Historic Preservation Commission is here to help you discover more about your house such as:

- Its age and how it fits into the development of Maplewood
- Its architectural style (possibly even its architect)
- Its original building permit and earlier photos
- How to find replacement materials and make sensitive repairs

There are opportunities to meet with Commissioners informally one Saturday a month much of the year at the RGH Local History Center in the Hilton Library, an archive with historic Maplewood photos, maps, books and documents (see notices in the media and on our website). The regular Maplewood Historic Preservation Commission meetings, which residents can attend, occur on the first Wednesday of every month at 8:00 p.m. at the Municipal Building. You will find an abundance of helpful information about the Commission and its role, Maplewood history, resources on old house repair and other interesting links on our website www.historicmaplewood.com.

We encourage you to refer to these useful resources in this “Welcome to Maplewood” packet:

- A brief history of the Township and a list of Maplewood history books
- An article on your neighborhood (when available)
- Tips on how to research your house’s history
- A brochure on the value of original windows
- Info on the benefits of historic preservation

Should you wish to reach us our contact information is: Maplewood Historic Preservation Commission, 547 Valley St., Maplewood, 973-762-8120 or 973-762-3645. The Commission may also be reached via e-mail: commission@historicmaplewood.com

We hope to hear or speak with you in person soon.

The Maplewood Historic Preservation Commission

A SHORT HISTORY OF THE TOWNSHIP OF MAPLEWOOD

The first Europeans to settle in what we know now as Maplewood came west from the colony of Newark on the Passaic River. Its founders expanded Newark's boundaries to the foot of the First Watchung Mountain with the Indian Purchase of 1667. The settlers were farmers, with large families who gradually cleared the land and grew various subsistence crops. From the mid-18th through the early 19th centuries significantly more people arrived and larger communities developed in Newark, Orange, Irvington, Union and Springfield. Locally, residents gathered in small settlements that developed on the eastern slope of the mountain, along the ridge to the east and in the valley between them, along the East Branch of the Rahway River. These settlements had various names including North Farms and North Springfield (named Jefferson Village in 1798.). Residents often built their houses close to paths and trails that connected them to each other and to the larger towns and these trails eventually became local roads such as Elmwood, Boyden, Irvington and Parker Avenues, Valley Street, Ridgewood and Tuscan Roads.

By the early 19th century, the community began to experience the beginnings of industrialization in the form of a sawmill, a grist mill and a woolen mill (later to be the site of a paper mill) located along the river and today's Dunnell Road. In 1831 Lewis Pierson constructed a gristmill in the valley farther to the south diverting the Rahway and creating a mill pond in what is now the golf course of the Maplewood Country Club. He attained enough wealth to build Vaux Hall, the large Greek Revival style house on Valley Street in 1843. The Crowell family established and ran two key businesses along Valley Street: a cider mill and the area's first general store (1841) with a "shoe manufactory" on the second floor of the store building.

The Morris and Essex Railway running east to Newark and eventually West to Morristown was constructed in 1838, passing through what would become Maplewood Village. Early travelers had to flag down the train from a stop by a stone house (still extant) near Jefferson Avenue. The name Maplewood was first used in 1860 after the construction of a station house at the foot of Lenox Place, called Maplewood Station, after a large Maple tree nearby, while the existing station was built in 1902 by the Delaware, Erie and Lackawanna. The trains allowed many more people access to this part of New Jersey. In the second half of the 19th century the town became a country retreat for wealthy New Yorkers. One of these was Cornelius Roosevelt, uncle of Theodore, who owned a large estate on the slope of the South Mountain in what is now the Roosevelt Park neighborhood.

The late 19th century houses that dot the community show how the area grew during that time. In addition to Maplewood Center, there were other sections such as the area south of Springfield Avenue (called North Farms, then Middleville after 1830, and Hilton after 1880). Springfield Avenue was constructed as the Newark-Springfield Turnpike in 1806 and became an important thoroughfare. Hotels and numerous businesses developed along this road and Hilton was an important stop on the stagecoach that ran along the street. Many nearby residents had small farms where they grew flowers and fruit for the New York market.

The borders of Maplewood changed many times during its development. For several centuries it was not a distinct entity. Following its infancy as part of Newark, sections became parts

of the townships of Springfield, Clinton, Orange and Millburn. Finally, in 1861 the majority of what we now know as Maplewood became part of the incorporated Township of South Orange. A small piece of land on the Southwestern border (including Maplewood Village) was added in 1863 when it was acquired from Millburn. The Village of South Orange was created within the Township of South Orange in 1869. In 1904, a disagreement over taxes led to the separation of the Village of South Orange from the more rural area of the Township (Maplewood), although the state legislature required that the two communities maintain a joint school district. The Township of South Orange officially changed its name to Maplewood in 1922.

During the first quarter of the 20th century, Maplewood experienced dramatic, community-wide growth as houses replaced farms, streets were opened and bluestone sidewalks and cobblestone gutters were installed. Home builders and developers began to create distinct neighborhoods with well-scaled houses in a variety of historical revival styles. Land was set aside for small neighborhood parks and schools and the larger Memorial and Maplecrest Parks. Maplewood's governing body hired two important landscape architecture firms (Brinley & Holbrook and Olmsted Brothers) to arrange the town's civic center including Memorial Park (dedicated 1931), the Municipal Building (1932), and other governmental structures such as the police (1930, now demolished), fire (1924) and public works buildings. Maplewood became a residential community of unique civic appeal, with an intimate scale, distinctive architecture, monumental civic spaces and a sense of civic place making that continues to contribute to the lives of its residents today as it did a century ago.

Selected References on Maplewood History

Maplewood Past and Present, A Miscellany, edited by Helen B. Bates, Maplewood, New Jersey, Friends of the Maplewood Library, 1948 (Borrow from Maplewood Memorial Library)

Images of America, Maplewood, Durand-Hedden House and Garden (John Crowell Bausmith and Howard Wiseman, authors), Arcadia Publishing, 1998

The Historical Murals of Maplewood by Joseph V. Noble, Maplewood, NJ. 1961 (reprinted 2004))

The Evolution of Public Education in A New Jersey School District, 1814-1927 by Henry W. Foster, The W. F. Humphrey Press, Geneva, NY, 1930 Explanation of the changes in civil boundaries of Maplewood.

The Trail to the Upland Plantations by Beatrice P. Herman, Worrall Publications, 1976

Smile, Picture History of Olympic Park 1887-1965 by Alan Siegel, Rutgers University Press, 1983

Articles on Maplewood history on the website of Maplewood's historical society, the Durand-Hedden House www.durandhedden.org

How to Research the History of Your Maplewood House

Three Ways : 1. Documentary evidence
2. Physical evidence (e.g. style; period details, materials)
3. Oral History

First Get the Big Picture

History of Maplewood and its neighborhoods

- Handout with a short Maplewood History & a list of Maplewood history books
- Thompson (pictorial) scrapbook (Maplewood Library Ref., RHG Local History Ctr.)
- Historic Preservation Element of the Twp. Master Plan (Find on Twp. & HPC websites)
- HPC Surveys of “districts” – Boyden/Burnett, Maplewood Ave./Woodland Ave, Ridgewood Rd., Prospect, Valley St., College Hill (RHG Local History Ctr.; Twp. Clerk)
- Articles featured on *Durand-Hedden.org* or exhibits at the Durand-Hedden House
- Maplewood’s changing boundaries & separation from S.Orange (RHG Local History Ctr.)
- Maps and atlases (Maplewood library, RHG Local History Ctr.; digital: Library of Congress Map Collections, *Historic Mapworks* (free to browse), digitalcollections.nypl.org,

Architectural Styles found in Maplewood – MHPC Surveys, DH exhibits/newsletters, Architectural Style books (RHG Local History Ctr.)

Then Piece Together Your House’s Story

Search Basics

- Tax Map – Showing block and lot (Hall of Records or a friendly realtor, MHPC Survey)
- Title Search (Chain of deeds/mortgages at Essex Co. Hall of Records)
- Find info about local notable people, businesses, etc. (Maps, Atlases, Photos, Maplewood Library Maplewood File and digital newspapers)
- Create a Timeline

When was your house built?

- *Essex-taxboard.com* – date (90% accurate 1900 on; unreliable pre-1900.)
- Deeds/Mortgages- clue to ownership of land, only occasionally the house
- Find clues through your house’s architecture – roof form - doors – windows – moldings, etc.
- Fire Insurance atlases: 1881, 1890, 1904, 1922, 1924, 1928, etc. – When does it appear?
- Old Real Estate brochures – (Maplewood Library Maplewood File, RHG Local History Ctr)
- City Directories – 1911, 1888-1970 - BEWARE of address changes - Maplewood & SO Libraries

Who designed your house?

- Word of mouth? Neighbors, long-time residents, previous owners
- Blueprints handed down? Some available at Building Dept. Ask Township Historian to see.
- Building Permits–1916 – present (actual - Building Dept; inventory – 1916-1954 -RHG Local History Ctr., soon to be on Township website)
- Old Sewer Permits – back to 1907 (RHG Local History Ctr. - log)
- MHPC Surveys of neighborhoods (RGH Local History Ctr., Twp. Clerk Office)

- Info on local architects, developers (Durand-Hedden exhibits, durandhedden.org. on architects, builders, etc.
- Research binders on architects, developers (RHG Local History Ctr.)
- Vintage books or articles in house magazines by architects (Libraries, Google Books, RHG Local History Ctr.)
- Real estate promotional booklets (Maplewood File, RHG Local History Ctr.)
- AIA Historical Directory of Am. Architects (online)

What did your house look like?

- Real Estate Multiple Listing Files (digital - Maplewood Library web site; actual - RHG Local History Ctr.)
- Books picturing Maplewood Houses – e.g. Vintage: Orange Screen Co., Real Estate or Developer Prospectuses, postcards (actual - RHG Local History Ctr.) Pictorial histories, postcard history (Arcadia books)
- Vintage architectural articles in magazines or ads (RHG Local History Ctr., Google Books)

Who lived in your house? What were they like?

- Real Estate Multiple Listing Files (digital -Maplewood Library website; actual – RHG Local History Ctr.)
- Deeds/Mortgages – title search (Essex Co. Hall of Records)
- City Directories 1911, 1888-1970 (Maplewood and SO Libraries)
- Census – *FamilySearch.org* ; *Ancestry.com* at Newark Public Library, *Cyndislist.com*
- Obituaries (actual - Maplewood File – Maplewood Library and digital – Maplewood Library website, NYTimes online, *Ancestry.com*, *genealogybank.com*, *newspapers.com*
- Local narratives – Local history books (see list)
- Newspapers: Maplewood Papers(digital at Maplewood Library), SO Papers (SO Library microfilm), *Courier of Oranges & Maplewood* (Orange library microfilm), Historical NYTimes online(at Maplewood Library; remote through SO Library, Proquest k –12 Columbia HS), *Oldfulton.com* , *Millburn Item* (Millburn Library on-line), *Newark Sunday Call* (<http://news.google.com/newspapers>), Newark Newspapers (Newark Public Library) *NJ.com*
- Genealogy sites and surname message boards such as found on *Genforum*, *Rootsweb*, *Cyndi's List*

Susan Newberry Township Historian
President, Durand-Hedden House and Garden
Revised January 5, 2016

*MML = Maplewood Memorial Library Main

*RHG Local History Ctr. = Robert H. Grasmere Local History Center (at Hilton Library Branch)

THE IMPORTANCE OF PRESERVATION

Maplewood is a unique community that boasts an extraordinary inventory of pre-World War II housing, some structures even predate the Revolutionary and Civil War. Nearly every residential style popular in the first quarter of the 20th century is represented on the tree-lined streets of our community. Much of this remarkable housing stock has remained intact. Maplewood has, thus far, been spared some of the tear-downs and over scale new construction that has altered neighboring communities. Original architectural features, streetscapes, plantings and vistas are all valuable components of the character of Maplewood, and therefore need to be maintained and preserved.

PRESERVATION BEGINS AT HOME

Your home contributes to the unique architectural character of Maplewood. As a homeowner you'll want to ensure that the value of your home and of your community is upheld. You can start by paying close attention to the maintenance of some of the key exterior elements of your home – like windows, doors, siding, and roofing.

HOW TO GET STARTED

First, do a little research at the library in books or home improvement magazines. Television programs and the internet are also resources. You may be lucky enough to have original drawings and plans for your home. Even if you are not going to do the work yourself, you will gain valuable information to help guide you. Due to our survey work, the Maplewood Historic Preservation Commission has accumulated information about many buildings in town and could be a resource. Contact local architects and contractors, or visit your local paint/hardware store for more assistance.

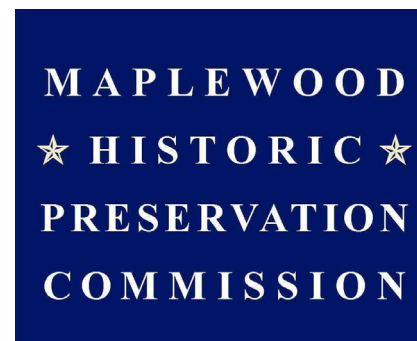
The Maplewood Historic Preservation Commission seeks to work with property owners and neighborhood associations to provide technical assistance and guidance.

Please feel free to contact us at:

Maplewood Historic Preservation Commission
Township of Maplewood
574 Valley Street
Maplewood, NJ 07040

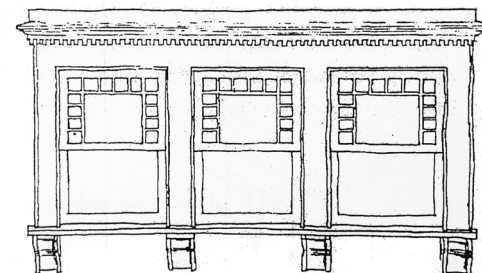
Phone: 973.762.8120
Email: commission@historicmaplewood.com
Website: www.historicmaplewood.com

And visit the Local History Center at Maplewood Memorial Library's Hilton Branch, hosted by Commission members once a month.



Preserving Maplewood

A HOMEOWNER'S GUIDE TO WINDOWS

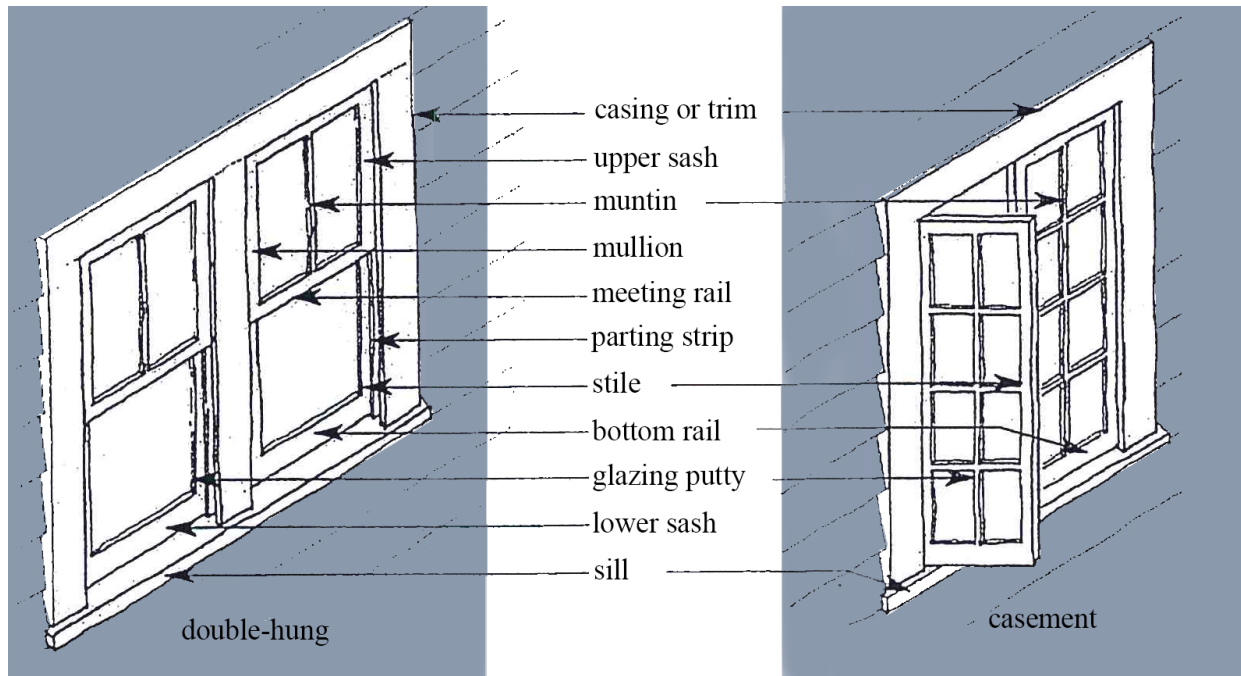


*Presented as a service to citizens of Maplewood by
the Maplewood Historic Preservation Commission*

REPAIR/RESTORE/REPLACE

Regardless of window type, original components can and should be retained and made functional with relatively simple maintenance. Frequently, stuck or jammed windows are merely a result of paint buildup over the years. Simple sanding and re-painting can resolve the situation. Sometimes windows malfunction due to warping or rotting of wood, which can be repaired or replaced in part. Dirty, clogged channels (which can be cleaned out) or broken (and easily replaceable) sash chains/ropes and other hardware are also common window problems.

Full replacement of windows can and should be avoided. However, if it becomes absolutely necessary, replacement should be done with a sensitive eye. Matching the original design and materials should be considered. Wood, when properly maintained, need not be replaced or covered with vinyl. When in doubt, the material and style of replacement windows should match other original windows in the room or those located elsewhere in the structure. Likewise, scale and placement should be compatible with existing windows, especially in the case of correcting an earlier and inappropriate attempt at restoration/replacement.



WINDOW TYPES

Two of the most common window types are:

Double-hung: Two sash, one atop the other, opening from the bottom or the top by sliding one over the other. Sometimes the sash contain one undivided pane of glass. In most cases, however, the sash consists of multiple panes of glass, or 'lites', divided by muntin bar. The number of lites in each sash of a casement is equal to that of its counterpart (e.g. three by three). With double-hung windows, the number may be the same (e.g. six over six), but in some cases the top sash is divided into more lites than the bottom (e.g. six over one).

Casement: One, two, or more sided-by-side sashes, hinged on the sides like doors and opening either inward or outward.

DEFINITIONS

Frame/Trim/Molding: The decorative (and functional) vertical and horizontal components (usually wood) that enclose the outer edges of the sashes.

Sill: The horizontal member that forms the base of a window frame (usually wood).

Muntin: The vertical and horizontal strips that divide and hold panes of glass.

Sash: The operable or movable portions of a window in which the panes of glass are set.

Pane/Lite: The framed section(s) of a window filled with transparent material.

Channel: The internal upright portion of the window frame into which the outer edges of the sash fit.

Sash chord/Chain: Part of a system of pulleys and counter weights, located in the interior portion of the window frame to assist in raising or lowering a double-hung window.

Glazing putty: Material that seals between glass and wood.

“OLD” WOOD WINDOW/ REPLACEMENT WINDOW ENERGY ANALYSIS

WHAT THOSE HOME IMPROVEMENT ADVERTISEMENTS WON'T TELL YOU!

- ◆ U value of a single pane window (*that old wood window*): 1.10
- ◆ U value of a single pane window combined with a storm window: 0.50
- ◆ U value of an expensive new double pane thermal replacement window: 0.58 (*remember that the lower the U value the better. You will note that your old wood window combined with a storm window is about 15% more energy efficient than that new replacement window. Those new windows will cost you, not save you money.*)

Replacement window will use about 100,000 btuh over combination of old wood window and storm window or will cost about \$1.70 additional per 3 x 5 window per year to operate.

So I don't have storm windows, the ads say I can save big bucks and lots of energy by replacing those “old” wood windows with replacement windows- right? My “old” windows have beautiful wood and wavy antique glass but they must be costing me a bundle?

- ◆ Yearly energy saving between a single pane window and a new double pane thermal replacement window (on one 3' x 5' window): 625,922 Btu
- ◆ Annual savings per window if using gas heat at \$1.09/therm: \$11.07/ year
- ◆ Simple payback if you assume a decent replacement window will cost \$450 installed: $\$450 / \$11.07 \text{ year} = \underline{\underline{40 \frac{1}{2} \text{ years!!}}}$

(Not a good investment. You would do better by putting your money in a bank savings account! Also remember that as most thermal replacement windows will have a life span of 15 to 20 years, they will not last long enough to pay themselves off.)

- ◆ A new window has an embodied energy of about 2,300,000 Btu used to produce that window. This includes only the energy to produce the window, This does not include the considerable additional embodied energy required to mine and deliver the raw materials, shipping and packaging, delivery, the gas used to drive the contractor's pickup truck to the job, and the energy needed to dispose of the old window.

(Embodied energy is the energy used to produce and deliver a building product.)

- ◆ It will take about 4 years for the energy payback if considering only the production embodied energy.

(If you consider the total embodied energy it will take very roughly 6 years before you are saving anybody any energy)

Are storm windows a good investment?

- ◆ Yearly energy saving if a storm window is put over a single pane window (on one 3' x 5' window): 722,218 Btu
- ◆ Annual savings per window if using gas heat at \$1.07/therm: \$13.20/ year
- ◆ Simple payback if you assume a storm window will cost \$50: \$60/ \$13.20 year = **4-1/2 years**

Payback with Low e Glass with U value of 0.35 if replacement for single pane window:

902,772 btuh/year
savings of \$16.10/ year at \$1.07/therm
\$550(window cost)/\$16.10 yearly savings = 34 year payback

(A good investment. Not only do you get to keep those beautiful wood windows with the wavy glass, but also the storm window will help to protect them. The storms don't have to be triple track aluminum; wood storm windows with easy glass/ screen exchangeable sashes are readily available.)

O.K., I already have wood windows and storm windows, but I hear that those super new windows with low-e glass will save me lots of dough, The ads say I'll save enough to put my kids through college!

- ◆ Yearly energy saving between a single pane window combined with a storm and a new low-e double pane thermal replacement window (on one 3' x 5' window):

132,407 Btu

- ◆ Annual savings per window if using gas heat at \$1.07/therm:

\$2.29/ year

- ◆ Simple payback if you assume a decent low-e replacement window will cost \$550 installed:

$$\$550 / \$2.29 \text{ year} = \underline{\underline{240 \text{ years!!}}}$$

(The windows must last pretty long and your kids better live pretty long for this investment to work. In reality the window may last 20 years.)

But what about the environment and the energy crises, I'm willing to pay a little money to help.

- ◆ It will take about 17-1/3 years for the energy payback if considering only the production embodied energy.

(If you consider the total embodied energy, it will take over 20 years before you are saving anybody any energy. As the window will probably not last that long, you are being an energy waster by replacing those windows not an energy saver, not to mention filling the landfill with more building debris when you get rid of that old window.)

Keeping and maintaining those beautiful old wood windows is “recycling” in its most energy saving, economical, and earth friendly form.

**Keith Haberern P.E., R.A.
Chairman: Collingswood Historic District Commission
Updated: 3/24/2007**

<i>Additional Notes:</i>
<i>Calculations based on a relatively inefficient heating system of 60%. With a more efficient system (say a 90% efficient furnace, the savings</i>

from the replacement window would be less and the payback significantly longer. (That replacement boiler is a far better place to put your home improvement dollars, in effect your windows will use 20 to 30% less energy without touching them (as well as all other home components.)

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Historic Preservation is the identification, evaluation and protection of historic and archaeological resources so that they continue to play an integral, vibrant role in their communities. In recent years many people have come to recognize that historic properties are an irreplaceable asset that contributes to our quality of life. These buildings are the physical links to our shared past, providing meaning to the present and continuity for future generations. They are the physical records of events and people that shaped our history. They add visual interest and intellectual spirit to the physical environment.

Historic resources contribute to what we call a “sense of place.” What is this? Not just a location or a point on a map. Place means something that is beyond just its physical characteristics, something that creates emotions and feelings.

One phrase you will often hear in association with Historic Preservation is “This Place Matters.” Places do matter to people and Historic Preservation is the process of defining and identifying what matters, what is important to various groups, and finding ways to save those parts of the physical environment that have been determined to matter.

continued on reverse >

Too often people don't realize what it is that is important in an area until it is gone. Think about neighborhoods in other towns where most or all of the older buildings have been replaced by modern ones. Is there a sense of place in those places? Do you get any sense of the people or events that came before? What do you miss in that case? Is your neighborhood interchangeable with other neighborhoods in other locations or is there something specific that identifies this place as being Maplewood or South Orange? Most new buildings these days have nothing about them that could not be built in Anyplace, USA. Without the process of creating and maintaining landmarks, the entire country could turn into Anyplace, USA.

ECONOMIC BENEFITS OF HISTORIC PRESERVATION

Creates local jobs - Work done on restoring or renovating buildings is done by local craftspeople and contractors.

Attractive and unique - Historic areas attract people to an area, whether for tourism or living. People come to see older buildings and spend money locally.

Improves neighborhoods - People stay and invest in their buildings when they know everyone else is doing it and their neighbor's house will not be torn down and replaced with something incongruous.

Sustainable - "The greenest building is the one already there." Tearing down old buildings is wasteful of materials and energy. Old buildings can be made energy efficient while still maintaining most of the existing materials and not sending them to landfills. The material already in a building took energy to create, to ship to the location and to build, called "embodied energy." These are also called "life-cycle costs" that are wasted by putting useful materials in a dump. Additionally, tearing down and building new structures takes a lot of energy in itself.

Find out more about us at:
www.historicmaplewood.com

Phone: (973) 762-8120
Email: commission@historicmaplewood.com

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Maplewood Historic Preservation
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