

TOWNSHIP OF MAPLEWOOD



ORDINANCE

2663-11

AN ORDINANCE
TO DESIGNATE
MAPLEWOOD MUNICIPAL BUILDING
as a LOCAL HISTORIC LANDMARK

"Interpretive Statement"

This ordinance will designate Maplewood Municipal Building as a local historic landmark.

WHEREAS, the Maplewood Historic Preservation Commission ("the Commission") has been charged by the Township of Maplewood (the "Township") to identify historic sites, districts and landmarks within the Township and to recommend their designation as local historic sites; and

WHEREAS, in December 2009, the Commission prepared a nomination report with regard to property located at Block 23.04 - Lot 235, the Maplewood Municipal Building (the "Property"), a copy of which is annexed hereto; and

WHEREAS, after notice to the public and personal notice to the owners of the Property, the Commission held a public hearing on December 14, 2009; and

WHEREAS, at its meeting of January 11, 2010, the Commission unanimously recommended that the Maplewood Township Committee designate Maplewood Municipal Building as a local historic landmark; and

WHEREAS, the Commission tendered its nomination report to the Maplewood Township Committee by memo dated January 28, 2011; and

WHEREAS, the Maplewood Township Committee has determined that it would be in the best interests of the Township to designate a portion of Block 23.04 - Lot 235 as a local historic landmark.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Maplewood, County of Essex, State of New Jersey, that:

(1) For reasons set forth in the Commission's nomination report dated December 2009, a portion of Block 23.04 - Lot 235 (the Lot), the Maplewood Municipal Building, be and is hereby designated a Local Historic Landmark. The designated portion shall consist of the Maplewood Municipal Building and that portion of the Lot along the entire width from Park Road to Oakview Avenue starting at the right of way of Valley Street and running in an easterly direction to the first curb line. That curb line runs in a generally north south direction from Park Road to Oakview Avenue. The designation shall not include any area east of the curb line behind the Maplewood Municipal Building.

(2) The Maplewood Township Planning Board shall list and map the aforementioned Property on the Historic Preservation Element of the Master Plan.

(3) The designation of this Property shall be noted on all records of the Township including those records maintained by the Township Tax Assessor and the Township Clerk.

(4) Notice of this designation shall be made public by publication in the official newspaper of the Township and by distribution to all municipal agencies reviewing development applications and permits.

(5) A letter of designation shall be sent to the owners of record of the property.

SEVERABILITY:

If any section, paragraph, subparagraph, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the specific section, paragraph, subparagraph, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

REPEAL OF PRIOR ORDINANCES:

Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance be and the same are hereby repealed to the extent of any such inconsistencies.

EFFECTIVE DATE:

This Ordinance shall take effect after final passage and publication and as provided by law.

PUBLIC NOTICE is hereby given that the foregoing proposed Ordinance was introduced and read by title for the first time at a meeting of the Township Committee of the Township of Maplewood, held on March 15, 2011, and that Committee met again on April 5, 2011, at 7:30 p.m. at the Municipal Building, 574 Valley Street, Maplewood, New Jersey, at which time and place the Committee proceeded to consider the said Ordinance on second reading and final passage.

ELIZABETH J. FRITZEN, R.M.C.
Township Clerk

RESOLUTION OF THE TOWNSHIP OF MAPLEWOOD
HISTORIC PRESERVATION COMMISSION RECOMMENDING
DESIGNATION OF
THE MAPLEWOOD MUNICIPAL BUILDING
BLOCK 23.04, LOT 235
AS A LOCAL LANDMARK

WHEREAS, the Historic Preservation Commission of the Township of Maplewood has conducted a comprehensive survey of historic sites in the Township; and

WHEREAS, the Planning Board adopted a historic preservation element as part of the Master Plan of the Township of Maplewood that identifies the Maplewood Municipal Building as a local landmark that is worthy of preservation; and

WHEREAS, the Historic Preservation Commission has conducted an extensive analysis of the Maplewood Municipal Building and adjoining buildings; and

WHEREAS, the Maplewood Municipal Building is a significant historic site that meets the criteria for designation in the historic preservation element of the Master Plan; and

WHEREAS, proper notice of the proposed designation was provided as required by the Historic Preservation Ordinance; and

WHEREAS, the Commission prepared a report on the nomination of the Maplewood Municipal Building as a historic site. This report entitled "MAPLEWOOD HISTORIC PRESERVATION COMMISSION, Maplewood Municipal Building Nomination Report for Historic Landmark, Landmark #D010-09" dated December 2009 is attached

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hereto as Exhibit A and is incorporated by reference; and

WHEREAS, the Nomination Report details the history of the proposed historic site and its significance and provides additional detailed information to support the designation of the property as a historic site; and

WHEREAS, for the reasons stated above and as addressed at length in the study annexed hereto as Exhibit A, the Commission recommends that the Maplewood Municipal Building be designated as a historic landmark.

NOW, THEREFORE, BE IT RECOMMENDED by the Historic Preservation Commission of the Township of Maplewood that the Township Committee designate the Maplewood Municipal Building as a local landmark.

ROLL CALL

Richard Southwick:	<u>YES</u>	Gerard W. Ryan:	<u> </u>
Susan Newberry:	<u>YES</u>	Jon Stout, Alt.:	<u>YES</u>
Ginny Kurshan:	<u>YES</u>	David Rosen, Alt.:	<u> </u>
Patty Chrisman:	<u>YES</u>	Joanne Sockle:	<u>YES</u>
Gary Nelson:	<u>YES</u>		
Eric Hammarberg:	<u>YES</u>		

This Resolution adopted this day of , 2010 memorializes the action taken at a meeting of the Historic Preservation Commission of the Township of Maplewood on December 14, 2009, with the roll call vote on the memorialization as follows:

ROLL CALL ON MEMORIALIZATION

Richard Southwick:	<u>YES</u>	Gerard W. Ryan:	<u> </u>
Susan Newberry:	<u>YES</u>	Jon Stout, Alt.:	<u>YES</u>

Ginny Kurshan: Yes David Rosen, Alt.: _____
Patty Chrisman: Yes Joanne Sockle: Yes
Gary Nelson: Yes
Eric Hammarberg: Yes

I hereby certify that the foregoing is a true copy of a Resolution of the Historic Preservation Commission of the Township of Maplewood memorialized on _____, 2010.

Adele Lewis
Planning Board Secretary

MAPLEWOOD HISTORIC PRESERVATION COMMISSION
Maplewood Municipal Building
Nomination Report for Historic Landmark

Landmark #D010-09
December, 2009

1. Boundary Description:

Maplewood Municipal Building Historic Landmark site consists of Block 23.04, Lot 235 of the Township of Maplewood

2. Current owner (name, address):

Township of Maplewood
c/o Township Administrator
574 Valley Street,
Maplewood, NJ

3. Description at time of designation:

The Georgian Revival style Maplewood Municipal Building dating to 1930 is the crown jewel of the Township and of the civic center. Visible from many points in the Township, the dominant feature of the municipal building is the white wood cupola and impressive limestone Doric colonnade with full entablature. The building sits on a broad lawn facing Valley Street and Memorial Park. There is a wide slate walkway with steps leading to the main entrance, numerous old trees and shrubs on the lot and a flagpole on the northern lawn in front of the building. A pyramidal stone memorial to war veterans is located on this lawn as well. Behind the building are a large parking area, an open lawn and the town greenhouses. The lot covers the entire block between Park Road and Oakview Avenue and extends east in the center of that block most of the way to Mountain View Terrace.

The Maplewood Municipal Building is rectangular in plan and consists of a central, two-story block with one-story wings at the north and south ends. All the roofs have side gables, surfaced in slate, while the main block is edged with side walls with stone coping. There are double-end wall chimneys at each side of the main block, with three windows in each gable end, a central, round-headed double hung window flanked by two quarter windows. The building is symmetrically arranged around a grand, full stone pediment carried on limestone columns. The pediment is framed by a full entablature with dentils and a broad stone frieze bearing bronze letters with the words "Maplewood Municipal Building." There is a carved stone figure of an eagle between wheat sheaves in the pediment. The main entrance is centrally located within the colonnade and consists of a round-arched marble opening with double, non-historic doors under a leaded glass fanlight. There are five bays under the colonnade. The windows to each side of the entrance on the main story are double-hung, 6/6 light wood windows. The five windows on the second story are double-height, rectangular openings fronted by decorative wrought-iron balconnettes. They have 6/9 double-hung wood sash. To each side of the colonnade, are two

land by Albert J. Knoll, Albert J. Knoll Jr., Edward Gulick and J.C. Osman resulted in a large tract being developed for a central town park.

In 1920 playgrounds were set up in the area north of Oakview Avenue. A large park in this section included separate play areas for girls and boys, a football field, tennis courts, a skating rink, a shelter house. Plans for an expanded public park began to be formulated in 1922, when the Township hired the Olmsted Brothers landscape architecture firm, one of the most prominent in the field and the designers of numerous parks in Essex County, including the South Mountain Reservation.

At this time the Municipal Building and other town services were housed in buildings on the western side of the train tracks. As the community's needs increased, these buildings ceased to be sufficient. In December 1925 more money was authorized by the Township Committee to purchase new tracts of land from the Lackawanna Realty Company, Albert Knoll Sr. and Albert Knoll Jr. to extend the Memorial Park site, including more land on Dunnell Road. An ordinance concerning the acquisition of land for use in the establishment of municipal buildings and other municipal uses passed the Township Committee in the spring of 1926.

Expanded services were required for the growing town. In 1924-25, the Township Committee issued municipal bonds in the amount of \$100,000 for the construction of a new building for the fire station on the west side of Dunnell Road. The Township desperately needed a new police building, as well as a new town hall. Early discussions of the Township Committee focused on a single municipal building that would house both. This building was to be located on the east side of Valley Street across from the new park. This area had been the site of several residences, and a store and shoe manufactory that had been owned by the Crowell and Smith families in the mid-19th century. As shown in several Essex County maps and atlases (1859, 1881, and 1890) during the second half of the century the store was owned continually by W. H. Smith. Residences to the south of the store were owned in 1881 by Fanny G. Freeman, Annie G. Ball and the estate of J. Trenchard and by 1890, by Mr. W. H. Iderstine and Mr. Baldwin.

As discussion about a new municipal building proceeded, public pressure soon altered the plans. Maplewood citizens were concerned about the high costs of the proposed municipal building (this was during the Depression) and about locating the jail near other municipal functions and within a residential district. The local newspaper, *The Maplewood News* advocated for a new building and suggested that a new Police Department be constructed on Dunnell Road near the Fire Station.

During the discussion of a police headquarters in the 1920s, the Township Committee also revisited the need for a new municipal building. They cited President Hoover, who stated that in spite of the difficult economic conditions, municipalities should continue with municipal projects, as they would provide work for the un-employed. The Township Committee, led by Mayor John S. DeHart selected the prominent Newark architectural firm Guilbert & Betelle, Architects, to design a new municipal building. (Guilbert & Betelle also designed Columbia High School and several elementary schools in the district.) The building was dedicated in 1931 to the "promotion of good government and civic consciousness."

primarily in classical revival styles. There is a hierarchy to the design, from the grand scale of the Municipal Building to the more modest Police and Fire stations. These buildings represent the classical revival styles that, because of the popularity of the ideals of the City Beautiful during this period, were considered the most appropriate style for government structures. The Municipal Building was designed by important architects, Guilbert & Betelle, a firm that had previously designed Columbia High School and several other local schools.

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

Potential archaeological deposits located on the lot of the Maplewood Municipal Building are likely to yield important historical information on early settlement, the agrarian era in Essex County. This property held a variety of residential and commercial structures in the early years of settlement of the township.

Sources

Clerk's Minutes, Township of Maplewood, various years.

Essex County Register, Liber Deeds and Conveyances.

The Home News, clippings and document files, photographs, and maps, Maplewood and Newark, NJ public libraries

"The Operating Railroad Stations of New Jersey, An Historical Survey" performed by Heritage Studies, Inc. of Princeton, New Jersey, 1981 for New Jersey Transit, Inc.

Maplewood Past and Present, A Miscellany, Edited by Helen B. Bates, Maplewood, NJ (1948).

Bausmith, John, *Maplewood*, Images of America Series, Arcadia Publishing (1999).

November, 2009
Report by Virginia Kurshan and Jon Stout

Maplewood Municipal Building

Character Defining Features

The Georgian Revival style Maplewood Municipal Building, designed by the architectural firm Guilbert & Betelle, and constructed in 1930 despite the ongoing economic depression, is characterized by its formal, symmetrical design and plan. As the civic heart of the Township, the Municipal Building was constructed with the finest materials and great care was taken in the selection of finishes and the furnishings of the building. It was designed and constructed to last for generations. All extant historic material is significant and worthy of preservation. The setting is also important as a significant feature of the building. Visible from many points in the Township, the Municipal Building is sited on a slight rise, with an expanse of lawn to the north and east. Mature trees and a variety of shrubs frame the building. A slate walkway and steps lead to the monumental main entrance.

The character defining features include, but are not limited to:

Exterior Features

- Brick exterior, integral double chimneys at each end, limestone coping, spandrel panels, pediment and entablature
- Cupola
- Monumental portico of limestone Doric columns
- Pediment with sculpture
- Original wood 6/6 double hung windows; arched 9/6 windows in the flanking wings of the building. The windows are an important design element of the facade
- Slate roof
- Leaded glass in the main meeting room and fanlight over main entrance,
- Marble arched door surround
- Wrought iron balconettes at second floor
- Narrow pointing

The interior consists of formal ceremonial spaces, such as the lobby and the meeting room, offices, service areas, additional meeting rooms, etc. Many of these rooms contain original material such as wood moldings, chair and picture rails, wood and glass doors, and original fixtures and furnishings as well as murals depicting the history of Maplewood. The walls of the lobby are grey variegated marble. The floors are black and white marble in a checkerboard pattern. All remaining fixtures, finishes and furnishings are important in creating these spaces and represent the intent of the Township and the architect in creating this important civic building for the people of Maplewood.