

HISTORIC PRESERVATION PLAN

The master plan, by definition, looks to the future; however, the plan also looks to the past. The Historic Preservation Plan element indicates the location and significance of historic sites and historic districts in Westfield. It also proposes how those sites are to be used, and what means shall be employed to preserve the historic sites and districts.

The Municipal Land Use Law authorizes municipal governing bodies to establish a Historic Preservation Commission. Among the responsibilities the Commission is given are to conduct a survey of historic sites and districts pursuant to criteria set forth in the survey report, to make recommendations to the planning board on the historic preservation plan element, and to advise the planning board and the board of adjustment on applications for development. The Town of Westfield has established by ordinance a Historic Preservation Commission and procedures for designating historic sites and districts and reviewing applications for certain improvements on historic sites or within historic districts.

The Historic Preservation Plan element does not take the place of the formal designation procedure, but is intended to serve as the basis for designation. Formal designation is made by ordinance, based upon procedures set forth in the historic preservation regulations and in the Municipal Land Use Law. In addition, the identification and designation of historic sites is an ongoing process, similar to all aspects of the Master Plan. Although not all sites and districts in the plan element have been formally designated, their inclusion in the plan should nonetheless be one of the factors used in decision-making by the Planning Board, the Board of Adjustment, the Town Council and Town administration, other governmental agencies and the general public.

Historic Districts and Sites

Historic districts typically are characterized by one or more historic landmarks and intervening or surrounding property significantly affecting, or affected by, the quality and character of the historic landmark(s). Districts are also a definable group of tax map lots, the improvements on which when viewed collectively:

- represent a significant period or periods in the architectural and social history of the municipality; and/or
- because of their unique character can readily be viewed as an area or neighborhood distinct from surrounding portions of the municipality; and/or

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- have a unique character resulting from their architectural style.

Historic sites, or landmarks, include any real property, man-made structure, natural object or configuration or any portion or group of the foregoing which have historical, archeological, cultural, scenic or architectural significance which:

- is of particular historic, cultural, scenic or architectural significance to the Town of Westfield and in which the broad cultural, political, economic or social history, state or community is reflected or exemplified; and/or
- is identified with historic personages or with important events in the main current of national, state or local history; and/or
- shows evidence of habitation, activity or the culture of prehistoric man; and/or
- embodies a distinguishing characteristic or an architectural type valuable as representative of a period, style or method of construction; and/or
- represents a work of a builder, designer, artist or architect whose individual style significantly influenced the architectural history of the municipality; and/or
- is significant for containing elements of design, detail materials or craftsmanship which represent a significant innovation; and/or
- is imbued with traditional or legendary lore.

The HISTORIC PRESERVATION PLAN map identifies ten historic districts and numerous historic sites in the Town of Westfield. These are described in the following sections. Of the historic districts on the map, the Federal and State registers of historic places recognize one district: Stoneleigh Park. At this time, the Town has also designated by ordinance one historic district on Kimball Avenue, which is part of the Dudley Park district shown on the map. In addition to these districts, a number of historic sites have been placed on the Federal or State registers, or have been designated as historic sites by Town ordinance; they are noted in the text.

A description of the historic districts and sites on the map follows. Information sources include the Town of Westfield Historic Preservation Commission and the Union County Historic Sites Inventory for Westfield.

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Boulevard Historic District (B on map)

This area, centered on "The Boulevard" – a wide, grand street, consists mainly of large, turn-of-the-century revival style houses. Some notable structures in the district are the Squires Clubhouse (545 Boulevard), which is an 1890 Federal Revival house with an imposing semi-circular entrance portico and a 1906 Queen Anne/Romanesque house (317 Park Street) with a round Romanesque tower with conical roof.

Between 1866 and 1896, Chauncey B. Ripley was the principal developer of the section of the growing suburb south of the railroad tracks. He was a teacher, lawyer, and heir-by-marriage to the large estate of Gideon Ross, Esq. (1794-1861). Ripley expanded the land holdings, particularly along the railroad, between 1866 and 1869. In 1872 he filed a map laying out "Boulevard Ripley" on paper between South Avenue and the Clark line. After waiting out the depression of the mid-seventies, he and his estate resumed the purchase of lands from 1878 to 1901, beyond his death.

The 500 block of the Boulevard, together with the adjacent Park Street properties included in the proposed district, was developed in the 1880's and 1890's. This neighborhood succeeded Westfield Avenue and preceded Dudley Avenue as the most affluent address in town.

The 600 block of the Boulevard (the name "Ripley" was dropped around 1900) was, for the most part, developed between 1900 and 1915 and carried on the tradition of tasteful, upper middle class elegance. As the Boulevard was developed in stages in the decades that followed, it maintained its high reputation by adhering to generous standards of setback and side yard, street side tree planting and spacious malls between curb and sidewalk that give the thoroughfare its distinctively "boulevardian" flavor. Today, fulfilling Ripley's 1872 plan, it offers a virtual architectural history of east coast suburbia in the 20th century.

Of the two blocks within the suggested boundaries, the 500 block is more threatened by modernization, but it still preserves much of its old charm. It is largely a block of spacious Queen Anne style houses. Numbers 503, 509 and 515 are especially fine examples of this vintage. No. 515 was once the residence of Henry C. Sergeant, a founder of Ingersoll Rand. No. 545 was the early residence of Charles N. Coddington, the county and municipal Republican leader and a prominent attorney. Architect Charles Darsh, a disciple of Stanford White, remodeled the house along Federal Revival lines in the early 1920's. Darsh, who also remodeled No. 546, resided at No. 534.

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Following are the historic sites shown on the historic preservation plan map that are located within the Boulevard historic district:

<u>Block</u>	<u>Lot</u>	<u>Street Address</u>	<u>Historic Name</u>
3005	13	427 Boulevard	
3007	3	215 Ross Place	
3007	16	545 Boulevard	Squires Clubhouse
4107	32	317 Park Street	

Downtown Historic District (D on map)

This district, which serves as part of Westfield's downtown core, is a vital shopping and commercial area and is anchored by a large collection of late 19th century commercial buildings which have been given modern first floor storefronts. Some of its notable structures include the Arcanum Hall (201 East Broad Street) an 1892 Queen Anne commercial building; Welch Paint Store (214 East Broad Street) an 1870's Second Empire clapboard structure and the Elmer E. Love Store (109 East Broad Street), an 1890 Richardsonian Romanesque building.

Although the north side retail business district, centered on Elm and Broad Streets, has been affected by intrusions and infill, there is, at the core, a definable section that has retained a strong link with the 1890-1915 period when the district formed its lasting identity. Some 68% of the properties within the boundaries were found to have key or contributing architectural ties to the period. Particularly strong is the north side of Broad between Elm and Prospect, built mostly during the 1890's, as well as other segments and individual structures on Broad, Elm and North Avenue.

The central business district has always been one of Westfield's most salient features, and its survival and continued prosperity in the era of shopping malls has been a key factor in Westfield's ability to maintain its position as a prime residential community.

The boundaries include three of the town's most historic and/or architecturally distinctive buildings: the North Avenue firehouse, listed on the state and national registers of historic places, the Richardson Romanesque north side railroad station, built in 1891-92, already certified as eligible for state and local listing; and the Queen Anne-style Arcanum Building at the corner of Elm and Broad, built about 1883.

Other interesting buildings include the circa-1890 Etta Hall (Bovella's Bakery) at Broad and prospect, the 1890's Powers Hotel (the Jolly trolley) on North Avenue, the old Westfield Theater at 112 Elm, the 1920's Rialto Theater, Romanesque storefronts at 109 Broad and 55 Elm, the 1912 vintage Schaefer's Department

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Store (Lancaster's) at 76 Elm, the former Traynor Building at 84 Elm (Randall's), and 214 and 218 Broad, built 1870, the last two remaining frame structures in downtown Westfield.

Following are the historic sites shown on the historic preservation plan map that are located within the Downtown historic district:

<u>Block</u>	<u>Lot</u>	<u>Street Address</u>	<u>Historic Name</u>
2405	24	201 East Broad Street	Arcanum Hall
3103	6	401-405 North Avenue West	Westfield Fire Headquarters ^{F,S,L}
3103	7	301 North Avenue West	Northside Railroad Station
3106	8	214 East Broad Street	Welch Paint Store

F = Federal Register Site

S = State Register Site

L = Local Ordinance Designated Site

Dudley Park – Kimball Avenue Historic Districts (DP on map)

The Dudley Park historic district is a fine collection of late nineteenth century and early twentieth century homes which illustrate the variations of popular 'turn-of-the-century' architectural styles that reflect the period of Westfield's greatest development, the period when Westfield became a prestigious, suburban, railroad commuter community. Although there are examples of architecture of the same period in other parts of Westfield, nowhere is there such a large, cohesive collection of well-preserved structures. Here, there have been few losses and few intrusions, and the houses stand along wide tree-lined streets that still evoke a picturesque late Victorian lifestyle. Dudley Park continues to reflect the social and economic prominence of the many New York executives and Westfield civic leaders who resided in the larger homes near the crest of the hill, as well as the town's commitment to the middle class suburban lifestyle as evidenced by the presence of more modest dwellings among the lavish.

Between October 1864 and the close of 1866, John Q. and Helen M. Dudley purchased approximately 70 acres of land roughly centered on what is now Dudley Avenue. The land was platted and a development plan for "Dudley Park" was filed in 1869 with lots of 25-foot frontage offered for investment and development. Although some lots were sold and houses built on them, the depression of 1873 slowed development until 1885. In 1892 the north side railroad station was built and the Central Railroad launched a publicity drive to lure even more New Yorkers to Westfield. The successful campaign led to significant construction in the area through the turn of the century.

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The Dudley Park district roughly follows the boundaries of the original development with the inclusion of adjacent properties of similar age, style, and setting. The Town has formally designated a portion of the district along both sides of Kimball Avenue as the Kimball Avenue Historic District.

Following are the historic sites shown on the historic preservation plan map that are located within the Dudley Park historic district:

<u>Block</u>	<u>Lot</u>	<u>Street Address</u>	<u>Historic Name</u>
1005	11	100 Dudley Avenue West	Tinker, Jr. House
1005	12	110 Dudley Avenue West	Tinker House
1005	13	120 Dudley Avenue West	French-Keeler House
1005	14	130 Dudley Avenue West	
1005	15	136 Dudley Avenue West	Ridgeview Cottage
1005	16	140 Dudley Avenue West	
1101	4	220 Dudley Avenue East	Lowe House
1101	9	266 Dudley Avenue East	
1101	16	231 Kimball Avenue	Fairbairn House
1104	3	518 Lawrence Avenue	
1104	6	538 Lawrence Avenue	Marsh/Arnold House
1104	18	575 Highland Avenue	
1113	4	304 Dudley Avenue East	Bridges/Delamater House
2402	7	303 Walnut Street	
2403	10	314 Mountain Avenue	Reeve House

Harding Street California Bungalow Historic District (H on map)

This district consists of nine properties containing bungalow dwellings in close proximity, with the exception of one structure, which while of a different style, is of the same approximate size as the others, with similar spacing of the homes and similar heights of the structures. The bungalows line both sides of the street and are tract houses believed to have been built in the late 1920's. The dwellings are noteworthy due to their Mission style of architecture, which is not common in the northeast, especially in the form of middle-class tract housing and also in the scale and the embellishments that are true to their style and to the period. Although some dwellings have the same floor plan as others, the architect designed exterior motifs and elements, including arched windows, wrought iron railings, textured stucco, towers and terra cotta appointments, to give each house its own individuality. For the most part, eight out of the nine bungalows have remained original and have been maintained with sensitivity to the intent of the architect. The remaining house, 727 Harding Street, has experienced some incompatible renovation and artistic neglect, but these are reversible.

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Presbyterian Church Historic District (PC on map)

This property has been important historically to the town, region, state and nation over the last 260 years. There is archeological potential in the cemetery, at the former parsonage site and on the green. There is both historical and architectural significance in the present church building and auxiliary buildings.

The property in many respects is the most historic ground in Westfield, associated with events that have made significant contributions to national, state, regional and local history. Although owned by a religious institution, it qualifies as an exception under the following National Register Criteria Considerations: (A) as a religious property that derives primary significance from its historical importance and (D) as including a cemetery dating back to 1730 where the founders, original settlers and Revolutionary soldiers of this and neighboring communities are buried, with numerous examples of gravestone art.

The church played a role in the Revolutionary War when Westfield was a command post at different times for the New Jersey Militia and the Continental Army. For 150 years it was the center of social life in a large parish in what later became western Union County. It is still an impressive site today. From a lookout point on the neighboring First Watchung Mountain, the 190-foot steeple is easily the most visible (and in summer, almost the only) landmark in Westfield. The present church building, built in 1861-62, overlooks the church green, formerly the Village green, situated on a gentle slope. Here was the center of activity in Westfield until the growing influence of the railroad commanded commercial development slightly to the southwest.

The major improvement and expansion of the neighboring park in 1918, the birth and growth of other attractive church properties along this sector of Broad Street and the opening of a new municipal building across the park lake in 1954 have reinforced the esthetic, civic and institutional significance of the church property and its neighborhood. In the 1950's and 60's, the membership peaked and was the largest Presbyterian congregation in New Jersey, the largest east of the Mississippi and the third largest in the U.S.

Following are the historic sites shown on the historic preservation plan map that are located within the Presbyterian Church historic district:

<u>Block</u>	<u>Lot</u>	<u>Street Address</u>	<u>Historic Name</u>
2403	30	315 East Broad Street	Presbyterian Church in Westfield
2405	14	125 Mountain Avenue	Old Presbyterian Burial Ground

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Prospect Street Historic District (P on map)

This eclectic district comprises one of Westfield's oldest remaining neighborhoods. The notable structures in the district which date from the latter half of the 19th century include the 1861 Peek/Losee House (212 Prospect Street) and the 1870 Burhans House (417 Prospect Street). Other notable houses include the Joseph Mills House (114 Ferris Place) and the Condit Farmhouse (117 Ferris Place).

Most of the houses within the district were built between 1865 and 1910. Along with Westfield Avenue, Prospect Street was one of the first two residential avenues leading away from the village center to be developed. Unlike Westfield Avenue, which has seen too much infill and too many nonconforming additions and alterations to be saved, Prospect Street retains a good deal of the architectural flavor of Westfield's transition from farming center to suburb.

Four of the five oldest houses to be built on Prospect Street still stand and are included in the potential district: the Peek-Losee house (212 Prospect Street), the old Pierson farmhouse (311 Prospect Street), the Frank Ham house (317 Prospect Street) and the Burhans house (417 Prospect Street). The people with whom these houses are associated played prominent roles in the life and development of Westfield, as did many others in the early history of Prospect Street.

The older block is the 300-400 block between Cowperthwaite Place and Dudley Avenue, which was developed to a large extent between 1870 and 1890. The 200 block mostly represents the period from 1900 to 1910. Although one side of this block, not included in the boundaries, is developed with apartments, it is faced by houses of a transitional period between Queen Anne and Colonial Revival that have been well cared for and retain their original character and dignity. Two houses of this vintage in the 100 block are also included, as are six adjacent houses on Ferris Place and Ludlow Place.

The Ferris Place properties include the 18th century Mills-Ferris Pearsall house (114 Ferris Place), the 18th century Condit farmhouse (117 Ferris Place) and the 19th century Luther Whitaker house (118 Ferris Place), named for Westfield's longtime postmaster and political boss. The house at 115 Ludlow Place was the home of Ludlow V. Clark, prominent businessman and property owner.

Following are the historic sites shown on the historic preservation plan map that are located within the Prospect Street historic district:

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<u>Block</u>	<u>Lot</u>	<u>Street Address</u>	<u>Historic Name</u>
1004	10	417 Prospect Street	Burhans House
2504	14	114 Ferris Place	Joseph Mills House
2505	31	212 Prospect Street	Peek/Losee House
2506	3	117 Ferris Place	Condit Farmhouse

Stoneleigh Park Historic District (SP on map)

Stoneleigh Park is an early twentieth century upper middle class planned residential neighborhood of thirty single-family houses on approximately twenty acres of park-like property. Twenty-nine of the houses are situated on a looped drive that runs diagonally across the property. The remaining house, which was originally the home of C.B. Tremaine, one of the park's founder-developers, is located northeast of the entrance to the park on Dorian Road.

The entrance to Stoneleigh Park, near the corner of Westfield Avenue, is diagonally opposite the site of H.B. Tremaine's home (demolished) and adjacent to C.B. Tremaine's home (505 Dorian Road, formerly known as 1 Stoneleigh Park). Paired massive brick posts, with concrete ball finials that flank the roadway, mark the entrance. Each has a large, octagonal, iron lantern with an "S" for Stoneleigh and an iron ring for the chain, no longer present, which was formerly used to close the entrance on occasion. Slate sidewalks run between the main gateposts and smaller similar posts, without lamps, located to the outside of the larger ones. A second entrance at the opposite end of the park was closed in 1983 to discourage through traffic, which might disrupt the park's tranquility; however, there were no gateposts at that entrance.

The macadam roadway is approximately 25' wide and is lined on both sides with mature sycamores. The original slate walk encircles the loop. Twenty-two of the houses within the park are situated facing inward toward a center island created by the looping roadway. The remaining seven houses occupy the island, facing outward. The park is lighted by carriage-type lamps placed on simple wooden posts (replacements for original globes on low brick posts). All wiring is underground.

When Stoneleigh Park was developed, the land was graded to create a park-like setting. Houses were placed at least 40 feet back from the road in compliance with a restriction in the deeds. Some of the structures sit on slightly raised lots. Most properties are well landscaped with a variety of shrubs and trees. Due to additional deed restrictions, there are no fences that can be seen from the street and little demarcation of property lines by means of plantings. It was the intention of Stoneleigh's developers to create a park setting that all residents could enjoy. The irregularly shaped lots of at least 100' x 200' are significantly larger than those in

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the immediate vicinity outside the park, thereby accentuating the park-like atmosphere.

Architecturally, the houses in Stoneleigh Park represent three periods of development. It was the Tremaine's intention that all houses should be variations of the Colonial Revival style, and the ten earliest or original structures are 2½ story variations of that style, which date from the first decade of the park's existence. All display superior workmanship and are among the finest examples of the period in Westfield.

The second group, all constructed in the 1920's, also represent the Colonial Revival style, with the exception of several built in the English Tudor style. Although some of the houses are of the same size and scale as the original group, others are slightly smaller in scale and more typical of the period in which they were constructed.

The last group, if it can be termed such at all, consists of just four houses in contemporary and Colonial Revival styles, erected in the 1940's and 1950's as infill on the remaining undeveloped lots. Stoneleigh Park is now completely developed.

Most of Stoneleigh Park's houses are unaltered or, with the exception of one, insignificantly altered. They have retained their original siding and architectural detail and remain excellent examples of suburban upper middle class housing of the early twentieth century.

Stoneleigh Park (ca. 1904) is a fine example of a small, picturesque, upper middle class residential development of the early twentieth century. Planned by H.B. Tremaine, president of the Aeolian Company, and his cousin, C.M. Tremaine, it was designed to take advantage of the natural beauty of the site and to preserve a peaceful suburban setting for the homeowners, who were commuting New York executives and affluent Westfield businessmen and civic leaders. Stoneleigh Park continues to reflect the social and economic prominence of its original homeowners, as well as the town's commitment to the upper middle class lifestyle.

Following are the historic sites shown on the historic preservation plan map that are located within the Stoneleigh Park historic district:

<u>Block</u>	<u>Lot</u>	<u>Street Address</u>	<u>Historic Name</u>
4207	20	3 Stoneleigh Park	Merrill-Thomas House

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Tremont Avenue Historic District (T on map)

Tremont Avenue from Euclid Avenue to South Chestnut Street is one of the purest and best-preserved early Colonial Revival streetscapes in Westfield. The homes are large, tasteful and compatible and the avenue is lined with graceful trees, a fitting tribute to the period where Westfield emerged as one of New Jersey's exemplar residential communities.

Around 1903 Charles Dilts formed a small syndicate that bought the former Mills tract and laid out streets, including Tremont Avenue. Dilts built the first house, 403 South Euclid, one of four houses facing Euclid at the corner of Tremont, and occupied it himself.

Dilts did not finish the project. E.S.F. Randolph came over from Plainfield, bought all the available lots in the section and guided the development of what he called Terrace Park, the first of two Westfield sections he would develop that would greatly determine Westfield's character and look as an upper middle class, colonial revival, residential town.

Within the boundaries of this potential district have resided many of the town's leading and most influential families, including the Charles W. Wallaces (629 Tremont Avenue), the Gordon H. Kelloggs (534 Tremont Avenue), the Chester B. Kelloggs (603 Tremont Avenue), the Ralph W. Baileys (610 Tremont Avenue), the Cyrus Wilcoxes (443 Tremont Avenue), the Burr Towl Srs. (443 Tremont Avenue), the James E. Grapes (319 S. Euclid) and the Robert S. McCormicks (319 S. Euclid).

Following are the historic sites shown on the historic preservation plan map that are located within the Tremont Avenue historic district:

<u>Block</u>	<u>Lot</u>	<u>Street Address</u>	<u>Historic Name</u>
3111	10.02	318 South Euclid Avenue	Wilcox-Towl House
3309	17	534 Tremont Avenue	

Westfield Gardens Historic District (WG on map)

This quiet neighborhood of attractive Colonial Revival homes and shade tree-lined streets typifies the kind of town that Westfield became, to a large extent, in the first half of the 20th century. It was developed between 1909 and World War II, most of it in the 1920's and 1930's. Like Terrace Park, E.S.F. Randolph took over the development after an abortive start by another individual. Because of his role in creating two of the most attractive sections of Westfield, Randolph ranks as one of Westfield's greatest developers, along with Arthur Rule, Leigh Pearsall and others.

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The Gardens is an upscale community. Whether one enters from Mountain Avenue or Highland Avenue, one knows that one has entered a neighborhood with a distinct personality. While there is a pleasing variety of house styles within the Colonial Revival motif, there is also a consistency and compatibility upon which The Gardens hangs together. Underlining the Colonial theme are the names of the streets: Bradford, Alden, Standish and Colonial Avenues and Priscilla Lane. The latter is an 18th century drift-way and boundary line that was retained by the developers as a back-alley entrance to homes. In the 19th century it was called Cedar Avenue for the stand of cedars that are memorialized today in the name of an adjacent street, Cedar Terrace.

There are a handful of homes on the Mountain Avenue and Highland Avenue borders that were built in or soon after 1909 under the aegis of Lloyd Thompson, a prominent resident and civic leader. These homes are beautifully crafted and express a variety of styles from Spanish Colonial Revival to Tudor to a variation of the Prairie School. When Randolph took over, more traditional forms of Colonial Revival became dominant. Beginning in 1926, Alfred H. Welch developed two extensions of the Gardens that include the most distinguished collection of Tudor- and Norman-style homes in Westfield and some of the finest of this style in Union County.

Not surprisingly, many of the town's most eminent residents lived at one time or another in The Gardens, including Good Housekeeping columnist Charlotte Nichols Montgomery, shipbuilding executive and mayor Augustus Alpers, World War I flying ace Austin Crehore, Merrill Lynch partner and co-founder Robert L. Rooke, attorney and civic leader Roswell Nichols, Bristol-Myers heir/executive William McC. Bristol and the developer, E.S.F. Randolph.

Following are the historic sites shown on the historic preservation plan map that are located within the Westfield Gardens historic district:

<u>Block</u>	<u>Lot</u>	<u>Street Address</u>
503	13	936 Highland Avenue
503	32	811 Bradford Avenue
511	1	405 Colonial Avenue

Wychwood Historic District (W on map)

Wychwood is a residential/suburban development created in the late 1920's as a fantasy-come-true development. The Old English-eclectic architecture of the original homes and the quiet, tree-lined streets promoted the philosophy of developer Arthur Rule in creating an exclusive, pastoral, suburban enclave.

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Woodland Avenue and Kimball Circle saw the first Tudor and Colonial style homes laid out by Arthur Rule. Later cul-de-sacs and connecting streets filled in the development but it is all individually built and of high quality. The area is recognized locally as "Wychwood", whatever the age of the houses.

Outstanding structures are the South Gatehouse (120 Wychwood Road) and the "Little Gatehouse across the street" (200 Canterbury Lane), both of which are whimsical interpretations of medieval fairy tale houses. This main entry point is at the corner of Wychwood Road and East Broad Street. A matching North Gate house was never built.

Notable structures in the district are the 1664 Sip Manor House, a Dutch farmhouse rescued from demolition in Jersey City and moved to 5 Cherry Lane and the 1785 Joseph Ball House, moved from Maplewood, N.J. to 526 Wychwood Road. Also included in the district are several early existing houses: the 1790 John Scudder farmhouse at 841 East Broad Street, 415 Woodland Avenue, and the 1830 Clark Scudder House at 515 Woodland Avenue. The early house of Edward Clark (200 Woodland Avenue) has a fine example of an 18th century well house by the road. Wychwood's charm and desirability are evident everywhere and undiminished since its inception; all houses are well maintained prime real estate in a unique setting.

Some threat comes from individual owners who misinterpret rehabilitation and as a result lose the architectural integrity of the original structures. An example of such misinterpretation is the Arthur Rule Farmhouse at 1011 Wychwood Road, renovated in 1986 from a 19th century vernacular plan book farmhouse into a modernized Tudor.

Since the district does not have major thoroughfares, little threat comes from traffic, except on Woodland Avenue, which cuts directly through the east side and bears more traffic. There is some pressure to install curbing but residents of the district have resisted and none have curbing except the Joseph Ball House (526 Wychwood Road). Most prefer the rural setting that Arthur Rule envisioned.

Wychwood was planned as a unique haven for the growing commuter population. The emphasis was on not only its outstanding architecture, but its safety and the beauty of its setting, the ideal place for raising a family. The Wychwood book, printed in 1931 to promote the development, described the South Gate as "not the architectural keynote of Wychwood, but [epitomizing] the spirit which it is intended to foster in the community—tradition, charm, and the love of nature. The distinctiveness of... the South Gate is a frank protest against... commonplaceness, monotony, lack of imagination." Rule sought to revive and reserve tradition and engaged the services of architect Bernhardt E. Muller to create such "whimsies" as the Gate houses and the Bobbie Burns Cottage (3 Cherry Lane). One of the

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district's strengths is its preservation of several old houses. The Varleth/Sip House (5 Cherry Lane) is one of New Jersey's oldest residential structures. The Scudder family (841 E. Broad Street and 515 Woodland Avenue) was one of the original families to settle in Westfield and owned a vast landholding here.

Wychwood became home to many important executives such as the founder of MBCO, Lee Bristol (100 Golf Edge), William M. Bristol (6 Kimball Circle), William McL. Bristol (8 Kimball Circle), Edward Moore, President, Central Railroad of New Jersey (1020 Wychwood Road), Winthrop Brower, President BBDO (200 Woodland Avenue), John T. McCoy, head of Westfield Charter Commission (100 Wychwood Road), and David Clare, President of Johnson & Johnson (4 Cherry Lane).

There is an open, rural atmosphere to this woodland haven, with beautifully tended lawns reaching out to the winding lanes. Intentionally free of curbs and sidewalks, the vista throughout is one of a peaceful country setting.

Following are the historic sites shown on the historic preservation plan map that are located within the Wychwood historic district:

<u>Block</u>	<u>Lot</u>	<u>Street Address</u>	<u>Historic Name</u>
1407	2	5 Cherry Lane	Sip/Varleth House
1407	3	3 Cherry Lane	Bobbie Burns Cottage
1409	5	507 Wychwood Road	
1410	1.01	526 Wychwood Road	Ball-Platt/Joseph Ball/ Amzi Ball House ^L
1410	2.01	515 Woodland Avenue	Clark Scudder House
1410	8	415 Woodland Avenue	
1410	16	400 Wychwood Road	
2003	4	6 Kimball Circle	
2003	5	8 Kimball Circle	
2003	6	100 Golf Edge	Lee H. Bristol House
2003	56	128 Woodland Avenue	
2003	57	200 Woodland Avenue	
2101	33	841 East Broad Street	Scudder Farm House ^L
2101	34	120 Wychwood Road	South Gate House
2201	15	440 Topping Hill Road	
2203	12	200 Canterbury Road	

Historic Sites Located Outside of Historic Districts

Following is a listing of Westfield's historic sites that are not located within historic districts.

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<u>Block</u>	<u>Lot</u>	<u>Street Address</u>	<u>Historic Name</u>
101	1	1485 Prospect Street	
201	33	124 Brightwood Avenue	
201	35	140 Brightwood Avenue	Ralph Piersall Bungalow
501	3	730 Lawrence Avenue	J. Warren Brown House
501	13	414 Hillside Avenue	
501	16	460 Hillside Avenue	
501	30	319 Sinclair Place	
502	17	319 Hillside Avenue	
701	17.02	847 Embree Crescent	
707	13	814 Embree Crescent	
707	18.01	848 Embree Crescent	Effingham Embree House
708	2	157 Brightwood Avenue	
709	13	121 Effingham Place	
808	26	603 Clark Street	
903	37	517 Clark Street	
1001	28	630 Clark Street	French House
1102	4	522 Elm Street	Charles Addams House ^L
1103	25	229 Sylvania Place	
1203	14	614 Mountain Avenue	Miller-Cory House ^{F,S,L}
1701	1	600 Springfield Avenue	Branch Mills Chapel, Miller Church
1904	34	1481 East Broad Street	Daniel Pierson House
2003	49.03	1049 East Broad Street	
2211	14	120 North Chestnut Street	
2211	15	128 North Chestnut Street	
2211	16	136 North Chestnut Street	
2213	7	306 North Chestnut Street	
2302	2	169 North Chestnut Street	William Pierson Barn
2302	10	617 East Broad Street	
2302	33	122 Harrison Avenue	
2403	12	385 East Broad Street	Mindowaskin Park ^L
2404	12	227 Harrison Avenue	Leveridge-Harrison House
2501	22	224 Charles Street	
2501	23	230 Charles Street	
2501	25	238 Charles Street	
2502	4	227 Charles Street	
2502	5	221 Charles Street	
2502	6	217 Charles Street	
2502	7	215 Charles Street	
2503	13	238 Clark Street	
2503	15	246 Clark Street	

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<u>Block</u>	<u>Lot</u>	<u>Street Address</u>	<u>Historic Name</u>
2506	2	1 East Broad Street	The First Methodist Church
2507	1	The Plaza	World War I Monument ^L
2707	20	500 Downer Street	St. Luke A.M.E. Zion Church
2804	10	725 Dorian Road	
2816	30	100 Florence Avenue	Hatfield Farmhouse
3003	38	563 Westfield Avenue	Brunner House
3010	8	538 Westfield Avenue	
3101	5	250 South Avenue West	Southside Railroad Station
3303	6	667 Fourth Avenue	Matthias Sayre House ^L
3303	10	627 Fourth Avenue	Budell House
3408	12.02	508 Salter Place	Charles Marsh House ^L
3506	47	231 Benson Place	Benjamin Pierson House
4201	34	633 Westfield Avenue	
4201	35	625 Westfield Avenue	
4205	5	728 Westfield Avenue	Westfield Schools Fieldhouse
4205	14	528 Grove Street	Robert Woodruff House
4401	33	1 Kirkview Circle	Radley House
4503	52	800 Willow Grove Road	Moses Connett House
4702	59	1011 Rahway Avenue	
4702	60.01	961 Rahway Avenue	Moses Ross House, "Middle of the World"
4803	11	231 Elizabeth Avenue	John Ross House, Ripley Manor
4813	32	923 Central Avenue	
5509	42	1517 Rahway Avenue	Enders/Folsom House
5604	5	1737 Nevada Street	Scudder/Frazee House

F = Federal Register Site

S = State Register Site

L = Local Ordinance Designated Site

Use of Historic Sites and Structures

For the most part, the Historic Preservation Plan does not limit the uses to which historic sites and structures should be put. Rather, the plan assumes that they may be put to any use consistent with the Land Use Plan and Zoning Ordinance, provided such use preserves the historic character of the site and/or structure. It is recommended that publicly owned historic sites continue to be used the same as at

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the present time, until such use is no longer appropriate or feasible. In three instances, specific reuse objectives are recommended:

- The North Avenue firehouse should be converted to other public use if and when it is no longer used by the fire department.
- The Reeves house should be converted to some public use when it is no longer used as a residence.
- The United Fund of Westfield and/or the Westfield Foundation should be allowed to use the North Avenue train station for their offices.

Historic Preservation of Streets and Related Improvements

In addition to the general policies for the preservation of historic sites and districts, historic preservation of neighborhood streetscapes should be promoted within the Town of Westfield, including adherence to the following policies:

- Certain streets should be maintained without curbs in order to preserve the historic streetscape that exists. Included within the list of streets should be the streets in the Brightwood and Wychwood areas, and possibly others, which should be determined through further study. If necessary, exemption from the Residential Site Improvement Standards should be sought for this policy.
- Bluestone sidewalks should be retained in the historic districts and adjacent to historic sites, in order to preserve the historic streetscape. If necessary, exemption from the Residential Site Improvement Standards should be sought for this policy. Examples of areas that have retained their bluestone sidewalks include Boulevard, Tremont Avenue and Stoneleigh Park. Where bluestone is removed in other areas, the stone should be saved for reuse by the Town in historic districts and sites.
- Grass should be planted between the street pavement and the public sidewalk, interruption of the public sidewalks by driveway pavement should be prohibited.
- New streets, in appropriate instances, should be named to commemorate deceased Westfield veterans and the street signs for these streets should be designated with gold stars. Additional study should be performed to identify opportunities for renaming existing streets in accordance with this policy.
- The development regulations and other Town policies should require the retention and retrofitting of the existing radial-wave street lights where they exist in Westfield.

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Other Recommendations

In addition to the above proposals, it is recommended that the Town of Westfield apply to the Office of New Jersey Heritage to receive certified local government status. As a certified local government, the Town would be eligible for special Historic Preservation Fund grants, could receive technical assistance and training, and participate in nominating properties to the National Register of Historic Places.