

Historic Preservation Element – Draft June 23, 2019

Prepared by the Cranford Historic Preservation Advisory Board

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Section I – Executive Summary

The Historic Preservation Element (HPE) provides background and rationale for the preservation of Cranford's architectural and land resources in the context of the Master Plan. It lays out the objectives of preservation, the town's history, and a review of the historical resources that have been identified and previously described, as well as those that need to be examined further. It also presents the current issues facing Cranford, and some future preservation proposals.

The town of Cranford as we know it started as Crane's Ford, part of the West Fields of New Jersey, in the early 1700's. Development really began in the 1860's, and the town grew from the area near the railroad in what is now downtown. Large estates at the end of the 19th century gave way to denser neighborhoods with their own character as the 20th century progressed.

Some of these estates and neighborhoods still exist and have been listed and described in *Phase 1 Cranford Historic Resources Survey*, completed in November 2016 by the Cranford Historic Preservation Advisory Board. This survey, which summarizes studies that have been done in the past, along with other documents about Cranford, serves as a basis for assessing Cranford's historical and architectural resources and how they can fit in with the future direction and development of the town.

The 2009 Master Plan contained a short section on historic preservation within the Land Use section, and the Township Code Section 6, Part 4 outlines the duties and powers of the Historic Preservation Advisory Board. These documents, along with Union County's Open Space Trust Fund provide the public policy foundation for this Historic Element.

The public policy choices made by the Township Committee based on the Master Plan will shape Cranford's future. Various organizations such as the Cranford Historic Preservation Advisory Board, the Cranford Historical Society, the Township Boards, and especially Cranford's citizens have and should continue to work together to ensure that historic preservation will enrich Cranford's future as it embraces the past.

Section II - Introduction

Purpose

The purpose of the Historic Preservation Element provides an evidentiary basis for the preservation of Cranford's architectural and land resources. The Historic Preservation Element (HPE) explains the objectives of preservation within the context of Cranford's Master Plan. The Element will also provide an outline of the town's history, a review of the physical resources of the town and suggestions for land use and preservation improvements within the scope of future town planning. It will provide a demonstrated basis for future preservation proposals.

The aesthetic and cultural character of the town is a direct product of its buildings, homes, physical and geographical features whose preservation and enhancement contribute to the long-term sense of community of our residents. Historic preservation enriches Cranford's future as a unique community within our county and state.

The HPE will draw upon the Cranford Historic Resources Survey of November 2016 (Cranford Historic Preservation Advisory Board, Cranford Township, NJ November 2016) which contains a thorough inventory of the cultural and architectural resources of Cranford that had been identified in prior studies. The authority for this work is based upon the Municipal Land Use Law (MLUL), which enabled "legislation for municipal land use and development planning, zoning, and since 1986, historic preservation zoning." (NJ Department of Environmental Protection, Historic Preservation Office, Municipal Land Use Law New Jersey Statutes Annotated, Historic Preservation Related Sections. July 2007. 1)

Cranford has a long history going all the way back to the early 18th century. In part, Cranford is defined by its central meandering river and the communities that grew up around it. The town is also a product of the homes that were built to provide getaways for people from New York as railways were built in the 19th century. This historical background is provided in the next section of the HPE.

III. Context – Historic and Architectural

Different sources credit either John Denman or John Crane as being the first settlers of the West Fields of Elizabethtown, the land between the Rahway River and the Watchung Mountains. Denman is credited with being the first “permanent settler” in 1720. The farm he developed remained in the Denman family for 250 years.

John Crane constructed a saw mill and a grist mill on separate sides of the Rahway River between 1716 and 1722, while still living in Elizabethtown until 1724.

In 1794, the West Fields of New Jersey, including an area known as Crane’s Ford, split off from Elizabethtown, incorporating as Westfield. For the rest of the 18th century and well into the 19th century, the future Cranford remained an agricultural community. The River remained a source of power for upwards of eight mills. In spite of stage service in the late 1700’s and railroad service in the early 1800’s, the town remained a sleepy, agricultural community.

On July 4, 1849, local students attending a Sunday School picnic as the guests of Josiah Crane, a descendant of John Crane, scrawled “Craneville” on his barn as they departed. The name caught on and began to be used to identify the town.

The railroad breakthrough for Craneville occurred in 1861, when the Jersey Central completed a railroad bridge across Newark Bay, allowing the railroad to link Craneville with New Yorkers arriving in Jersey City by ferryboat.

The firm of Dayton, Eastman and Bigelow was the first to develop the residential area around Springfield, Union, Alden, and Holly Streets which formed the residential core of the growing village.

Summer residences of wealthy New Yorkers gave way to year-round residences as railroad service improved. By 1871 the Township was incorporated, but growth was slowed by the recession of the 1870’s. In spite of the slowdown, developers were actively creating subdivisions in anticipation of continued growth.

Central Avenue was developed by Dr. Phineas P. Lounsbury, followed In 1870, by Sylvester Cahill, who developed the area of Forest Avenue and Cranford Avenue. J Walter Thompson’s Roosevelt Manor in 1894 was the next major subdivision, including the area between of Riverside Drive, North Union, Manor, and Orange Avenues. Development of the areas beyond the River along Springfield and Orchard continued well into the 20th century. Single family residences were the predominant form, but the early decades of the 1900’s saw the introduction of higher density apartments on lands formerly occupied by large estates.

The Rahway River was a central and unifying feature of Cranford, for both its scenic and recreational qualities. Boating clubs, the Cranford Casino, and a linear system of parks and open space were located along its banks throughout the community during the late 19th century and well into the 20th century.

A more detailed history can be found in Appendix A.

IV. Inventory

Cranford's existing historic resources inventory was most recently compiled by the Historic Preservation Advisory Board (HPAB) in 2016 in a two volume study, ***Phase 1 Cranford Historic Resources Survey: Review of Existing Documentation, Baseline Inventory, and Survey Updates*** (HPAB Phase 1), which established a baseline inventory through examination of 26 prior historic resource inventories and documentation. HPAB Phase 1 provides a comprehensive starting point for incorporation into the Master Plan Historic Preservation Element (MPHPE), and makes a number of recommendations for continued inventory activities. Listed below are the various types of historic resource designation and documentation, followed by a comprehensive list of documented significant historic resources in Cranford (Table 4.1) and delineated on Map of Existing Historic Resources.

The Cranford Master Plan adopted in 2009 mentions 21 sites that have been identified as historically significant. This Historic Preservation Element updates and clarifies that list.

4.1 Documentation Types

A. New Jersey and National Registers of Historic Places: The New Jersey and National Registers of Historic Places (NJNRHP) are the official lists of historic places worthy of preservation. The documentation in a typical register nomination includes the National Register form, detailed description, history and significance statements, photographs and map(s). There are two historic properties in Cranford included in the NJNRHP:

- **Crane-Phillips House (Josiah Crane Jr. House)**, 124 N Union Avenue (Block 196, Lot 2.01)
- **Williams-Droescher Mill**, 347 Lincoln Avenue E (Block 482, Lot 2)

B. Historic American Building Survey: The Historic American Buildings Survey (HABS) and Historic American Engineering Record (HAER) are national public archives of measured drawings, historical reports, and photography that record significant architectural and engineering landmarks. HABS/HAER documentation ranges from simple written descriptions and one or two photographs, to fully detailed measured drawings. Such documentation may be prepared by the HABS program or by agencies as mitigation for project impacts to historic resources. Two properties in Cranford have been HABS/HAER documented:

- **Crane-Phillips House (Josiah Crane Jr. House)**, HABS, delineated and photographed in 1935.
- **Lincoln Avenue-High Street Bridge**, HAER, photographed in 1993 prior to its replacement

C. Formal Eligibility Findings: The Keeper of the National Register and the State Historic Preservation Officer can issue formal determinations or opinions of eligibility for historic resources pursuant to a variety of programs and initiatives:

- **Determination of Eligibility (DOE):** Issued by the Keeper of the National Register as part of the National Register listing process or when requested as part of federal project review under Section 106 of the National Historic Preservation Act.
- **SHPO Opinion:** Issued by the State Historic Preservation Officer as part of federal project review under Section 106 of the National Historic Preservation Act.

- **Certification of Eligibility (COE):** Issued by the State Historic Preservation Officer when requested as part of the preliminary application for New Jersey Register listing or as part of qualifying for State and County preservation grant programs.

Resources that receive formal eligibility findings have often been documented in one or more cultural resource surveys as described below at **E. Historic Resource Surveys**. Historic districts and historic properties with formal eligibility findings in Cranford, are included in the comprehensive inventory below (Table 4.1).

D. Local Designations: Local Landmarks and Districts may be designated by ordinance in accordance with the process outlined in the historic preservation section of the township code (§6-40.24). Two local landmarks and one historic district have been locally designated:

- **Crane-Phillips House (Josiah Crane Jr. House),** 124 N. Union Avenue (Block 296, Lot 2.01). Ordinance 2014-01, Adopted February 25, 2014.
- **Williams-Droescher Mill,** 347 Lincoln Avenue (Block 482, Lot 2). Ordinance 2014-18, Adopted August 12, 2014.
- **Sunny Acres Historic District,** Mohawk Drive, Algonquin Drive, Oneida Place, Cherokee Road, Iroquois Road, Iroquois Place, Mohican Place, Raritan Road. Ordinance 2018-12, Adopted August 14, 2018.

E. Historic Resource Surveys: Numerous historic resource surveys have been conducted in Cranford for a variety of purposes. Typically, historic resource surveys describe the physical and historic characteristics of the resource, document the significance and integrity of the resource, and evaluate eligibility in relation to the National Register Criteria for Evaluation as described in National Register Bulletin 15 and Cranford's local historic preservation ordinance. These criteria are discussed in greater detail in Chapter 5: Significance.

The two most common types of survey are:

- **Planning Surveys:** Planning surveys are conducted to support local and regional preservation planning. Planning surveys may be geographically based, or may focus on particular property types or historic themes.
- **Compliance Surveys:** Compliance surveys are conducted to support compliance with state and federal historic preservation regulations and enable public agencies at all levels to plan for project implementation.

The complete list of prior surveys is available in Chapter 3 of *HPAB Phase 1*, which includes a summary of each survey and an assessment of what it contributes to the baseline inventory.

4.2 Existing Historic Resources

The results of the Phase 1 inventory can be distilled into a list of historic properties and districts which have been previously listed, designated, or documented, and found worthy of preservation. Each individual property or district is listed with its *HPAB Phase 1* identifier to maintain continuity, and includes the *HPAB Phase 1* Assessment of significance, or subsequent update. Future initiatives regarding these resources may include additional intensive level

survey, local designation, and/or NJ/National Register listing. The Phase 1 Assessment includes the following findings:

- **NJ/NR Listed:** Previously included on the NJ and/or National Registers of Historic Places
- **Cranford Local Landmark/District:** Previously locally designated
- **Eligible / Eligible Individual:** Historic districts or individual properties formally determined eligible (DOE, SHPO Opinion, COE) or recommended significant through survey.

Table 4.1: Existing Historic Resources

Individual Properties					
PHASE 1 ID	NAME	ADDRESS	BLOCK	LOT	PHASE 1 ASSESSMENT
4	St. Michael's Roman Catholic Church	40 Alden Street	191	1	Eligible: Church Complex
5	St. Michael's School	100 Alden Street	188	1	Eligible: Church Complex
8	35 Balmiere Parkway	35 Balmiere Parkway	198	52	Eligible Individual
11	17 Berkely Place	17 Berkely Place	166	5	Eligible Individual
17	Moore House	22 Central Avenue	184	12	Eligible Individual
59	Williams-Droescher Mill	347 Lincoln Avenue E	482	2	NJ/NR Listed; Cranford Local Landmark
66	Cranford Post Office	3 Miln Street	181	10	Eligible: Individual
73	Cranford Junction Coach Yard (Cranford Round House)	North Avenue East	319	10	Eligible Individual
74	William Sperry Building	11-17 North Avenue	192	6	Eligible Individual
77	Cranford Trust Building	2-30 North Avenue W	189	1	Eligible Individual
82	Norris-Oakey House	1119 Orange Avenue	257	13	Eligible: Individual
127	First Presbyterian Church	11 Springfield Avenue	191	3	Eligible Individual
142	William Miller Sperry Observatory	1033 Springfield Avenue	121	2.01	Eligible: Individual
146	Masonic Hall	18-20 N Union Avenue (17-25 Alden St.)	192	5	Eligible Individual
150	Crane-Phillips House (Josiah Crane Jr. House)	124 N Union Avenue	196	2.01	NJ/NR Listed; Cranford Local Landmark
151	Lynwold	136 N Union Avenue	312	1	Eligible Individual
152	Sperry House	319 N Union Avenue	271	10	Eligible Individual
155	Cranford Hotel	2 Walnut Avenue	476	1	Eligible Individual

Historic Districts			
PHASE 1 ID	NAME	LOCATION	PHASE 1 ASSESSMENT
D01	North Cranford Historic District	Neighborhoods in north Cranford, including Orchard St., Holly St., Springfield Ave., Orange Ave., N. Union Ave., Forest Ave.	Eligible (SHPO Opinion) with revised boundaries.
D02	Sunny Acres Historic District	Mohawk Drive, Algonquin Drive, Oneida Place, Cherokee Road, Iroquois Road, Iroquois Place, Mohican Place, Raritan Road...	Cranford Local District

D03	Central Railroad of New Jersey Main Line Corridor Historic District	NJ Transit Raritan Valley Line	Eligible (SHPO Opinion)
D04	Garden State Parkway Historic District	GSP ROW	Eligible (SHPO Opinion)
D05	Lehigh Valley Railroad Historic District	Conrail ROW	Eligible (SHPO Opinion)
D08	Rahway River Parkway Historic District	Rahway River Lenape Park to GSP	Eligible (SHPO Opinion)
D09	Staten Island Railroad Historic District	SIRR ROW	Eligible (SHPO Opinion)

4.3 Future Documentation

A. Phase 2 Survey Priorities: Based on the analysis and results of the Phase 1 survey, the following areas and resources should be addressed in a comprehensive Phase 2 survey coordinated by HPAB. Due to the extensive effort involved in conducting survey for this larger population of resources, HPAB recommends seeking grant funding to enable the Township to hire cultural resources consultants to continue the survey effort. Grants for survey are available from the NJ Historical Commission or the NJ Historic Preservation Office (requires pursuing CLG designation). Additionally, *HPAB Phase 1* did not generate standard architectural survey forms as specified in the *NJ Guidelines for Architectural Survey*, therefore the level of documentation for all resources needs to be addressed during Phase 2. Resources discussed below are representative of the wide variety of historic resources present in Cranford, and are included below in a comprehensive list of potential historic resources in Cranford (Table 4.3).

- **Schools:** Only three early twentieth century period schools survive in Cranford: Cleveland School, Lincoln School, and Cranford High School (CHS). While Cleveland School has been significantly altered as documented in Phase 1 above, CHS and Lincoln School are well preserved. Intensive survey and evaluation of conditions are vital to continued preservation of these important buildings.

Additionally, Bloomingdale Avenue School, Brookside Avenue School, Walnut Avenue School, and Livingston Avenue School are all now over 50 years of age. They are all of similar design and mostly intact. Intensive survey that documents the history and context for their development is necessary to properly evaluate the potential significance of these modern schools buildings.

Union County College is another important educational resource in Cranford. Phase 2 survey should outline the history and development of the college, and document certain key resources on the campus. HPAB also recommends requesting a Certification of Eligibility for the Sperry Observatory from the NJ Historic Preservation Office.

- **Downtown Area:** The integrity and significance of the downtown area as a potential commercial historic district needs to be comprehensively documented and evaluated as part of the Phase 2 survey. Notable properties within the downtown core include:
 - First Baptist Church, 100 High Street, (Block 484, Lot 22)
 - Cranford Post Office, 3 Miln Street, (Block 181, Lot 10)
 - William Sperry Building, 11-17 North Avenue E, (Block 192, Lot 6)

- Cranford Trust Building, 2-30 North Avenue W, (Block 189, Lot 1)
 - Masonic Hall, 18-20 N Union Avenue (17-25 Alden St.), (Block 192, Lot 5)
 - Cranford Hotel, 2 Walnut Avenue, (Block 476, Lot 1)
 - First Presbyterian Church, 11 Springfield Avenue (Block 191, Lot 3)
 - St. Michaels Complex, 40 Alden Street (Block 191, Lot 1)
 - Methodist Church, 201 Lincoln Avenue (Block 485, Lot 1)
 - Eastman Street, South Side between Railroad and Theater (Block 486)
 - 1-5 Walnut Avenue (corner of South Avenue (Block 479)
 - Cranford Railroad Station, North Avenue, (Block 479)
- **Existing and Potential Historic Districts:** In addition to the existing historic districts in Table 4.1, there are a number of other neighborhoods and subdivisions, such as listed below in Table 4.2, that should be documented and evaluated as potential historic districts. Phase 2 will discuss the development context and timeline for survey of all existing and potential historic districts.

Table 4.2: Neighborhoods and Subdivisions

NAME	YEAR	DEVELOPER	BOUNDARIES	TRACT
Roosevelt Manor	1894	J Walter Thompson	Union to Orange and Riverside to Manor	
Fairview Manor	1896	EC Wincklet	Springfield to Willow, West End to Brookside	Partridge Farm
Prospect Park	1900	EC Winckler	Orange to Union and Lenox to Pacific	
Lehigh Park	1908	Shaheen A Shaheen	Centennial to Mansion and Lincoln to Lehigh RR	ES Crane property
River Terrace	1908			
Balmiere Park	1909	Cranford Homes Co	Springfield, Balmiere Parkway	Fett estate
Cranford Heights	1909	Manhattan Land Co	Walnut Ave from RR to River	Mark Raifle farm
Cranford Homes	1909			
Cranford Estates	1910	Reynolds Estates	includes Cranford Heights, Lehigh Park, and River Terrace	
Riverside Park	1911	Manor Realty	Hickory to Elm around High	TA Crane
Lincoln Park	1916	Lincoln Heights Realty (Droescher)	South, Hollywood, Lincoln, the River	
Orchard Park	1922	James Harris Real Estate, Eliz	Orchard to Ariola (Willow) and Torbush to past Brookside	
Lexington Heights	1924		South Union, Hillcrest, and Retford between Lincoln and Lexington	
Cranford Park	1926	Walter Mooney	S Union near Lincoln and Williams	Crane
Osceola Park	1937	Ben Smith	Raritan Rd and River and Centennial around Munsee	Sperry Farm
Cranford Gardens	1938	Cranford Gardens Inc	Tulip bet Spruce & Spring Garden, West End at Greaves	
Heathermeade	1939	TV Albert	Orchard, Brookside, Gallows Hill,	Ludlow farm

Hills			Indian Springs	
Unami Park View	1939	Vail Construction	Denman to Retford on Lexington	
Cranford Knolls	1941		Elizabeth, Bloomingdale, Aldene (), Kenilworth()	
Columbia Manor	1942	Manor Realty	Lexington, Walnut, McArthur, Mitchell, Pershing	
Floral Gardens	1942	Jersey Acres	Lexington to Westfield line, Denman to RR	
College Estates	1950			Golf course
Highlands	1955	Winwood Corp	Concord and Connecticut	

B. Potential Historic Resources and Districts: The following list of potential historic resources and districts is in part derived from the results of the Phase 1 survey, as well as recommendations from community members and others. HPAB will continue to solicit recommendations of historic resources most important to the residents of Cranford during the planning of the Phase 2 survey.

Table 4.3: Potential Historic Resources and Districts

Individual Properties					
PHASE 1 ID	NAME	ADDRESS	BLOCK	LOT	NOTES
49	First Baptist Church	100 High Street	484	22	Potentially Eligible; Phase 2
51	219 Holly Street	219 Holly Street	186	7	Potentially Eligible; Phase 2
58	Vreeland Home	306 Lincoln Avenue E	497	20	Potentially Eligible; Phase 2
60	Cranford Hall	600 Lincoln Park E	505	2	Potentially Eligible; Phase 2
65	29 Lincoln Avenue West	29 Lincoln Avenue West	420	2	Potentially Eligible; Phase 2
76	Trinity Church	205 North Avenue E	315	1	Potentially Eligible; Phase 2
88	222 Orchard Street	222 Orchard Street	179	6	Potentially Eligible; Phase 2
111	Pierson House	420 Riverside Drive	223	7	Potentially Eligible, Phase 2
130	First Church of Christ Scientist	21 Springfield Avenue	188	11	Potentially Eligible, Phase 2
156	217 Walnut Avenue	217 Walnut Avenue	484	13	Potentially Eligible; Phase 2
157	239 Walnut Avenue	239 Walnut Avenue	484	4	Potentially Eligible; Phase 2
NA	Calvary Lutheran Church	108 Eastman Street	187	3	Modern
NA	Cranford High School	201 West End Place	154	16	Classical Revival
NA	Lincoln School	135 Centennial Ave	516	11	
NA	Bloomingdale Avenue School	200 Bloomingdale	301	1	Modern

NA	Brookside Avenue School	700 Brookside Place	154	16	Modern
NA	Walnut Avenue School	370 Walnut Avenue	489	4	Modern
NA	Livingston Avenue School	75 Livingston Avenue	465	18	Modern
NA	Riverside Condominiums	22 Riverside Drive	265	1	Tudor Revival
NA	English Village Condominiums	217 Prospect	265	2	
NA	Round House	364 North Ave E	319	10	

Historic Districts	
NAME	LOCATION
Union County College	Springfield Avenue to Gallows Hill Road
Downtown Commercial Core	North and South Avenues, North Union Avenue, South Union Avenue, Alden Street, Eastman Street
Lincoln Park	South, Hollywood, Lincoln, the River
North Cranford Historic District	Including Orchard, Holly, Springfield, Orange, N Union, and Forest

4.4. Lost Historic Resources

Finally, a number of historic resources have been lost in Cranford since the earliest documentation efforts. These demolitions highlight the need to formally document and evaluate remaining historic resources as comprehensively as possible such that planning and land use decisions are adequately informed by the best available information regarding historic resources.

Table 4.4: Lost Historic Resources

PHASE 1 ID	NAME	ADDRESS	BLOCK	LOT
12	First St Michael's Rectory	12 Bloomingdale Ave	304	4
55	Williams House	506 Lexington	460	16
56	Lincoln Ave/High St Bridge	Lincoln Ave	NA	NA
118	Terrance Brennan House	206 South Ave E	481	7
120	Trolley Power House	225 South Ave E	479	25
124	Springfield Ave Bridge	Springfield near Orange	NA	NA
NA	Round Bank	2 South Ave W	474	4.03
NA	Roosevelt School	721 Orange Ave	251	1
NA	215 Miln Ave	215 Miln Ave	188	12
NA	IBM Building	25 Commerce Ave	641	1

V. Significance

In order to establish that a building, location or other structure is worthy of special consideration for historic preservation a determination must be made of its historic architectural or archeological significance. Some criteria or guidelines must be established that assist in this process. For example the National Park Service under the U.S. Department of the Interior has published a bulletin "How to Apply the National Register Criteria for Evaluation" to fully explain the park service's significance definition for inclusion. This bulletin is a very useful guide in aiding in this process. As a general statement the Park Service concludes that:

"For a property to qualify for the National Register it must meet one of the National Register Criteria for Evaluation by:

Criterion A, "Event," the property must make a contribution to the major pattern of American or local history

Criterion B, "Person," is associated with significant people of the American or local past

Criterion C, "Design/Construction," concerns the distinctive characteristics of the building by its architecture and construction, including having great artistic value or being the work of a master

Criterion D, "Information potential," the property has yielded or may be likely to yield information important to prehistory or history

A couple of questions that might be addressed in making this determination are:

Does a building or structure exemplify a particular style or phase in architectural history or does a building or structure have a place in an important historical event or in the life of a noted person

Certain types of property or locations are usually excluded from consideration. For example, cemeteries, religious properties, or buildings that have been moved from their original location. However, even in those cases such properties can be included given a number of characteristics. These include:

a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

b. 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

c. 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

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

e. 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

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

g. A property achieving significance within the past 50 years if it is of exceptional importance. (National Register Bulletin, How to Apply the National Register Criteria for Evaluation, Criteria Considerations)

Thus, wide latitude is available for considering the worthiness of properties and places for special historic preservation status. In addition, generally, time must elapse before events go from being news to history. Often fifty years is viewed as the minimum amount of time before a current event is viewed from a historic perspective (although there are always exceptions). Similarly, the significance of buildings or structures under fifty years of age is open to much confusion and differences of opinion. Although arbitrary this allows for a way to begin to evaluate the significance of a property or building.

Section VI - Public Policy Review

A review of applicable law and regulations provides context for the policy proposals contained in the Historic Preservation Element (HPE). Specific proposals for historic preservation are informed by both the legal background and the historic context of Cranford's resources.

The New Jersey Municipal Land Use Law (N.J.A.C. 40-55d-2b. 10) provides the following general guidelines for municipalities. These are:

- a. indicate the location and significance of historic sites and historic districts.
- b. identify the standards used to assess worthiness for historic site or district identification and
- c. analyze the impact of each component and element of the master plan on the preservation of historic sites and districts

6.1 Cranford 2009 Master Plan

The following extract from the 2009 Cranford Master Plan sets out the relationship between the Master Plan itself and the New Jersey Land Use Law as follows:

Relationship of the land use plan element to the township zoning ordinance

The New Jersey Municipal Land Use Law requires that the Township Master Plan include a land use plan element. The purpose of the plan is to guide the use of lands within the Township to protect the public health, safety, and welfare. The Municipal Land Use Law further requires that the Township may only adopt a zoning ordinance to regulate land use and the location of buildings and structures after the adoption of the land use plan element. The law further requires that the provisions of the Township zoning ordinance or any amendment to the zoning ordinance shall either be substantially consistent with the land use plan element or designed to effectuate it.

Thus, all ordinances, administrative guidelines, committee, boards, etc. in Cranford must conform to both the state Land Use Law and the township master plan.

6.2 Historic Preservation Overlay (LU-40)

The 2009 Master Plan has a section on Historic Preservation as follows:

There is a need to identify and to preserve local historic resources in Cranford. However, to preserve such resources, communities need to identify local historic resources, evaluate current issues regarding such resources, and recommend implementation measures to conserve, re-use, rehabilitate, and to protect these resources.

Historic Preservation efforts are necessary in Cranford to:

- 1. Document existing historic and proposed historic properties and/or areas to be considered for historic preservation efforts;
- 2. Create policy objectives to direct preservation activities by means of identified goals and policies; and
- 3. Determine long-range historic preservation efforts needed for continued maintenance of historic sites.

All policy goals as set forth in The Cranford Code comply with these stated guidelines. With specific regard to residential property in Cranford the 2009 Master Plan includes the following goals:

6. Require all in-fill development to be done in a manner that is consistent and compatible with the surrounding neighborhood and environment.
7. In existing residential zones, encourage the preservation of existing housing structures and limit new development that increases density.
8. Ensure that public and quasi-public land use remains compatible with the needs and character of adjacent neighborhoods.
9. Limit developments that would generate a high volume of vehicle traffic on local and collector streets.
10. Encourage the preservation, maintenance, and restoration of all residential properties.

Under the heading of “Community Identity Goals”, section G-6 in the 2009 Cranford Master Plan, Cranford seeks to “Preserve and protect Cranford’s small town character, historic elements and natural amenities.” In addition, under the heading of “Community Facilities and Utilities” one additional goal includes “Encourage the preservation of historic buildings and landmarks that are significant to Cranford’s past.” (See Section 5 of this HPE for a discussion of significance). The HPE, as a policy statement, seeks to implement this goal through numerous proposals including, for example, the development of resource surveys and the creation of educational materials made available to the public and all town departments and boards.

The “Township Vision for 2020” section G-1 in the Cranford Master Plan of 2009 - includes the goal of working to “improve the small town character and historical architecture” of Cranford.

The need to engage in this effort has only increased with time and the Historic Preservation Element of the Master Plan of 2019 seeks to implement this goal through a proposals listed in Part X of this document.

6.3 Township Code - The Historic Preservation Advisory Board

Section 6, Part 4, Article XI of Cranford’s Municipal Code creates a “Historic Preservation Advisory Board”. First added in 1993 and amended in 2004, 2006, 2010 and 2013 this board is given the authority to engage in a number of activities for the “welfare of the township [which] is dependent on the preservation of its historic heritage.” The first of these powers is

To identify, record and maintain a system for survey and inventory of all building sites, places and landmarks and structures of historical or architectural significance based on the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (Standards and Guidelines for Identification) and to aid the public in understanding their worth, methods of preservation, techniques of gathering documentation and related matters.

In November 2016 the advisory board began this process with the publication of the Phase I Cranford Historic Resources Survey. The survey identifies and contains numerous historic overlays that have been identified in studies done in the past by government and private

organizations. These overlays cover historic districts and resources in Cranford as well as descriptions of qualifying and non-qualifying resources. These can both educate the public and the town committee about the existence, location and quality of historic resources to be preserved and protected in order to enhance the quality of life and property values in Cranford.

With regard to historic districts the Code gives three responsibilities to the Advisory Board. These are:

- 1- To prepare and adopt, pursuant to § 6-54 of this article, a public landmark and historic district designation list and official map which shall then be referred to the Planning Board for consideration of inclusion in the Master Plan and to the governing body of the Township of Cranford for consideration of inclusion in the Zoning Ordinance.
- 2 - To propose to the Township Committee an historic river district including several public facilities along the Rahway River.
- 3 - To amend, from time to time, as circumstances warrant, the landmark historic district designation list and landmark historic district map. . . .

Taken together these responsibilities provide a framework for the selection, designation, and creation of historic districts in Cranford. The objective process for the designation of districts, as well as individual sites, is set forth in § 6-54. Such activity is a significant step in the enhancement of Cranford's unique character through the preservation of these districts.

Specific goals can be created to help the Planning Board and Town Committee in their efforts to protect the future of Cranford which has unique contributions that it makes to the county and state.

Finally, the code assigns both educational and advisory responsibilities to the Advisory Board with regard to historic preservation. These include reviews of applications for land use and variances, as well as educating both the public, the Planning Board and the Town Committee on all matters related to areas covered by the Advisory Boards remit. (See § 6-49 E., F., G., J.)

6.4 Special Improvement District

Adopted by the Township Committee of the Township of Cranford 11-12-1985 by Ordinance 85-64 (Ch. 199 of the 1992 Code), it reads in part:

It is the intention and purpose of this chapter to encourage and endeavor to have the exteriors of all structures in the district which are or become used, whether all or in part, for nonresidential use, as defined in Chapter 255, Land Development, as amended, to be representative of the design of nonresidential structures in existence during the Victorian era to the end that, with the passing of time, Victorian facades and signage will be existent on such structures as much as the original architecture of the structure will architecturally allow; or, as much as possible, to have such structures returned to their original architectural designs, all consistent with the objectives outlined in the Improvement Implementation Plan for the Central Business District and Design Manual prepared by Wallace, Roberts and Todd. Therefore, no permit shall be issued and no development application pursuant to N.J.S.A. 40:55D-1 et seq. shall be approved for the construction, alteration or signage of any structures, including the facades thereof, without the prior review and approval of the plans by the District Management Corporation to assure compliance with the design criteria set forth in this section. . . .

The Special Improvement District provides a set of community guidelines for the appearance of facades in a defined area of the town. It requires prior approval for construction and renovation of buildings in the district and is funded through a special assessment approved by the Town Council.

6.5 Union County Trust Fund

“The mission of the Open Space Trust Fund is to assist in the execution of policy made by the Union County Board of Chosen Freeholders to conserve open space, provide recreational opportunities, and to preserve historic sites.

When the Trust Fund was created by referendum in November of 2000, the voters of Union County indicated their strong commitment to all three aspects of this initiative: acquisition of open space, expansion of recreational opportunities, and preservation of historic properties in Union County. This office works diligently to assist the Freeholder Board in providing direction in each area, and as a result the residents of this county continue to see ever expanding benefits in all areas.”

Based upon this the Freeholders of Union County have and continue to support historic preservation efforts and other projects in Cranford and in other towns in the county.

VII. Integrity & Existing Conditions/Issues

Like many communities across New Jersey and the United States, Cranford is facing the issue of balancing growth while keeping the historic elements and character of a small town.

Young families are moving into Cranford because of its family-friendly atmosphere and unique character. Couples with young children have purchased houses from older residents who are no longer able to maintain them and have brought the homes back to their Victorian splendor,

Some of these same families, as well as long-time residents, have expressed dissatisfaction with development plans, be it the downtown corridor or building of apartment buildings. Cranford's affordable housing requirements are adding to the issue, with government regulation sometimes at odds with local wishes for the look and feel of the past.

At the same time, Cranford faces challenges to successfully preserving its existing historic resources from demolition and/or private sector construction. For example, the original St Michael's rectory on Bloomingdale Avenue was demolished in 2011 to be replaced by a large, modern house. The Public Service Power Station on South Avenue, which was built in 1903, was demolished in 2016 by PSE&G in an upgrade of its facilities. And the Roosevelt/Solomon Schechter Day School on Orange Avenue, built in 1928, was demolished in 2010 and replaced by an open space. Cranford's affordable housing requirements might be addressed by the reuse of some of the buildings scheduled for demolition.

Many towns have been irrevocably changed because of destruction of older homes that have been replaced by buildings that are out of scale and/or out of character with their neighbors.

This trend is also rampant in Cranford, where in several instances traditional homes have been replaced with "McMansions" or houses that are not in scale with the neighborhood. Oversize additions or the introduction of large, out-of-character houses disrupts neighborhoods whose charm is connected to their scale. In Sunny Acres, recently designated as Cranford's first Local Historic District, many of the Cape Cod homes have been blown-out and otherwise expanded to alter the feel of the landscape that is a significant aspect of the District.

Streetscapes are also a vital part of the community. Cranford's avenues such as Holly Street, Forest Avenue, Elmora Avenue between Henley Avenue and Normandie Place, and the streets of Sunny Acres all have distinct personalities. Those personalities are based on sidewalks, scale, and the unity of the houses on the streets. All of those elements should be preserved.

Open spaces such as the historic parks along the Rahway River, some of which were designed by Frederick Law Olmsted, are crucial to Cranford. Early on the town was marketed to New Yorkers as a haven with green grass and fresh air. Those qualities continue to be important to Cranford's citizens.

Cranford's downtown has been the subject of much discussion. The Cranford District Management Corporation (DMC) created a Strategic Plan in 2017 that outlines some ideas for growth and maintaining and managing the downtown's character while fostering development, but it has yet to be adopted. The DMC is also creating a committee to draft guidelines in the downtown Special Improvement District (SID) since the current ordinance is felt to be vague and often creates confusion when property owners, business owners, or developers apply for improvements, signs, awnings, or façade enhancements. The intent is to create more specific language/graphics that are more easily interpreted by both applicants and reviewers.

Preservation groups also need to do more work. Historic landscapes, sites, and objects have been insufficiently surveyed and recognized. Documentation and designation of sites on the local level, based on local or social importance as well as architectural significance needs to be carried out.

Given this backdrop, Cranford has had numerous successes in the field of historic preservation since 2010. These include -

2018 Activities

- Sunny Acres designated Cranford's First Local Historic District by Ordinance 2018-12, recognizing Sunny Acres as the first development entirely planned and executed by Sears Roebuck, celebrating its architectural significance, its sense of community, and its contribution to the economic and social development of Cranford
- Applications for Certifications of Eligibility from the NJ State Historic Preservation Office for the Masonic Building on the corner of Alden St and North Union Ave, and one for Sunny Acres approved

2017 Activities

- Bronze plaques stating "This Historically Significant Building Contributes to the Character of Cranford" offered to 54 owners of buildings identified in HPAB's *Resources Survey*

2016 Activities

- "Phase I Cranford Historic Resources Survey: Review of Existing Documentation, Baseline Inventory, and Survey Updates", a 980-page report of Cranford's historical resources, with descriptions, maps and supporting materials detailing many of the significant buildings and other assets throughout town identified in studies by various government and private organizations completed

2015 Activities

- "Cranford's History and Architecture—A Journey Through Time" hour-long DVD created that highlights the character of Cranford, with examples of the building styles that grace our neighborhoods, and reviews Cranford's development, both architecturally and socially
- Photos celebrating Old Cranford selected and installed in the Municipal Building

2014 Activities

- Crane-Phillips House recognized by the Township as first Cranford Historical Landmark as Ordinance 2014-1
- Driescher's Mill designated a Cranford Historical Landmark by the Township Committee as Ordinance 2014-18

2013 Activities

- Ordinance to designate historic sites and districts unanimously accepted by the Township Committee and incorporated into the Cranford Code - established a process to designate historic sites and districts consistent with the Municipal Land Use Law but does not include rules on changes to or demolitions of buildings
- Flint Faience Fireplace that had been removed from the Roosevelt/Solomon Schechter School when it was demolished in 2010 installed in the lobby of the Cranford Community Center with funds raised by HPAB and from Union County
- Map that is color-coded with the years houses were built created and sold in town

2012 Activities

- Trivet-sized reproductions of the small animal tiles found around the walls in the Roosevelt/Solomon Schechter School created and sold to raise funds for fireplace reinstallation

2010 Activities

- Flint Faience fireplace from 1927 rescued and removed from Roosevelt/Solomon Schechter School

VIII. Local Historic Preservation Goal and Objectives:

The historic preservation goal reflects the community's vision for historic preservation within the Township. The goal and objectives provide the direction for historic preservation planning in Cranford.

8.1 Cranford's historic preservation goal:

Preserve and protect Cranford's unique character and architectural heritage through the identification and documentation of significant structures and districts, while engaging the public in stewardship of local historic resources and creating policy to direct and support preservation.

8.2 Rationale stated in Cranford's historic preservation ordinance (§6-40) are the following:

The historical, cultural, architectural and social heritage of the Township of Cranford is given in trust from generation to generation.

The character, lifestyle, and very quality of life in the Township of Cranford depended in great measure on the protection of this heritage.

The presence of historic landmarks and districts as an essential element of the Township character and identity is an important factor in the economy of the Township and the property values therein.

Historic landmarks and districts are vital to the education and civic-mindedness of the residents of the Township of Cranford.

The welfare of the Township is dependent on the preservation of its historic heritage for reasons set forth above.

8.3 Objectives:

Promote the preservation of the environment.

Promote visual harmony through creative development techniques and good civic design and arrangements.

Support the preservation of the environment through proper use of land and promote the most appropriate use of land in the Township.

Section IX Evaluation of Public Policy Choices

The following is a discussion of the policy choices made to further the goal and objectives of this Historic Preservation Plan Element. The policy choices provide a framework for future historic preservation activities in Cranford. These recommendations establish an agenda for historic preservation in the Township by leveraging existing and potential tools and initiatives to provide direction for historic preservation. The recommendations are designed to address current issues and to further the Township's historic preservation goal and objectives through information gathering, public outreach, and policy implementation.

9.1 Preserve and protect Cranford's unique character and architectural heritage

In order to achieve the above goal, the policy choice needs to address how to protect and preserve Cranford's historic assets. This includes the preservation and protection of buildings, landmarks, and streetscapes that are significant to Cranford's past, especially around the Rahway River. Planning and development decisions and regulations should be carried out to preserve neighborhood character based on the homogeneous visual environment that creates a clear sense of place.

Local Designation:

The use of local designation of Cranford's historic sites is an important tool for preservation. Cranford has already designated two local landmarks, including the Crane-Philips House, the Droescher's Mill, and the historic district of Sunny Acres. Cranford's Historic Preservation Ordinance establishes the process on designating historic properties and districts. Cranford should continue to use the local designation process to further protect significant buildings, sites, streetscapes, and districts by submitting Certificate of Eligibility documents to the NJ State Historic Preservation Office for local resources such as the Canoe Club, the Sperry Observatory and the Round House, following those already submitted and accepted for the Masonic Building and Sunny Acres. In addition, the Historic Preservation Advisory Board should provide assistance necessary to preserve and improve historic properties to organizations or owners, such as the UCC Observatory.

The process of nominating a historic district is outlined in the Cranford Code (6-54). This furthers the goal of protecting areas with similar architectural features, qualities, and scale. It is recommended to continue to nominate and document Cranford Historic Districts such as Roosevelt Manor to join Sunny Acres Historic District. In order to protect Cranford's unique historic character, the Township needs to be sensitive in managing development and redevelopment to complement and enhance scenic and historic values within identified historic areas. In addition, to strengthen this goal, the Township needs to promote programs to aid in protecting historic resources in the downtown area.

In addition, Cranford should continue to participate in the National Register of Historic Places and the New Jersey Register of Historic Places program by nominating additional resources in the township.

Highlight the River:

Another way of preserving Cranford's distinct sense of place is to promote protection of natural features such as parks, open spaces, and scenic or historic views, and especially the Rahway River. From Cranford's early settlement to modern day, the river has played a central role in the development of Cranford. The meandering Rahway River is considered an asset and has many

historical features. Cranford and the river are integrally connected and this relationship needs to be cultivated for the next generation. The river in Cranford is part of the Rahway River Parkway, a county park system that connects by greenway. It is crucial to protect this unique cultural landscape. This includes revisiting the Heritage Corridor Master Plan to gauge feasibility and applicability given existing conditions. In addition, the Township should encourage Union County to list the Union County Park System in the NJ and National Registers of Historic Places, since it is the 2nd oldest county park system in the United States.

9.2. Identify and document significant structures and districts.

An integral step of historic preservation is to identify and document the historic resources, such as significant buildings, neighborhoods, and unique assets. The following policy choices describe how Cranford should go about identifying and documenting the Township's unique historic resources.

Complete Phase II Resource Survey:

Cranford's Historic Preservation Advisory Board (HPAB) completed a Phase 1 Historic Resources Survey in November 2016 (see, http://preservecranford.com/Documents/Phase1_CranfordSurveyUpdate2016_v1.pdf). The two volume report includes an overview of community history and development, a comprehensive review of existing cultural resources surveys, National Register listings and other documentation, current status updates for existing resources, and recommendations for future survey activity. The next step is to complete Phase II of the Resource Survey to formally identify and describe resources not already covered by prior surveys by public and private organizations. Phase II Survey priorities include schools, downtown area, other potential historic districts (see Table 6 in the Phase I survey), linear historic districts, Rahway River Parkway and Union County Park System.

In addition to completing Phase II Historic Resource Survey, it is imperative for the Cranford Historical Society to maintain information on the history of Cranford by preserving documents, maps, photos, and research. This will inform the context of the historic resources and enhance knowledge of Cranford history which will in turn foster civic pride.

Tile Street Signs Preservation:

In 2012 a Street Sign Inventory was compiled by Girl Scouts from Troop 779 at Hillside School. Based on the Street Sign Inventory, HPAB recommends coordination with appropriate representatives of the Township to maintain and repair existing tile street signs that survive in place, and seek ways to ensure long term preservation through appropriate treatments and intervention when required.

9.3 Engage the public in the stewardship of Cranford's local historic resources.

Education of the public regarding historic preservation and Cranford history is paramount to addressing the goal and objectives of protecting Cranford's historic assets.

Educational Outreach:

One of the main charges of the HPAB and the Cranford Historical Society is to heighten awareness on the value, importance, and benefits of preservation by educational outreach to residents and municipal entities, taking into account different audiences, interests and lifestyles. These audiences should be made aware of the positive relationship between historic preservation, property values, and Cranford's quality of life. This involves encouraging property

owners to preserve historic resources and make private investments in those resources. Support for property owners seeking to preserve their historic resources can be provided by disseminating information on historic preservation programs, activities, and opportunities that are available from local, state, federal and private sources. It is also important to develop mutual interest partnerships among organizations, associations, boards, and committees, and schools to foster education about preservation. An award program is another way of engaging the public in historic preservation efforts. The HPAB should continue to recognize historic resources through the Historic Resource plaques for buildings listed in Resource Survey and those in historic districts such as Sunny Acres.

The character and identity of Cranford is linked to its heritage, which should be shared from generation to generation. This objective can be achieved by educating citizens about Cranford's rich history. Therefore, HPAB and the Historical Society should continue to sponsor lectures on local history for local clubs and organizations, and exhibits at the Community Center and Library. In addition, HPAB should continue to conduct activities that feature the historical assets of Cranford, including the walking tour associated with the Cranford Family Day and Historical Scavenger Hunts. It is important to share local history with the youth and the next generation in order to protect significant historic resources. Therefore, partnership with Cranford schools to study local history of Cranford is encouraged, such as third grade Crane Phillips House tours.

Learning about local history in turn fosters civic pride among the community, which is part of Goals and Objectives in Section VIII. This can be enriched and supported through town-wide events such as celebrations for Cranford 150 and events centered around the Rahway River. Another way of cultivating education and civic-mindedness is providing information about historically significant people and places in Cranford, such as through the use of various media to distribute articles, webpages, and podcasts on the "Character of Cranford".

9.4 Create policy to direct and support preservation

The goal of safeguarding Cranford's historic resources and heritage is carried out through policy that is designed to further the preservation of historic assets. The following recommendations describe how policy can support preservation efforts and address current issues discussed in Section VII. In order for historic preservation policies to succeed, there must be cooperation with municipal agencies, Township boards and committees, non-profit entities, and the public. It is imperative to maintain and strengthen these preservation partnerships.

Development Regulation:

The Township should take advantage of its "preservation toolbox" by utilizing comprehensive planning, zoning ordinances, construction codes, and other development regulations to maintain the visual and aesthetic continuity, scale, diversity and character of Cranford and its neighborhoods. These tools should be leveraged to encourage contextually appropriate new design through zoning. The appropriate government boards should provide guidance in developing zoning regulations to ensure uniformity in guidelines used by all levels of governments for the preservation and rehabilitation of significant buildings, balancing expansion with the preservation of neighborhoods. This includes the appropriate Boards provide comments to external consultants assessing historical resources in Cranford for projects and review of variances to ensure coordination and assist the community in maintaining an overall vision of historic and cultural preservation, and protect investments and rights of owners of significant properties.

Design Guidelines:

Design guidelines are other techniques to address the need to preserve the distinct character of a neighborhood, streetscape, building, etc. Design guidelines are separate from the ordinance, and are meant to be helpful, explanatory, recommendations for the review process to advantage both the Boards and applicants. Therefore, the township needs to create a resource for clear, concise, and understandable design suggestions and technical information on preservation, providing guidance for use by home owners about historically appropriate construction and renovation for new construction or alterations in historic neighborhoods, such as Sunny Acres.

Design guidelines are also recommended for neighborhoods along the Rahway River where raising buildings because threat of flooding is an issue. Cranford has received occasional funding for flood mitigation projects from FEMA, most recently for elevation of residential properties within the special flood hazard area. Based on the prior round of elevations that occurred after the Hurricane Irene flooding in 2011, it is recommended that FEMA and the Township enhance the design guidance made available to homeowners receiving such funding. Guidance that encourages a more thoughtful approach to exterior treatments and orientation of conveyances, regardless of whether the property is historic or not, will result in projects that achieve flood protection goals while respecting the original architectural character of these residences and neighborhoods.

It is also recommended to establish a resource of design suggestions and technical information on preservation, providing concise guidance for use by building owners about historically appropriate construction and renovation for new construction or alterations in downtown buildings, referring to Chapter 355 (Special Improvement District) of the Cranford Code.

Overlay Zones:

Another planning tool that can be used to protect historic resources is preservation overlay zones. Cranford's 2009 Master Plan Land Use Element includes a historic preservation overlay section which discusses the need for the HPAB to undertake comprehensive cultural resource surveys and to recommend a more appropriate delineation for the North Cranford Historic District. Based on the results of the Phase 1 Resource Survey update, the Historic Preservation Overlay should be amended to include the corrected list of existing historic properties (<http://preservecranford.com> Resource Survey vol.2, TABLE 7) and update Figures LU-3: Future Land Use, and Figure LU-5: Proposed North Cranford Historic District accordingly.

Sustainability and Rehabilitation:

The 2009 Cranford Master Plan discusses "Sustainable Development" as a main principle of the Plan. Sustainable development is still an important policy today and can be achieved through historic preservation. Many historic buildings possess environmentally-friendly characteristics, such as high ceilings and natural ventilation which are conducive to low energy cost. The Township should assess the benefits of sustainability associated with the preservation of existing buildings over demolition and new construction.

Rehabilitation of historic resources is another aspect of sustainable development and an effective preservation strategy. Rehabilitation of Cranford's historic buildings can be encouraged through the use of the New Jersey Rehabilitation Subcode. It can also be promoted through the federal rehabilitation tax program for property owners. This program

provides incentives to property owners to preserve their properties that may otherwise be in jeopardy of demolition or incompatible alterations. Finally, it is recommended to use rehabilitation of existing buildings to help fulfill Cranford's affordable housing obligation.

Funding Strategies:

According to the Cranford Code (6-40-19) one of the duties of the HPAB is "To advise all municipal agencies regarding goals and techniques of historic preservation and advise the Township Committee and Planning Board of the relative merits of proposals involving public funds to restore, preserve and protect historic buildings, places and structures, including the preparation of long-range plans therefore, securing state, federal and other grants and aid to assist therein and monitoring such projects once underway." This includes writing grant proposals to pursue funding and financing opportunities for various historic preservation activities.

The following are tangible steps toward preserving Cranford's historic elements are necessary to implement the discussed policy choices. It is recommended to propose changing the Historic Advisory Board to a Commission and establish a budget line item in Cranford's budget for historic preservation. Once these steps are taken, Cranford should pursue Certified Local Government (CLG) status. This program is offered through the New Jersey Historic Preservation Office and the National Park Service to help Historic Preservation Commissions with their plans, ordinances, and procedures. Once a town follows all the steps and is CLG certified then it provides funding opportunities, technical assistance, and sustainability.

Section X - Action plan/agenda

Preserve and protect Cranford's unique character and architectural heritage

Activities	Cooperating Parties
SHORT-TERM	
Promote preservation and protection of buildings, landmarks and streetscapes that are significant to Cranford's past, especially around the Rahway River, through planning and development decisions and regulations, preserving neighborhood character based on homogeneous visual environments that create a clear sense of place	Planning and Zoning Boards, Township Committee
Provide assistance necessary to preserve and improve historic properties to organizations or owners, such as the UCC Observatory	Historic Preservation Advisory Board, Resource owners
MID-TERM	
Designate significant Cranford buildings, sites, streetscapes and districts as Local Historic Resources through the process outlined in the Cranford Code	Township Committee, Stakeholders, Historic Preservation Advisory Board
Submit Certificate of Eligibility documents to the NJ State Historic Preservation Office for local resources such as the Canoe Club, the Observatory and the Round House, following those already submitted and accepted for the Masonic Building and Sunny Acres	Historic Preservation Advisory Board, NJ State Historic Preservation Office
Revisit the Heritage Corridor Riverwalk Master Plan to gauge feasibility and applicability given existing conditions	DMC, Engineering, Union County, Cranford Historical Society, Historic Preservation Advisory Board
Promote open spaces and natural features such as parks, and scenic or historic views	Township Committee
LONG-TERM	
Manage development and redevelopment to complement and enhance scenic and historic values within identified historic areas	Planning and Zoning Boards, Township Committee
Nominate and document Cranford Historic Districts such as Roosevelt Manor to join Sunny Acres Historic District	Stakeholders, Historic Preservation Advisory Board
Promote programs to aid in protecting historic resources in the downtown area	Township Committee

Section X - Action plan/agenda (continued)

Identify and document significant structures and districts

Activities	Cooperating Parties
SHORT-TERM	
Identify and describe unique Cranford historic resources such as significant buildings and neighborhoods, as well as assets such as Cranford's street signs	Historic Preservation Advisory Board, Cranford Historical Society
Maintain information on Cranford history at the Cranford Historical Society, preserving documents, maps, photos and research	Cranford Historical Society
MID-TERM	
Complete Phase II of the Resource Survey to formally identify and describe resources not already covered by prior surveys by public and private organizations	Historic Preservation Advisory Board
LONG-TERM	

Section X - Action plan/agenda (continued)

Engage the public in the stewardship of Cranford's local historic resources

Activities	Cooperating Parties
SHORT-TERM	
Heighten awareness on the value, importance and benefits of preservation by efforts to educate residents and municipal entities, taking into account different audiences, interests and lifestyles	Historic Preservation Advisory Board, Cranford Historical Society
Encourage property owners to preserve historic resources and make private investments in those resources	Historic Preservation Advisory Board, Cranford Historical Society
Recognize historic resources through Historic Resource plaques for buildings listed in Resource Survey and those in historic districts such as Sunny Acres	Historic Preservation Advisory Board
MID-TERM	
Foster civic pride through events such as celebrations for Cranford at 150 and events centered around the Rahway River	Township Committee, Cranford government and private organizations, citizens
Sponsor lectures for local clubs and organizations, and exhibits at the Community Center and Library, on local history	Historic Preservation Advisory Board, Cranford Historical Society
Conduct activities that feature the historical assets in Cranford, including the walking tour associated with the Cranford Family Day and Historical Scavenger Hunts	Historic Preservation Advisory Board
Present the annual Preservation Award for residential and commercial properties that have been restored or preserved	Historic Preservation Advisory Board, Cranford Historical Society
Encourage the study of the history of Cranford in Cranford schools, such as the 3 rd grade Crane Phillips House tours	Cranford Historical Society, Historic Preservation Advisory Board, Cranford schools
Use various media to distribute articles, webpages, and podcasts on the "Character of Cranford" and providing information about historically significant people and places in Cranford's history in various local media	Historic Preservation Advisory Board, Cranford Radio
LONG-TERM	
Make information available on historic preservation programs, activities, and opportunities that are available from local, state, federal and private sources	Historic Preservation Advisory Board, Cranford Historical Society
Develop mutual interest partnerships among organizations, associations, boards and committees and schools to foster education about preservation	Historic Preservation Advisory Board, Cranford Historical Society, DMC, Township organizations and associations

Section X - Action plan/agenda (continued)

Create policy to direct and support preservation

Activities	Cooperating Parties
SHORT-TERM	
Encourage cooperation, and maintain and strengthen preservation partnerships and support between municipal government, Cranford boards and committees, and the public	Township Committee, Cranford government and private organizations, citizens
Maintain the visual and aesthetic continuity, scale, diversity and character of Cranford and its neighborhoods by encouraging contextually appropriate new design through zoning	Historic Preservation Advisory Board, Planning Board, Zoning Board
Review variances to ensure coordination and assist the community in maintaining an overall vision of historic and cultural preservation, and protect investments and rights of owners of significant properties	Historic Preservation Advisory Board, Planning Board, Zoning Board
Ensure that historic preservation zoning overlays are given consideration by the Township	Planning Board, Zoning
MID-TERM	
Provide guidance to the Township in developing concise zoning regulations to ensure uniformity in guidelines used by all levels of government for the preservation and rehabilitation of significant buildings, balancing expansion with the preservation of neighborhoods	Historic Preservation Advisory Board, Planning Board, Zoning
Establish a resource for clear, concise and understandable design suggestions and technical information on preservation, providing guidance for use by home owners about historically appropriate construction and renovation for new construction or alterations in historic neighborhoods such as Sunny Acres and along the Rahway River where raising buildings because of the threat of flooding is an issue	Planning Board, Zoning, Historic Preservation Advisory Board, Stakeholders
Establish and enforce a resource of design suggestions and technical information on preservation, providing concise guidance for use by building owners about historically appropriate construction and renovation for new construction or alterations in downtown buildings, referring to Chapter 355 (Special Improvement District) of the Cranford Code	Planning Board, DMC, Zoning, Historic Preservation Advisory Board
Provide comments to external consultants assessing historical resources in Cranford for projects	Historic Preservation Advisory Board, Cranford Historical Society
Write grant proposals to pursue funding and financing opportunities for historic preservation	Historic Preservation Advisory Board
LONG-TERM	
Assess benefits of sustainability associated with preservation of existing buildings over demolition and new construction	Planning Board, Zoning Board, Historic

	Preservation Advisory Board
Pursue Certified Local Government (CLG) status	DMC, Historic Preservation Advisory Board
Use rehabilitation of existing buildings to help fulfill Cranford's affordable housing obligation	Planning Board, Zoning Board, Historic Preservation Advisory Board
Propose changing the Historic Advisory Board to a Commission	Township Committee
Establish a budget line item in Cranford's budget for historic preservation	Township Committee

11 Appendix

Section A

The following is from; “Phase 1 Cranford Historic Resources Survey: Review of Existing Documentation, Baseline Inventory, and Survey, Updates. Cranford Historic Preservation Advisory Board, Cranford Township, NJ, November 2016.”

PHASE I BACKGROUND SECTION

The Early Beginnings

The story of the land that would one day become Cranford Township is a tale of original peoples, disputed ownership of the same land, the struggle for religious freedom and self-government, and struggles between major European sea powers.

The original inhabitants of our area were the Unami tribe of the Lenni Lenape nation, which occupied all of what we now know as New Jersey. (Lenni Lenape translates as “the original people”). A gentle hunting and fishing people, the Unami (“the people down the river”) occupied the central part of New Jersey, including what is now Union County.

The first European recorded to have encountered these Native Americans was English navigator Henry Hudson in 1609. Searching for a passage to China and India, Hudson first landed at Sandy Hook, where he encountered Lenni Lenape peoples. He then sailed up the narrows between New Jersey and Staten Island, and into the “Great North River” which would later bear his name. On the West bank he found the peaceful Algonquin tribe of the Lenni Lenape, and on the East-lying island, the unfriendly Manhattan tribe of the warlike Mohicans. When the Great North River turned out not to be the sought after “Northwest Passage”, Henry Hudson lost interest and went home. In the years that followed, the Dutch settled the area and set up a fur trading post on the Mannhattans’ Island, naming it New Amsterdam.

The Dutch showed little interest in developing agriculture in their new world, and had generally tense relations with the Native Americans. Their rule under Governor Peter Stuyvesant allowed religious freedom to new European arrivals, but not self-government. English settlers from the New Haven Colony, fearing loss of religious freedom if taken over by the Colony of Connecticut, flocked first to Long Island, where they found the soil poor for farming, and then into good farm lands west of Staten Island and Newark Bay. Peter Stuyvesant welcomed this settlement as a bulwark “against the savages on the Raritan and the Minnisink”, allowing the new arrivals religious freedom, but not the self government they sought. In 1664, English/Dutch sea power rivalries would change all this.

1664, the Year of Change

In the spring of 1664, the Duke of York received from his brother, King Charles II of England, a grant of Long Island and all the land from the west side of the Connecticut River to the East side of Delaware Bay. The grant was partly to reward his efforts, as Lord High Admiral of the Royal Navy, to wrest control of trade routes from the Dutch. Within a few weeks, the Duke of York dispatched a fleet of four war ships which reached the New Amsterdam in August. The Dutch promptly surrendered, and the Duke of York appointed Col. Richard Nicholls as Governor of his new territories in New York, Long Island and New Jersey. Within a month, the English settlers requested a charter for self-government from Nicholls, who granted it in September. The grant covered “the unoccupied territories of the Duke of York, on the west side of the Hudson River”.

Flushed with success, the settlers then reached out to the Lenni Lenape, signing a treaty with three chiefs to “purchase” a large tract of land from the Raritan to the Passaic Rivers, and westward for over 30 miles. The Native Americans, having not concept of “land ownership”, understood the treaty to simply allow the English settlers hunting and fishing rights on the land the Lenni Lenape would continue to inhabit, and fish and hunt themselves. It was a type of treaty they had signed with other Native American peoples. The resulting deed granted John Bailey, Daniel Denton and Luke Watson 500,000 acres for themselves and their “Associates”. It was approved and recorded by Governor Nicholls December 1, 1664. The tract of land was henceforth known as the “Elizabethtown Tract”.

While all this was occurring in New Jersey, back in England, the Duke of York sold his entire territory west of the Hudson to English Lords of Council John Berkeley and George Carteret. They soon began selling tenancy rights to their new lands to Englishmen who referred to themselves as the “Proprietors”. The two Lords appointed a relative of George Carteret – Phillip Carteret – as Governor of their new lands. Phillip Carteret and a group of settlers and their servants arrived in the new world in early 1665. They were entirely unaware of the Elizabethtown Tract and its purchase from the Lenni Lenape by the “Associates” approved by Duke of York’s Governor Nicholls the prior fall. On August 1, 1665, Governor Phillip Carteret and thirty individuals established a colony they called Elizabethtown within the larger Elizabethtown Tract. Elizabethtown would be officially chartered in 1693. Areas west of the Rahway River in time would come to be referred to as the “West Fields” of Elizabethtown.

Thus, as the 18th Century was about to dawn, three disparate groups all thought they had rights to the same land – the Associates who “bought” it from the Native Americans, the Native Americans who thought they had simply sold “hunting and fishing rights” to the Associates, and the Proprietors who had purchased the right to farm and settle lands owned by Lords Berkeley and Carteret.

The Development of the West Fields and Crane’s Ford

In order to settle disputes between the Associates and the Proprietors, the West Fields land between the Rahway River and The Watchungs was laid out into 171 farm plots of 100 acres each. (The lines of these plots still determine the overall street pattern of present day Cranford, West Field, Scotch Plains, Fanwood, Mountainside and Springfield.) The Associates drew lots for these “undivided lands”, some of which would form what would ultimately become Cranford.

These plots, lying west of the Rahway River, were considered completely wild and the winning Associates were slow to try and actually live on them. Different sources credit either John Denman or John Crane as being the first to actually settle their new holdings. Denman is credited with being the first “permanent settler” in 1720. The farm he developed remained in the Denman family for 250 years.

An original Associate, Stephen Crane, bequeathed his plot to his son John. John would construct a saw mill and a grist mill on separate sides of the Rahway River between 1716 and 1722, while still living in Elizabethtown until 1724. The Crane homestead and saw mill were located on the site of what is now Gray’s Funeral Home and Memorial Park, and the grist mill on what is now Riverside Park.

For the rest of the 18th Century and well into the 19th Century, the future Cranford (then referred to by locals as Crane’s Ford) remained an agricultural community, first farming wheat and other cereals. When the failure to rotate crops exhausted the soil, farmers changed to fruit orchards (primarily apples) and sheep farming. The apples were often turned into cider and applejack – “Jersey Lightning”. The river remained a source of power for upwards of eight mills.

Crane’s Ford would furnish soldiers, and blankets and grain from its mills, for the Revolutionary War, and would serve as an advance outpost to alert Washington’s troops at Morristown of any marauding Red Coats coming out from Staten Island, but no battles were fought here.

In 1794, the West Fields (including Crane’s Ford) split off from Elizabethtown, incorporating as Westfield. The new township created a 10-district school system. District No. 2, covering Crane’s Ford, would see its first school – the “Old Red Schoolhouse – built by locals using local materials in 1805. Used as both a school and for Sunday religious services for several denominations, it would remain the only public building until mid-century.

Subsequently, the Swift Sure Stage Coach Company would run service from the New York ferryboat landing to the ferryboat to Philadelphia along the old York highway, part of which ran through Crane’s Ford. In spite of this service, the town remained a sleepy, agricultural community.

The Coming of the Railroad

In 1838, the Elizabeth Town and Somerville Railroad (forerunner of the Central Railroad of New Jersey) was formed, starting with two trains a day, one in each direction. There was no downtown Crane's Ford at that time, and the train stopped at an empty field nearest the house of a local resident originally from the French part of Switzerland. The stop was called "French House" for want any local name. The train service had no perceptible impact on the local economy.

On July 4, 1849, local students attending a Sunday School picnic as the guests of Josiah Crane, scrawled "Craneville" on his barn as they departed. The name caught on and began to be used to identify our town.

The railroad-breakthrough for Craneville occurred in 1861, when the Jersey Central completed a railroad bridge across Newark Bay, allowing the railroad to link Craneville with New Yorkers arriving in Jersey City by ferryboat. One of the very first to arrive and set down stakes in Craneville was Sylvester Cahill, who promptly bought the 51-acre Ebenezer Hart farm east of the Rahway (an area that would later form the core of "Roosevelt Manor") for \$10,000. The outbreak of the Civil War (in which Cahill served in some capacity) prevented him from further land purchases. Upon his return at the end of the War, he added another 21 acres at the upper end of the now named Elizabeth Avenue and Cranford Avenue from Benjamin Garthwait for \$4,000. In 1867 he added an additional 26 acres on the east side of Union Avenue from Elizabeth Avenue to the river, paying owner Claud Grippo \$9,600 for the property. With nearly 100 acres, he was one of the largest landowners in Craneville.

The other major land developer in the 1860s was Alden Bigelow, also a New Yorker, and brother to Sylvester Cahill's wife, Mary Bigelow Cahill. In 1864, he purchased 37 acres of mostly apple orchard on the west side of the Rahway River from Josiah Crane. He was soon joined by his brothers William and Charles, and by Miln Dayton and Allen Eastman in an enterprise to develop the land. That same year, 1864, the Jersey Central built a station in Craneville, increasing the potential desirability of the town for those who worked in New York, but wished more bucolic surroundings.

Development of residential Craneville started with the firm of Dayton, Eastman and Bigelow, who laid out streets and 30 lots in 1865 in an area bounded by Springfield Avenue, Union Avenue, Alden Street and Holly Street. Bigelow had built his own mansion – Marlborough Place – here in 1864 (in what is now Cleveland Plaza). This two-block area formed the center of the expanding area we refer to as the North Cranford Historic District.

This development was followed by development of Central Avenue by Dr. Phineas P. Lounsbury, inventor of "Dr. Lounsbury's Malt Extract", a patent medicine. In 1870, Sylvester Cahill built Forest Avenue parallel to the river, and ran Cranford Avenue from it up to Elizabeth Avenue in order to start developing his land. The year before, the town got its first post office, which adopted the name "Cranford", a new name for the town decided upon in a local town

meeting. In 1871, led by Cahill, Cranford successfully petitioned the state to be incorporated as a township in its own right. The new township was formed out of sections of the older communities of Westfield, Rahway, Union, Linden, Springfield and Clark. Cranford's population now stood at 600, a tenfold increase from 1850.

Building Begins

The word "development" used above to describe the activities of Cahill, Bigelow & company, and Lounsbury does not mean that homes had been built, but rather that the land had been divided into lots for sale, and dirt streets put in. An 1870 map by N. G. Foster shows the block bounded by Alden, Miln, Springfield Avenue and North Union, to contain only the A. B Bigelow mansion, the A. F. Purves mansion, and the Presbyterian Church. Holly Street contains only Public School No. 1, the wooden school built in 1869, and predecessor to the later brick Grant School.

Development was no doubt delayed by the five and half year Depression that lasted from October, 1873 to March 1879. Recovery afterward was slow and accompanied by additional short lived recessions. The oil-fed street lamps that Cranford ordered in 1872, for example, weren't paid for and delivered until 1884. Even by that year, Cranford was without sewer lines, water or gas lines.

The 1888 Lockett map of the same area shows houses on the SE side of Holly Street between Springfield Avenue and Alden Street and many on Miln and North Union Avenue. The desirable summer homes on the river side of Holly had yet to be built. A 1909 Union County Tax Map shows virtually every lot on Holly, Alden, Eastman and Miln containing a residence. A review of the many remaining original houses on these blocks confirms this analysis, reflecting houses in architectural styles popular in the 1880s, 1890s and first decade of the 20th century.

The next individual to have a major impact on Cranford development was J. Walter Thompson, inventor of modern magazine advertising with his eponymous firm JWT. Mr. Thompson was able to convince Mrs. Thompson to leave the cultural advantages of New York City for suburban life only after agreeing to provide some of the same in Cranford. He commissioned local architect Frank T. Lent to design the Opera House Block at the intersection of North Union Avenue and Eastman Street. Completed in, 1892, its 600-seat auditorium was site of many entertainments (until it burnt to the ground February 3, 1912). Lent also designed the Cranford Casino on Riverside Drive, which was completed in October, 1892. (It burnt on January 26, 1897 and was rebuilt on the same site.)

Roosevelt Manor

In 1894, J. Walter Thompson announced his development of "Roosevelt Manor" (named after his brother, not a President). It was comprised of 150 building sites averaging 50'x 150', and selling for \$750 to \$1,500 according to size and location. Roosevelt Manor was bounded by

Orange Ave on the NW, Willow (now Manor) Ave on the NE, North Union Ave on the SE, and Riverside Drive on the SW. The map of the new development shows the Casino and four existing houses south of it on Riverside Avenue, and the north side of North Union Avenue already occupied by 7 existing homes from Riverside to a mid-point between Claremont Place and Linden Place. Thompson appointed JWT employee James D. Rodgers to manage the development of Roosevelt Manor.

Advertising “You buy the lot – we build the house”, the Roosevelt Manor promotional brochure offered a number of sample house designs – four by Frank T. Lent and three by H. Galloway Ten Eyck (Newark) - which it would build for prices ranging from \$3,750 to \$6,500. Roosevelt Manor would come to include homes owned by J. Walter Thompson and James D. Rodgers, and was bounded by homes owned by Thomas A. Sperry (co-founder of S&H Green Stamps) and his brother William Sperry (whose home burnt down March 13, 1900). Roosevelt Manor includes some of the largest and most stately early homes to be found in present day Cranford. By 1900, the population of Cranford had increased to 2,854.

In the decade following the development of Roosevelt Manor, Cranford actually shrank in physical size (but continued to grow in population). In 1898, the area just north of Roosevelt Manor was purchased by the New Orange Industrial Association to form a separate community. In 1907 it was incorporated as the borough of Kenilworth. In 1903, the industrial section above Lincoln Avenue, known as the Oakland section of Cranford, was incorporated as the borough of Garwood.

Development Continues until the Great Depression

While it would be several decades before a development on the scope of Roosevelt Manor would again be attempted, development continued at a rapid pace up until the Great Depression. The resulting neighborhoods still carry the names of these developments.

Fairview Manor- 1896: Developed on the former 19-acre Sengtak property by Frank Winkler. It was bounded by Springfield Ave, Brookside Pl, Willow St, and West End Pl. Winkler divided the land into 75 lots, and originally built houses on 34 of them. The remaining lots were later built on.

Prospect Park- 1900: Another development by Winkler, it was NE of Roosevelt Manor, and bounded by Orange Ave, Lenox Ave, North Union Ave, and the never completed Haskins Ave.

Aeolian Park – 1901: This development of 20 houses bounded by Orchard Ave, Brookside Pl, Spruce St, and West End Pl was tied to the purchase of land on North Avenue bounded on the East by Lincoln Ave, and on the South by the Central RR of New Jersey (in what is now Garwood), by the Aeolian company in 1899 for erection of a new plant. Aeolian was a major manufacturer of self-playing pianos and organs, as well as

pipe organs. The castellated brick plant still stands today. Aeolian Park was developed to provide housing for Aeolian employees and management.

Lehigh Park – 1908: Prominent Cranford businessman Shaheen A. Shaheen purchased a T. A. Crane property for this development bounded by Lincoln Ave, Centennial Ave, Mansion Ter, and North Lehigh Ave. Lots were offered for \$175. Over his career, Shaheen built over 200 homes in Cranford and founded Builders General (until recently on Centennial Avenue).

Balmere Park – 1909: A circular terrace was built at the NE end of Tulip Place off Springfield Ave on the Fett Estate by Cranford Homes. It held a successful auction mid-June 1909, selling all 60 lots. Original plans called for a central plant to provide hot water and heating for 20 of the homes. This probably was never put in place.

Cranford Heights – 1909: The Manhattan Land Company purchased the Mark Raifle farm property bounded NW by Walnut Ave above the Lehigh Valley RR tracks, N by Blake Ave, and SE by the Rahway River for the purpose of building homes. The project was one of several taken over the following year by Reynolds Estates of New York.

Riverside Park – 1911: Manor Realty bought 27 acres of Crane property for this development abutting Lehigh Park. It was bounded W by the Rahway River, N by Elm St, E by Mansion Terrace, and S by North Lehigh Ave. By 1910, the population of Cranford increased to 3,641.

Lincoln Park -1916: A large, beautifully landscaped development planned by local businessman Severin Droescher (owner of Droescher's Mill and its attendant businesses). The 1912 promotional brochure saw its target market as New York businessmen wishing live in bucolic surroundings. The development was to be bound N by South Avenue, E by Burchfield Ave, S by Lincoln Ave, and W by a never completed Lincoln Park West. Centennial Avenue bisected the development dividing it into two major sections. West of Centennial Ave, seventy 100'x160' lots were to comprise "Lincoln Park". East of Centennial Ave, 203 75'x100' lots were to comprise "Lincoln Heights".

Building began in earnest in 1916. Unfortunately, anti-German sentiment resulting from America's entry into WW I in 1917 curtailed development short of what Droescher (who was born in Germany) had originally planned.

Cranford's population stood at 6001 in 1920, and had grown to 11,126 by 1930. The Great Depression would constrain population growth to less than 1,800 over the next decade. Population would stand at 12,860 in 1940.

Emerging from the Great Depression

Osceola Park – 1937: Built on a 32-acre portion of the late Thomas A. Sperry's Osceola Farm property (Sunny Acres would be built on another portion), it was bounded S by Munsee Dr, W by the Rahway River, and E by Centennial Ave. Sperry's son Thomas and Clipper Homes managed the development, while builder Ben Smith was to construct the planned 200 Cape Cod and Colonial homes on lots measuring 120' by 50'. The homes were to have attached garages and air conditioning (rare at the time). Fifty homes were started in 1940. WW II delayed completion of the remaining homes.

Heathermeade Hills – 1939: Developed by Thomas V. Albert on the former Ludlow farm property, it was bounded S by Brookside Pl, W by Gallows Hill Rd, N by Makaton Rd, and E by Beech St (which was extended). The first 32 of the planned 110 custom-built Colonial style homes were built, and offered at prices ranging \$6K - \$12K, before our entry into WW II. Albert later developed the top end of Orchard Street and Dartmouth Road. Heathermeade Hills was laid out on lots measuring 50x100'-110' by Assistant Township Engineer Patrick J. Grall to take advantage of natural drainage. Grall did the layout on weekends and periods while not employed by the Township.

Sunny Acres – 1940: Unique in Sears, Roebuck and Company history, as it represented the first time they were involved in the purchase of land and building of homes on it through their Modern Homes Department. Given their Port Newark headquarters, the Sperry property in Cranford was a natural site for them to choose.

Developed on a portion of the Osceola Farms property bounded N and E by Mohawk Dr, S by Raritan Rd, and W by Lexington Ave, 172 homes were built on the site from 1940-1942. Twelve sample home layouts were offered, mostly Cape Cods, but also some Colonials. They were designed by "Small Homes Movement" architect Randolph Evans, and by Albert E. Olson. To maximize the number of choices, and to avoid a cookie cutter appearance, floor plans were rotated and garages were attached in different positions to, and on different sides of, the main body.

Sunny Acres was a test by Sears (it had just closed its pre-fabricated homes catalogue business) to see if it could mass produce homes which it would build, with the idea of eventually building 10,000- 20,000 "Home Club Plan" units throughout the country. It is believed that Sears never acted on those plans after Sunny Acres.

Development of Cranford would continue after WW II, with its population reaching 18,602 in 1950, and peaking at 26,424 in 1960.

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6. Driescher, S. R. "Lincoln Park, Cranford New Jersey" promotional brochure, 1916
7. Hall, Homer, "300 Years at Crane's Ford", Cranford Historical Society, 1937
8. Kraft, Herbert, "Archaeological and Historical Survey of the Proposed Rahway River Flood Control Project, Townships of Cranford and Millburn, N.J.", 1977
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10. "Phase II Historic Architectural Investigation, Springfield Avenue Bridge, No. 20033014 Over Rahway River, Cranford Township, Union County, New Jersey", 2009
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12. Strazdon, Maureen, "Know Your Neighbor(hood)", presentation at Cranford Public Library, April 14, 2014

Section - B

Cranford NJ Historic Site/District Nomination Form

Property/District: Crane-Phillips House

October 15, 2013 (rev.)

1. Name of Property/District

Crane-Phillips House

2. Location of Property/District in Cranford

124 North Union Avenue

3. State/Federal Agency Certifications/Designations

- NJ State Register of Historic Places (1997)
- National Register of Historic Places (1997)
- White House Millennium Council and National Trust for Historic Preservation "Save America's Treasures" (1999)

4. Classification

Ownership of Property Category of Property

☐ private building(s)

☒ public

5. Function or Use

☐ Recreation & Culture

☒ Historical Museum

☐ Residential

☐ Other

6. Number of Resources within Property/District

Buildings

☒ 1 Contributing

☐ 2 Noncontributing

Structures

☐ Contributing

☐ Noncontributing (note – there are many items scattered on the property collected from various locations in Cranford over the years, but none relate to the site)

7. Description (Describe the historic and current condition of the property or district)

The Crane-Phillips House is a small two story, frame, Downingsque style rural cottage with an "L" shape floor plan. The exact date of construction is not known except that it was before 1867. The front two-story section has a gable roof with hand split cedar shake shingles and the rear one-story section has a nearly flat shed type roof of a composition material. The foundation is a mixture of field stone and brick and the exterior walls are wide clapboard. The wide front porch has large French style windows

providing a unique appearance to the house. The house is maintained in excellent condition by the Cranford Historical Society with one alteration in 1963 which matches the original structure.

It is located on the southeast side of North Union Avenue. The front section faces North Union Avenue. It is midway between Springfield Avenue to the southwest and the bridge over the Rahway River to the northwest. It is part of a larger three acre plot of land along the Rahway River presently owned by the County of Union. The Crane-Phillips House is on a parcel of this land, 100 feet wide along Union Avenue and 150 deep, leased to the Cranford Historical Society. The house sits on the western corner of the 100 X 150 foot property. The front porch is approximately 30 feet from North Union Avenue.

There is a brick foundation which rests on a random fieldstone base. The front foundation, concealed under the porch is also random fieldstone. This front porch has a continuous brick foundation. The 1963 addition has a concrete block foundation. The kitchen "L" has a concrete foundation that is veneered with brick on the west side.

The floor framing materials visible in the cellar show vertically sawn joists, regularly spaced. On the west side these joists are continuous members spanning 24 feet from the front foundation wall, across the intermediate bearing wall to the rear foundation. In the northeast corner, the members are a mixture of heavy hewn timbers and modern dimensioned lumber. This could be some of the remains of the original cottage. This may explain this odd 8X12 framing in this location. The continuous nature of the first floor joists suggest that the main house was built at one time. This is also confirmed by the lack of any evident joints in the foundation.

All exterior walls are sided with wide clapboard. All the angles are treated with clapboards. The west parapet wall was added to conceal the long slope of the extended shed roof over the kitchen "L". There is a remnant, of a clapboard between the two-story section and the one story rear shed. This feature reveals the original slope of the rear shed as it meets the larger two-story section. The coursing of the siding is continuous below the cornerboard. The other remnant exists between the kitchen "L" and the rear shed portion. A cornerboard marks a transition between the siding. This coursing is not continuous, indicating that the enclosure of the kitchen "L" was clearly added later. The scalloped vergeboard unites all of the components on this side.

The front porch contains an interesting set of vertical supports. These consist of paired 2 X 4 type posts joined at the tops, midpoints and bases, and are diagonally cross-braced within each panel. The shallow cornice of the porch roof is picked up by paired brackets over each of the vertical supports. This decorative column design is repeated on the rails of the small east balcony. The parapet over this balcony is supported by corbelled brackets on each side.

The two-story section of the house roof has sloped gables with hand split cedar shakes. These convey a cruder appearance than would have been typical of the mid-19th century house. The short, rear shed-roof and long rear shed over the kitchen consist of mineral-surfaced roll roofing. The flat roof of this type typically would have been metal at the time of construction. A gabled roof is not guttered while the shed roofs and the porch have wooden box gutters.

The front wall of the first floor has two French doors at each end and a wood four panel door off-set from the center of the French doors. The east side of the main room has a French door opening onto a small porch while the west wall contains a typical six-over-six double-hung window.

The two-story section consists of a single room on the first floor and two rooms on the second floor. This first floor front parlor (23 X 11 1/2) contains the highest degree of original detail. The entry door, French doors and window to the west side have moulded casings from the third quarter of the nineteenth century. It has wide plank floor boards and plastered walls. The floor boards change direction in the east end of the parlor where the framing direction changes below. The ceiling is modern gypsum board with semi-recessed lighting fixtures. The front door is a four panel door from the nineteenth century . The two front French doors each contain two doors, 18 inches wide with four lights. The side unit to the east is wider with an opening approximately 4 feet wide and have two lights each.

There is a dining room with a small fireplace under the single story shed section (32 X 11 1/2). The focus of the dining room is the fireplace, located in the middle of the north wall which separates this room from the front parlor. It is a non-functioning fireplace, as the present furnace flue runs up through the firebox. Originally there was a coal stove in this location. The coal stove heating system for the house is consistent with the central location and the era. The dining room door and window casings are simple, unloaded bands. There is a single six-over-six window in the rear exterior wall and one in the west exterior wall. It has wide-plank floor boards similar to the parlor, plastered walls, and a gypsum-board ceiling with lighting fixtures. In the floor toward the west end of the dining room is a hatch door. This door accesses the cistern located in the cellar. The floor hatch may be more of an interpretive device than an access door.

The rear porch has been enclosed to form an "L" shape to the rear of the building, and was converted to a kitchen. The shed roof over the rear has been extended over this kitchen area to form a flat roof. To unite the earlier shed section and the enclosed kitchen section, a parapet wall was built along the west wall to conceal the shallow pitch of the roof line. From evidence in the cellar, it appears that the original access to the cellar was through this space, in the northeast corner. It was probably in the form of a floor hatch and stairs. The exact layout of the kitchen in its historical form is unknown. The HABS drawings show a brick chimney rising from the southeast corner of the room, indicates the placement of a cooking stove.

There is a partial cellar (with limited head space) under the one-story shed-roofed section. At one time, access to the cellar was through the floor in the kitchen area. Now the cellar is accessed via a modern exterior bulkhead door and stairs on the outside rear wall.

Access to the second floor is from a stair that is located just west of the chimney. This narrow stair begins in the dining room and rises toward the front of the house. There is a closet under the stair in the front parlor. The upper floor consists of two rooms separated by the stairwell. The stair is very steep with treads and risers that greatly exceed what is permitted by modern code standards. The door to each of the two rooms are two panel units from mid-nineteenth century. The casings here are simple beaded bands.

Each room has three windows, each of which is different. On the front wall, the units are large six-over-six double-hung wood sash. On the east and west side walls, there are similar double-hung windows of a smaller size. The rear windows on the south side are three-lite awning-type sash. The rooms have wide plank wood floors, plastered walls and ceilings. There is a small closet at the top of the stairs, separating the two main rooms. The east main room is larger (12X12) than the west room (9X12) .

Most of the double hung windows and the French doors contain louvered shutters.

As seen in the open interpretative view panel, the heavy timber wall to the west of the chimney, shows traditional materials and methods employed throughout the second quarter of the nineteenth century. Such braced timber wall construction techniques used in the combination with sawn joists were not uncommon .

In 1963, this basic form was enlarged to include a new 15x18 room (The Junior League Room) on the east side of the house. An ADA-compliant restroom, cabinets, and a small sink were added with the historically correct restoration in the late 1990's-2000. This addition was designed to be compatible with the original building.

The house has been the home of the Cranford Historical Society for over 65 years. For most of the past 30 years the entire first floor has been used to display many of the historical items in the Society's vast collection. It is open to the public every Sunday afternoon during September through June and upon special occasions and requests. It is the focal point of local history studies for all third grade school students. The front parlor depicts a modest Victorian room. This museum is supported entirely by membership and donations.

8. Statement of Significance

The Crane-Phillips House is significant under Criteria C because of its distinctive characteristics of Andrew Jackson Downing architecture. The house is also locally significant under Criteria A as it relates to the history of Cranford and its mills along the Rahway River operated by the Crane family (founders of Cranford). The town evolved from a series of disjointed farmsteads to the railroad-connected town of the mid-19th century and today as a thriving metropolitan community.

Mr. Henry Phillips purchased the property in 1867 from the Crane family (the founding family of Cranford) who had owned the land for over 100 years.

Although the exact date for the construction of this house is not known, the architectural mode adopted for this dwelling was that of the Downingsque cottage. Andrew Jackson Downing's influential Victorian Cottage Residences, prescribed an appropriate American landscape and architecture based upon picturesque and romantic principals. The Crane- Phillips House embraces these concepts. There is a prominent front veranda, French doors in the front parlor in lieu of windows to visually connect the interior to the exterior. This makes a lighter room and provides for better interior cooling in the hot weather. The addition of a kitchen in the rear and the scalloped vergeboards along the edge of the gables are also associated with this mode.

In A. J. Downing's book, Victorian Cottage Residences, there are several house designs and descriptions. "Design 1 - (Note #3 - Page 26) A Suburban Cottage for a Small Family: We suppose this cottage to be situated in illustration the treatment of a small portion of ground, we shall also imagine it to be placed on a lot of ground 75 feet front by 150 feet deep. This simple cottage will be a suitable one for a small family, when the mistress wishes to have the management of the domestic affairs directly under her own personal care and supervision. Although this cottage is of very modest size, yet, to a family of small means, leading a comparative retired life, it will afford a great deal of comfort, and even a considerable degree of taste on neatness." This describes the Crane-Phillips House.

Downing also states (page 29), 'The veranda ornamented by supports which shelters the entrance door, and affords an agreeable place both for walking in damp or inclement weather, and to enjoy a cool shady seat in the hotter portion of the season. The scalloped vergeboards along the edge of the gables are projected which serve to protect the exterior more completely than any other form against the effects of storms, and gives character by its boldness and deep shadows it casts upon the building"

Another Downing feature is the placement of the chimney in the center of the house. He believed when a chimney is built in the outer walls, it seldom continues to stay warm during the entire twenty-four hours. Its heat is displaced rapidly into the cold external air. A good draft depends somewhat on the warmth of the air in the room and the heat of the chimney itself. It is evident that chimneys in the interior of a house must draw better than in the exterior wall. This allows a great deal of heat to be retained in the body of the house.

The Crane-Phillips House is an excellent example of this type of architecture. Even though it is small, it follows the ideals and features of several of Downing's plans for small country or suburban cottages. This is why the Historic American Building Survey chose to recognize this house by recording it in the 1930's.

It is important to say that the name for this house came from the first owners, the Crane family, founders of Cranford and the Phillips family who were also well known in the community.

Henry J. Phillips purchased the house and property from Josiah Crane, Jr. in 1867 and lived in the house until his death in 1911. Henry Phillips' historic importance is focused on his role as a Civil War Veteran and "First Defender" with the historic NY 7th Regiment. He was also an inventor, having obtained a patent on a "range shield" (Patent No. 572,715) in 1896. This device was "designed to prevent the escape of smoke and empyreumatic odors from the cooking into the room". This was a forerunner of our modern rangehood.

In 1884 Henry Phillips deeded the property to his brother-Charles H. Phillips. Charles is more well-known for his patents on Phillips Milk of Magnesia which he marketed in 1872.

The Crane-Phillips House retains integrity of location, setting, and feeling. Although there was an addition to the building in 1963, the addition was designed to be sympathetic to the Downingesque style, and thus the house retains its integrity of design. Likewise, the building maintains integrity of materials and workmanship, with only small repairs and alterations, which have been made in kind. Although the Crane-Phillips House no longer functions as a residence, it is interpreted as a house museum, and thus retains its integrity of association.

9. Verbal Boundary Description and Justification

The boundary of this property is described in the Union County lease with the Cranford Historical Society as follows:

"BEGINNING at a point in the southerly side line of North Union Avenue, said point being distance 114 ft. Easterly from the intersection of said line of North Union Avenue with the easterly side line of Springfield Avenue; thence South 48 degrees 34 minutes East 150 ft. to a point; thence North 41 degrees 26 minutes East 100 ft. to a point; thence North 48 degrees 34 minutes West 150 ft. to said side line of North Union Avenue; thence South 41 degrees 26 minutes West along said side line of North Union Avenue 100 ft. to the point or place of beginning."

This property is listed on the Cranford Township tax records as Block 196, lot 2.01 .

10. Geographical Data

About 1/4 acre

11 . Form Prepared By

- Maureen E Strazdon, Chair, Cranford Historic Preservation Advisory Board
- Taken from Crane Phillips Proposal, US Department of Interior, National Park Service, National Register of Historic Places Registration Form, written by Donald M Widdows, November 12, 1996

12. Additional Documentation

- Map indicating the property's location.
- Photographs of the property.

13. Bibliography

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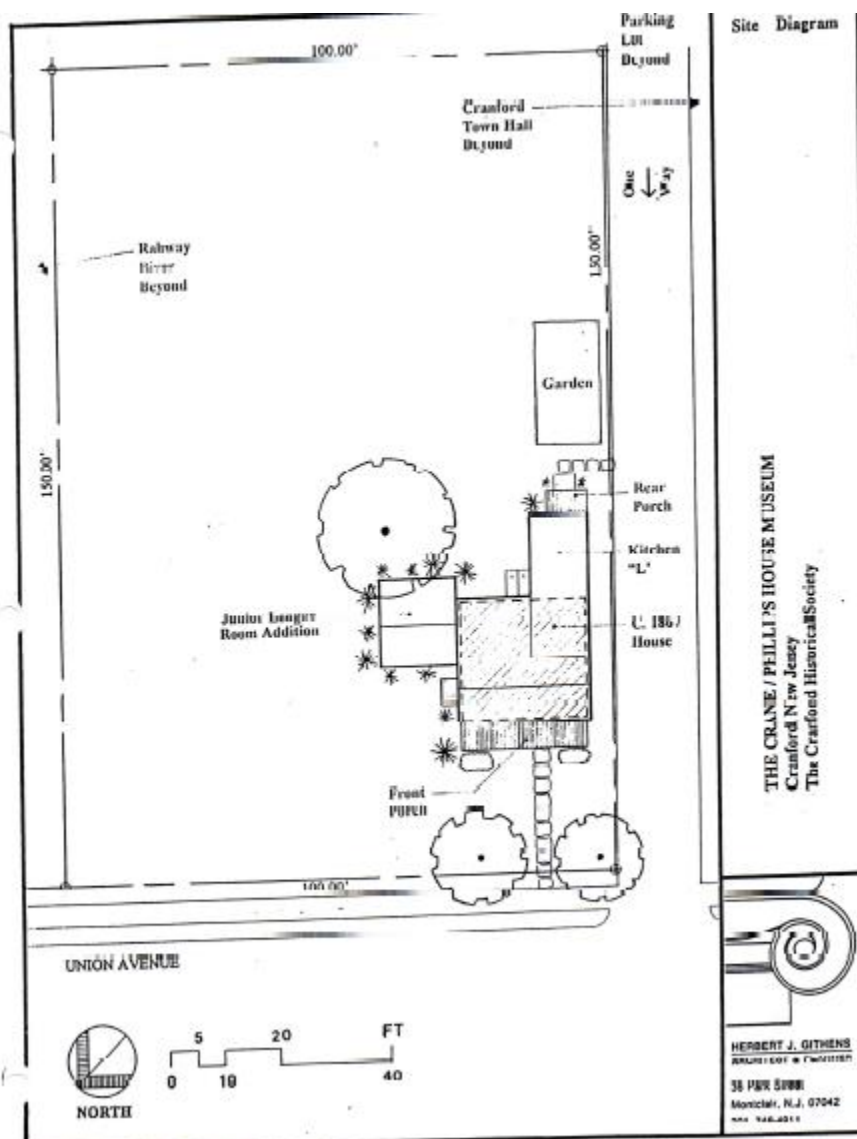
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United States Department of the Interior National Park Service National Register of Historic Places
Continuation Sheet NJ, Union County Section number 12 Page L Crane-Phillips House











Section – C

Cranford NJ Historic Site/District Nomination Form Property/District: Droeschers Mill April 25, 2014

1. Name of Property/District

Common Name: Droeschers Mill

Other/Historic Name(s): Rahway River Mill, Williams Mill, Vreelands Mill, Old Mill

2. Location of Property/District in Cranford

347 Lincoln Avenue East

3. State/Federal Agency Certifications/Designations

- National Register of Historic Places (1974)
- New Jersey State Register of Historic Places (1973)

4. Classification

Ownership of Property Category of Property

☒ private building(s)

☐ public

5. Function or Use

☐ Recreation & Culture

☐ Historical Museum

☐ Residential

☒ Other

6. Number of Resources within Property/District

Buildings

☒ 1 Contributing

☐ Noncontributing

Structures

☐ Contributing

☐ Noncontributing

Note: Insurance maps dating between 1915 and 1929 show a house and garage as additional structures. These have been replaced by c 1960 tract housing.

7. Description (Describe the historic and current condition of the property or district)

The Droeschers Mill is located at 347 Lincoln Avenue East, approximately 100 feet northeast of the Lincoln Avenue Bridge over the Rahway River. The building is sited on the east bank of the Rahway River, oriented on a northeast to southwest axis. The Droeschers Mill building is two stories high with a

gambrel roof, constructed of wood with a semi-coursed stone foundation. Some of the stone appears to be local fieldstone, in other areas cut stone of different varieties was used. The building is approximately 105 feet in length and 30 feet in width. It has a single-story, shed-roofed, brick addition on its northeast end. The southeast and northwest elevations of the original core of the building have narrow horizontal clapboard siding. On the southwest and northeast elevations the siding is also clapboard, but the boards are twice as wide.

The southeast elevation is three bays wide. The south and center bay are demarcated by the discontinuous gambrel roof. The center bay of the building is slightly taller, with the effect that the roof-wall junction is approximately a foot higher on the center bay, and the roof of the center bay slightly overlaps that of the south bay. The first floor of the south bay has three windows—two are six-over-six double-hung, while the center window is comprised of paired four-over-four windows with roughly square panes. The sill of this center window is lower than the flanking windows, and sits approximately a foot above grade. The second story of the south bay has three shed-roofed dormers, each has a six-over-six double-hung window. A gable-roofed double door entryway projects from the elevation at the junction of the south and center bays. Immediately north of this entryway is another entrance to the center bay, consisting of a single wood door with nine glass panes. This entrance has a simple pediment overdoor ornament, evocative of the gabled main entrance. On the first story of the center bay there are two six-over-six double-hung windows; one north of the entrance, the other towards the north end of the center bay. Between these two windows is a large picture window with sixteen square panes. The size and placement of this window, as well as the triangular molding above it, indicate that this window may be a replacement for a barn door or other entrance. Three shed-roofed dormers pierce the roof of the north end of the center bay—each has the same six-over-six windows as the dormers in the south bay. One large gable-roofed dormer is located on the south end of the center bay, near the center point of the original core of the building. This dormer houses a double loft door with two swinging barn doors, each having six-paned windows above the lock rail. A cantilevered lifting beam projects from the dormer's gable wall, from which hangs a block and tackle. The north bay of the southeast elevation is one story in height, comprised of the single-story shed-roofed brick addition. On the south side of this bay is an entrance into the addition, which has a single door identical to that in the center bay. Two six-over-six double-hung windows are located on the north end of this elevation. These windows are slightly recessed and have segmental brick arch lintel.

The northeast elevation of the single-story brick addition has four six-over-six double-hung windows identical to those located on the southeast elevation of the addition. The roofline gradually slopes from southeast to the northwest, in the direction of the river. On the second story of the gambrel end of the original core of the building there are two six-over-six double-hung windows and a set of double doors. It appears two openings set higher in the wall were enclosed at an unknown time.

The Droschers Mill's northwest elevation faces the Rahway River, and is three bays wide. The north bay, comprised of the brick addition, is identical to the northeast elevation in terms of fenestration, except the windows appear placed higher on the wall and closer to the roof-wall junction as this is the downslope side of the shed roof. The center and south bays correspond to the core of the original part of the mill, as on the southeast elevation, they are defined by the overlap of the discontinuous gambrel roof. The windows on the first story level are all six-over-six double-hung. A wooden door with six glass panes above the lock rail and a single light transom is located at the north end of the center bay. There are eight shed-roofed dormers along this elevation—five are along the roofline of the center bay, the other three along the south bay. The building's sole chimney is interior and sits at the junction of the

center and south bay. On this elevation the semi-coursed stone foundation is visible. There are four existing basement windows and three that have been sealed with concrete masonry units.

The southwest elevation is symmetrical, with the exception of the single panel door leading to the basement level, which is located slightly west of center in the stone foundation wall. On the first story there are three six-over-six double-hung windows. The gambrel wall is defined by cornice returns, above which there are three six-over-six double-hung windows. One narrow, rounded-top window sits near the peak of the gambrel wall.

A semi-coursed stone wall is sited perpendicular to the concrete dam spanning the Rahway River, which historically channeled the millrace from the river along this side of the building. A concrete patio with a well now covers part of the millrace.

8. Statement of Significance

Two documents provide detailed information on the history and significance of Droschers Mill. The first is the proposal prepared by Robert Brooks, Consulting Engineer, Department of Environmental Protection and Historic Sites, nominating the mill for the National Register of Historic Places, submitted July 13, 1973. The second is a section in a report concerning adverse effects of the Lincoln Avenue/High Street Bridge Project, written in May 1991 by the Cultural Resources Staff of the New Jersey Department of Transportation.

The NJDOT Bridge Project document provides research on the site's history and explains, and in many cases disproves, the facts presented in the National Register document. It found the National Register proposal to be mostly folklore and myths, and provides negative evidence for many claims. The NJDOT searched the Newark Public Library, NJ Historical Society, Cranford Historical Society, Jerseyana Collection of the State Library, State Library, and other private sources which yielded few documents or information, and came to the conclusion that in this case the lack of documentation is as important and informative as finding documentation.

Regardless of details of its history, the mill is the last survivor of eleven mills on the Rahway River and is historically significant as an important symbol of the town's commercial development. Part of the foundation could date from 1779 but none of the wooden structures could pre-date 1821 when Williams Mill burned down. Changes to the structure mean that it is not eligible on an architectural basis.

This Statement of Significance will provide information from both the National Register proposal as well as the clarifications or explanations taken from the NJDOT document.

The National Register proposal states that in 1710 Benjamin Williams built a dam across the Rahway River near the present High Street Bridge and started a primitive saw mill, and later established a woolen mill. It further says that the age of the present structure is not fully documented, except to place it somewhere before the Revolution.

The proposal states that the site of the Mill had a crude saw mill somewhere near the present buildings structure. This was operated sometime before 1737 by a Squire Williams, formerly of Elizabethtown, who maintained a farm to the east of the Mill and towards Elizabethtown.

It further states that it is not definitely known what use Squire Williams made of the Mill, however it is known that during the Revolutionary War blankets were produced at the Mill. Further, the British tried to burn down the Mill as it was supplying blankets to the Revolutionaries. It is presumed that the blanket manufacturing continued during and to the end of the Civil War Era.

However, the NJDOT Bridge Project document states that the claim that Benjamin Williams ran a sawmill in 1710 cannot be supported. Three Benjamin Williams existed in late 1700s, but only one is listed as owning a mill. It is first mentioned in tax records of 1779 and was operated intermittently over the years, and operated by his widow after his death. A sawmill with property on both sides of the river was passed on to their son Elias (born in 1780) in 1789. In 1810 Elias was taxed for a fulling mill (fulling is the process of cleansing cloth, particularly wool, to eliminate oils, dirt, and other impurities). A map dated 1811 shows Elias Williams' mill at the present location. In 1821 a newspaper article reports that the mill was destroyed by fire.

The DOT report also states that in March 1827 Elias Williams sold his mill lot – no mention of the mill – to Benjamin and Elizabeth Williams (probably his son and daughter). In May 1827 Elizabeth Williams sold her half of the mill to James Vreeland for \$1500.

It also states that the assertion that Squier (correct spelling) Williams built the first structure in 1737 cannot be proved, especially since Squier was born in 1760. He did own a farm in Rahway, inherited from his father in 1872, unrelated to the mill.

The Bridge Project writers examined tax records from Rahway, Springfield, Westfield, and Elizabethtown, none of which show any blanket factory, woolen mill, or fulling mill owned by any Williams in the late 18th century. A Williams family did own a fulling mill near Shrewsbury in Monmouth County from about 1740 to 1780, but no evidence is found for such a mill in Cranford. The making of blankets was not done in factories, and, local records indicate it was a sawmill, not a textile mill, from 1779 to 1801.

The NJDOT document notes that the 1850 Industrial Census lists the Vreeland and Williams woolen factory as producing cloth, felts, blankets and stocking yarn. Additionally, the 1850 Belding map of Newark shows a woolen factory on the mill site and Vreeland's grist mill located downstream. The woolen mill is not mentioned in the 1860 Industrial Census, and a map done at that time shows a mill structure with no indication of function, indicating that the mill was not in use. The Vreeland grist mill is shown on the map and on the Industrial Census.

The National Register proposal states that during the Civil War mini-balls were produced at the Mill. It indicates that "calvary spurs" were also produced at the Mill as there were supposedly a large number of spur blanks found not only around the Mill but also in the River.

However, the Bridge Project report found that the claim that spurs and bullets were made at the mill during the Civil War cannot be documented. The items thought to be spur blanks are probably machine parts, most likely links used in a motor, since spurs would have been cast whole the casting of blanks would not have been necessary.

Further, the NJDOT document states that an 1870 map shows the property as belonging to the estate of E. Vreeland, and it is not mentioned in the 1870 Industrial Census. There is a claim that a lapidarist ran the mill, but he may have rented the property. The property was advertised at a sheriff's sale in 1876, and was bought by Sarah Vreeland (relationship to other Vreelands unknown). Later in the 1870s the Chandler family operated the mill as a turning mill. It was idle again by 1880. In April 1893 Crossman Lyon bought the mill and replaced the waterwheel with a turbine, evidently using it as a sawmill. He also built retaining walls on both sides of the river.

The DOT Bridge Project document states that in July 1902 Severin Droescher bought the mill at auction. There is no record that the seller was Vreeland as stated in the National Register proposal. Droescher converted the mill to manufacture oil and sharpening stones. The 1915 Industrial Directory lists the Cranford Oil Stone Company. Droescher rebuilt the turbine between 1910 and 1919, and rebuilt the dam around 1923. In 1938 Droescher died and the machinery was sold. In 1939 Leslie Leet transformed the mill into a pipe organ manufacturing plant. Leet sold the property to Neil Castaldo in 1947. Most of the machinery was removed and the space was used as offices from then on.

Currently few architectural materials are intact. Modifications have erased all earlier details. No machinery remains as it was.

In summary, the historic Droeschers Mill dates from 1821 and occupies an earlier sawmill site that dates at least to 1779. Although blankets may have been made at the mill, contentions that such items were manufactured for Continental forces during the Revolutionary War or for Federal troops during the Civil War are completely unsupported by any evidence. The same holds true for the claims of manufacture of cannon balls, mini bullets, and cavalry spurs. Over time, the mill was used intermittently to manufacture woolen goods, wooden objects, oil stones, and organs. It was not continuously used or occupied, and the mill was structurally altered to accommodate different businesses, both on the interior and exterior of the building. The mill represents an industrial site adapting to changing economic conditions.

The Droeschers Mill building retains integrity of location, design, setting, and to varying degrees materials and workmanship. Due to the loss of much of the machinery associated with its earlier uses and interior alterations, the building has lost much of its integrity of feeling and association. Although the building no longer functions as a mill, it continues to house a variety of commercial enterprises, which likely accounts for its successful stewardship.

9. Verbal Boundary Description and Justification

According to the National Register proposal:

LATITUDE: 40 Degrees, 39 Minutes, 01 Seconds

LONGITUDE: 74 Degree, 18 Minutes, 06 Seconds

According to the NJDOT Bridge Project document:

Starting at the corner of a stone wall that abuts into the Rahway River, thence

1. N42° 05' 30"E 25.00 feet along the River to a corner of the mill
2. N41° 17' 30"W 17.50 feet to corner of tailrace
3. N48° 42' 30"E 86.00 feet along Raceway Wall
4. N83° 50' 30"E 24.50 along Head Race Wall
5. N6° 09' 30"W 4.70 feet along head Race Wall to River Bank
6. N48° 42' 30"E 12.00 feet along River Bank
7. N39° 36'W 38.00 feet along chain link fence
8. N14° 22'E 112.89 feet along chain link fence
9. N75° 34' 51"E 20.00 feet along Lincoln Ave
10. Aprox N62°W c. 95.00 feet to place of beginning

This property is listed on the Cranford Township tax records as Block 482, lot 2

10. Geographical Data

About 12,487 square feet

11 . Form Prepared By

- Maureen McDougall, Architectural Historian, MS, Historic Preservation, University of Pennsylvania
- Maureen E Strazdon, Chair, Cranford Historic Preservation Advisory Board

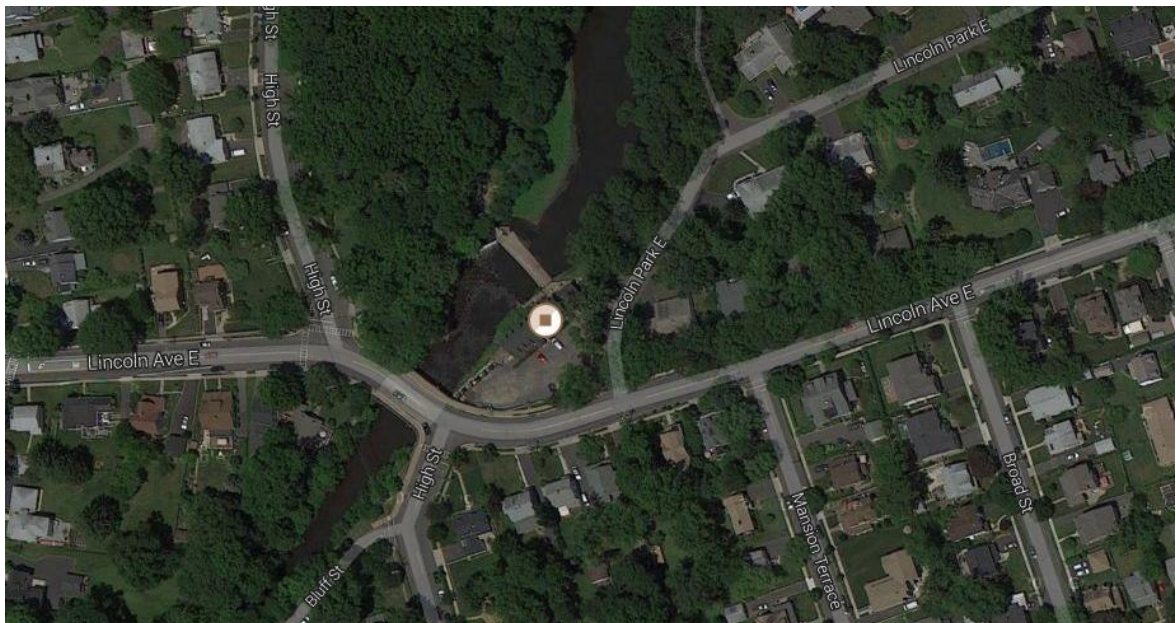
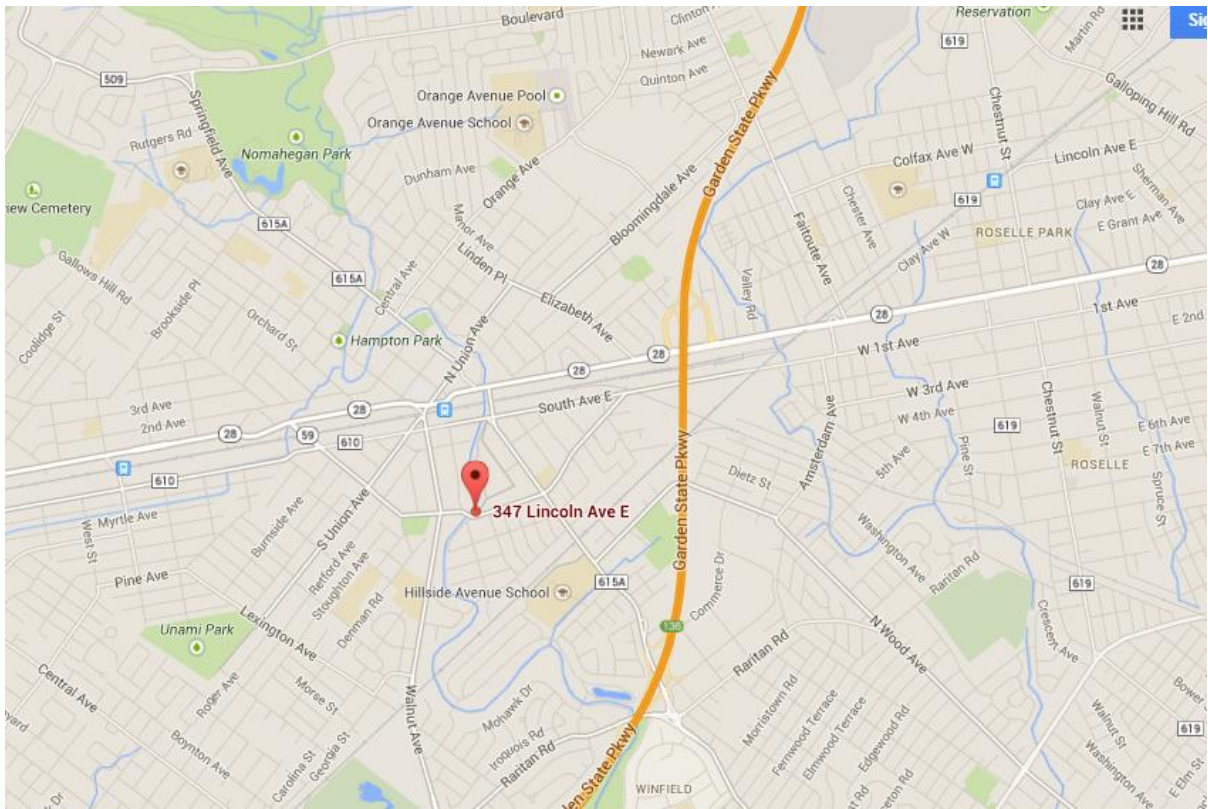
12. Additional Documentation

- Map indicating the property's location.
- Photographs of the property.

13. Bibliography

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Photograph 1: View facing northwest showing the southeast elevation of Droeschers Mill.



Photograph 2: View facing southwest showing the northeast elevation of Droeschers Mill.



Photograph 3: View facing east-northeast showing the northwest elevation of Droschers Mill.



Photograph 4: View facing north showing the southwest elevation of Droschers Mill.



Photograph 5: View facing south-southwest showing concrete cover and well above the millrace.

Section – D

Cranford NJ Historic Site/District Nomination Form

Property/District: Sunny Acres

April 15, 2018; revised Aug. 27, 2018

1. Name of Property/District

Common Name: Sunny Acres

Other/Historic Name(s): Sometimes erroneously called Indian Village

2. Location of Property/District in Cranford

Southern section of Cranford Township, bordered by Raritan Road, Oraton Drive, and the Rahway River

3. State/Federal Agency Certifications/Designations

None

4. Classification

Ownership of Property Category of Property

☒ private building(s)

☐ public

5. Function or Use

☐ Recreation & Culture

☐ Historical Museum

☒ Residential

☐ Other

6. Number of Resources within Property/District

Buildings

134 Contributing

38 Noncontributing

Structures

_____ Contributing [includes street posts , bridges, monuments, and any other significant item]

_____ Noncontributing

7. Description (A), Statement of Integrity (B), and History (C)

A. Description

The Sunny Acres Historic District is a planned residential development on the south edge of Cranford, located between the Rahway River and Raritan Road, which was developed between 1940 and 1943 by the Sears Modern Homes Division. (See Figure 1: Location of Sunny Acres) The historic district consists of a uniform collection of mid-century Cape-Cod and Colonial Revival style cottages in a variety of pre-designed layouts, and is characterized by curvilinear streets bordered by wooded greenspace formed by Mohawk Park and the Rahway River Parkway. The Sunny Acres Historic District contains 172 properties, of which 134 are contributing (approximately 78 percent), and 38 are non-contributing (approximately 22 percent) (See Figure 2: Map of Contributing and Non-contributing properties). The historic district includes properties on Mohawk and Algonquin Drives; Oneida, Mohican, and Iroquois Places; and Iroquois, Cherokee, and Raritan Roads.

B. Statement of Integrity

The Sunny Acres Historic District retains integrity of location, setting, feeling, and association. Individual homes within the district retain, to varying degrees, integrity of design, materials, and workmanship. The overall neighborhood layout and plan have not been altered. The neighborhood retains the curvilinear street pattern that is typical of early automobile suburbs and circa World War II development, which was largely encouraged by the Federal Housing Administration (FHA). Of the 172 properties encompassed within the Sunny Acres Historic District, only 38 (about 22 percent) are recommended non-contributing due to substantial alterations or additions, or replacement with infill development. The vast majority of properties within the historic district retain a high level of integrity of design, materials, and workmanship. These contributing dwellings retain original design elements, and in many cases, floor plans. Many of the contributing properties have been altered in some form during the past 75 years, however, they retain their overall scale and massing in keeping with the character of the historic district. The Sunny Acres Historic District has not been subject to road widening or other improvements that would alter the neighborhood's overall integrity of setting, feeling, and association. The Sunny Acres Historic District retains all aspects of integrity necessary to express its historic significance as under Criteria A and C of the National Register of Historic Places.

C. History

The announcement in the June 6, 1940 *Citizen and Chronicle* that the Modern Homes Division of Sears Roebuck & Company had submitted plans to build at least 200 homes on property that had been part of the old Thomas Sperry Osceola Farm estate was attention-getting in several respects. ("New Housing Development Planned", *Cranford Citizen and Chronicle*, June 6, 1940, p 1) First, it was an unusually large residential building project for an economy still emerging from the Great Depression. More importantly, while Sears Modern Homes Division had been in existence for 45 years, during which it had sold an estimated 100,000 pre-cut homes, it had never before bought land and built homes on it at its own expense in a development Sears, itself, would manage. (www.searsarchive.com/homes/history.htm)

Sears Modern Homes Department

Sears sold home building materials from 1895 to 1907 through the Modern Homes Department. In the face of flagging sales, Sears appointed its china department manager Frank W. Kushel to close down the failing department in 1906. Instead of closing the department, Kushel came up with a plan to sell complete homes, from pre-cut lumber down to 750 pounds of nails for joining these pieces, accompanied by a construction manual of up to 75 pages. The materials would be delivered by rail to the purchaser in a phased series of deliveries intended to get the materials on site as needed. In this era before power tools, it was estimated that pre-cutting the lumber would reduce on-site carpentry hours by 40 percent. Sears boasted that "a man of average

abilities could assemble a Sears kit home in about 90 days".
(www.searsarchive.com/homes/history.htm)

The first catalog was published in 1908, with 22 home styles, priced from \$650 to \$2,500. The construction catalog was accompanied by a catalog of interior furnishing ideas—all illustrated with Sears products. In 1918 Sears began offering financing for these purchases. In 1929, Sears added contractor services, either to build the house itself, or to consult to the purchaser planning to personally erect the home. Over 100,000 such homes were eventually built, in 447 different styles. Although architects for these styles were usually not identified, one who was is Randolph Evans, whose name would appear on the blueprints for the Sunny Acres numbered Cape Cod designs. Evans, along with architect Albert E. Olson, were prominent members of the "Small House Movement". Sears was not alone in offering pre-cut homes - Aladdin, Harris Brothers, The Hodgson Company, Lewis Homes, and Montgomery Ward were also in the business - but Sears was arguably the largest supplier. During WWI, Sears also built pre-cut hospitals for the Red Cross for shipment to and assembly in Europe. After the War, using its pre-cut home designs, Sears built worker housing for factory towns for corporations such as Standard Oil in Carlinville, IL and American Magnesia in Plymouth Meeting, PA. (Houses by Mail: A Guide to Houses from Sears Roebuck and Company, Katherine Cole Stevenson and H. Ward Jandl, National Trust for Historic Preservation, John Wiley & Sons Inc., New York, NY, 1986)

As sales began to flag during the Great Depression, Sears withdrew from pre-cut home sales and from financing in 1933. When some borrowers proved unable to keep up payments, Sears generally absorbed the losses, not wanting to appear heartless. In 1934, the Sears annual report stated that the Modern Homes Department had been closed, and \$11 million in mortgages were liquidated. In spite of the closure, Sears kept its major Modern Homes Department sales offices in place—including the one in Port Newark. Sears began selling pre-fabricated homes again in 1935; however, the houses at this point were manufactured by General Homes, Inc. of Chicago and featured steel framing members and roofs, and plywood walls. This relationship seems to have ended circa 1940. (Houses by Mail: A Guide to Houses from Sears Roebuck and Company, Katherine Cole Stevenson and H. Ward Jandl, National Trust for Historic Preservation, John Wiley & Sons Inc., New York, NY, 1986)

Sunny Acres: Sears Modern Homes Division Becomes a Developer - the Home Club Plan

Sunny Acres represented an extension of the activities engaged in by the Modern Homes Department, as Sears transitioned to suburban development. The company was now buying the land, building the dwellings on it, and offering them for sale through the Home Club Plan. The Home

Club Plan, operated out of its Port Newark offices, allowed Sears to work with local bonded contractors who would build large numbers of new Sears standardized homes at a single time to realize economies of scale. (Houses by Mail: A Guide to Houses from Sears Roebuck and Company, Katherine Cole Stevenson and H. Ward Jandl, National Trust for Historic Preservation, John Wiley & Sons Inc., New York, NY, 1986) Articles in the July 7, 1940 edition of the *New York Times*, the July 6, 1940 issue of the *Newark Evening News*, and the July 18, 1940 *Citizen and Chronicle* stated that 63 one-family dwelling permits had been issued to Sears, Roebuck & Company's Home Club Builders, Inc. According to the *Citizen and Chronicle*, "Work was scheduled to get underway yesterday, and the homes are expected to be completed and ready for occupancy within six months. ... All of the homes in the tract were sold within five weeks". ("77 New Residences Will Be Constructed", *Citizen and Chronicle*, July 18, 1940, page 1; "Suburban Buying Rising in New Jersey", *New York Times*, July 7, 1940, page RE2; "Sears to Sell 63 Homes to Be Built in Union County", *Newark Evening News*, July 6, 1940)

There seem to have been two driving forces behind this shift in Sears Modern Homes approach from simply being a manufacturer, to being a supplier and developer under the new Home Club Plan. Initially, the advent of FHA mortgages under FDR's second "New Deal" in 1934-1935 made 90 percent financing for extended periods of time of up to 30 years available for the first time. Under the Home Club Plan, FHA financing customers would not have to pay legal fees or title and survey fees, and could get into a new home with a modest 10 percent down payment. This was the driving force behind Sunny Acres, Sears' first Home Club development, which was laid out according to FHA subdivision plans and specifications. Later, as the fourth decade of the 20th Century unfolded, it became increasingly clear that the U.S. would be drawn into WW II. With this in mind, the federal government foresaw the need for increased housing for defense industry workers. This additional factor influenced new Sears Home Club Plan developments as early as February, 1942. (Unpublished manuscript on Sunny Acres development, Carole Esposito, Sunny Acres Civic and Improvement Association, 2015)

Sears responded to either or both of these driving forces by initiating Home Club Plan developments in New Jersey, in Cranford in mid-1940 and in North Plainfield where "Green Acres" was started in September, 1940; in Elyria, Ohio; and in Briarcliff Manor, Grandyle Village, North Tonawanda, and Sidney, New York. Ultimately, 10,000 to 20,000 Home Club Plan houses would be built. With its proximity to manufacturing centers in Elizabeth and Newark, and excellent train service, Cranford was a natural choice in which to locate the first of these developments, not least because Sears already had Modern Homes sales staff and a lumber mill located nearby Newark.

Sunny Acres - Phase I

Sunny Acres (which at its inception did not have a formal name) was built over a period of slightly more than two years in three rounds of construction, all accomplished by Phillip J. Bowers & Company of Newark. ("Sears to Sell 63 Homes to Be Built in Union County", *Newark Evening*

News July 6, 1940; Houses by Mail: A Guide to Houses from Sears Roebuck and Company, Katherine Cole Stevenson and H. Ward Jandl, National Trust for Historic Preservation, John Wiley & Sons Inc., New York, NY, 1986) The first round of construction consisted of 63 homes erected roughly between July, 1940 and July, 1941 (See Figure 3: Phase I Development Map from unpublished manuscript on Sunny Acres development, Carole Esposito, Sunny Acres Civic and Improvement Association. 2015). The new homes all followed a similar standardized Cape Cod design, but by placing the main body of the house lengthwise or endwise to the street, moving the placement of the garage to either side of the house, set forward or back, and adding a breezeway to detached garages, 12 numbered designs of the basic house were offered (See Figure 4: Sample floor plans, provided by Carole Esposito, Sunny Acres Civic and Improvement Association and Figure 5: Blueprint House No. 7, Randolph Evans Architect, Sears Roebuck & Co., Sunny Acres Civic and Improvement Association). Only the first floor was finished in the basic offering, priced at \$4,335, providing four rooms. The second floor could be finished to produce a six-room house for a total cost of \$5,250.

Near the end of the first phase of construction, Sears held a contest to name its new development, awarding \$25 to the winner. A committee comprised of Cranford's Mayor George E. Osterheldt, Chairman of the Board of Education Joseph A. Plummer, and *Citizen and Chronicle* editor Charles M. Ray made the selection. The winner was Mrs. Helen Cederholm of 4 Mohican Place. ("Sunny Acres Tract Name", *The Citizen and Chronicle*, June 5, 1941, p 1) She later admitted that her submission of the name "Sunny Acres" was in part an oblique complaint that hardly a tree stood in the new development (See Figure 6: Photograph of Sunny Acres during construction, undated, from Sunny Acres Civic and Improvement Association)

All 63 homes were completed according to these plans (blueprints exist for nine of these home plans), and potential purchasers bought them by responding to a newspaper ad which required answering a series of questions on a qualifying application. Descriptions of the houses and floor plans could be viewed at a Sears office located at 15 North Avenue West, but no model home was yet available for inspection. The first round of houses occupied the northwest side of Raritan Road between Mohawk Drive and just west of Cherokee Road, Mohican Place, Mohawk Drive to Cherokee Road, Cherokee Road itself and the tiny Iroquois Place. Number 5 Cherokee Road was the first of these houses to be occupied. All property transfers were from the Sears Home Club Plan to the purchaser. The new name was announced at a meeting held at the Cranford Casino. At that meeting, the newly formed Sunny Acres Civic and Improvement Association voted to petition the Union County Parks Commission for sidewalks to be built on that portion of Raritan Road owned by the Commission. ("Sunny Acres Tract Name", *Citizen and Chronicle*, June 5, 1941, p 1) The Association would become increasingly active and vocal as the development progressed.

Sunny Acres - Phase II

The second round of construction most likely commenced before all the homes in the first phase had been completed, and resulted in 52 additional houses. Again, all were the standardized Cape Cod designs, however, by now a model home was available for inspection. The new homes were to be found on Oneida Place, Algonquin Drive and much of Iroquois Road. Property transfer records, now between Sears Port Newark Lumber and Materials Company and the new owners, ran from July, 1941 through May, 1942.

As the second phase of constructing Sunny Acres progressed, relations between the Sunny Acres Civic and Improvement Association and Sears became decidedly less "sunny". The October 2, 1941 *Citizen and Chronicle* reported on an association meeting attended by approximately 50 residents. Sunny Acres residents complained about building delays caused by a trucking strike, and listed un-remediated complaints made against Sears, its builder, and subcontractors. ("Housing Residents form New Group", *Cranford Citizen and Chronicle*, October 2, 1941). A letter from Sears to the Association the following year indicates that wet basements had also become a source of contention. In the letter Sears acknowledged the problem and secured the services of a contractor to remedy the problems, apparently at its own expense. (Letter from Sears Roebuck & Co., Sunny Acres Civic and Improvement Association)

Throughout its history, the Association, which would file with the State of New Jersey as a not-for-profit association March 1, 1950, was a voice for the needs of the development and a source of social action and community activity. The Association pressed for sidewalks, street lights, street signs, extension of bus service to cover the development, and a footbridge across the Rahway River so that children could get safely to school. Social activities included, but were not limited to, fielding children's and adult sports teams, dances and social outings, and perhaps most notably, the annual Baby Parade (See Figure 7: 1950 Sunny Acres Baby Parade, photographer unknown, Sunny Acres Civic and Improvement Association collection). Initially charging members 25 cents a month which was collected at their homes, the Association remains an active force in town to this day.

Sunny Acres - Phase III

The last construction phase resulted in 57 additional homes with the final transfers, again between Sears Port Newark Lumber and Materials Company and the new owners, occurring in May, 1943. More than half of the houses were on Oneida Place, with the balance on Mohawk Drive west of Oneida Place and on parts of Iroquois Road. Responding to requests for more variety in house designs, Sears added a Colonial design, again moving the garage to provide several variations. Most of these homes can be found on the western portion of Mohawk Drive. (See Figure 8: Photograph of Colonial style house offered in Phase III, "Home Purchased in New Jersey Colony", *New York Times*, October 27, 1941, page 32)

With the completion of Phase III, Sunny Acres reached a total of 172 homes. Sears built 171 and one was constructed by a private contractor when Sears deemed the lot too steep to build on. The reason why the total house count fell short of the 200-plus homes Sears originally announced it planned to build could not be determined from available records. One possibility is that, by 1943, the required labor and materials had been diverted to the War effort, but that is conjecture, rather than verifiable fact.

Summary

What is undeniable is that Sunny Acres holds a unique place in the history of Sears as the first housing development the company planned and executed entirely in-house. The Sunny Acres Historic District was, and remains, an integral part of the Cranford's historic development and character. The Sunny Acres Civic and Improvement Association has played, and continues to play, a vital role in the family and social life of Cranford.

8. Statement of Significance

The Sunny Acres Historic District is historically significant on the local and national levels as an outstanding representation of widespread patterns of community planning and development. Within the Township of Cranford, Sunny Acres represented the largest planned development of single-family homes in the first half of the twentieth century. Sunny Acres was the first development in Cranford that made 30-year mortgages available to potential home owners. The development of Sunny Acres represented an accessible, affordable home ownership option for working and middle class families. In addition, the Sunny Acres Historic District is nationally significant as the first planned housing development that was entirely planned and executed by Sears Roebuck. While Sunny Acres is not made up of “kit houses”, the historic significance of Sears’ “kit houses” has long been recognized. In Sunny Acres the company’s Modern Homes Division undertook a transition from kit houses to large-scale community planning and development, in keeping with nationwide trends. Sunny Acres served as a model for the company’s other planned developments, including the local example of Green Acres in neighboring North Plainfield, New Jersey.

The Sunny Acres Historic District is architecturally significant as an intact collection of Cape Cod and Colonial Revival cottages in a planned suburban development with a distinctive layout and

setting. Sunny Acres typifies the transition of housing developments from the early automobile suburbs of the first half of the twentieth century and the larger, planned developments typical of post-World War II-era suburbanization. The Sunny Acres Historic District is exemplary of trends in planning and development through its overall plan of curvilinear streets sympathetic to the existing site and landscape encompassing a collection of well-planned, single-family, homes catered to working and middle class, often first-time, home buyers, in keeping with FHA standards.

The Sunny Acres Historic District was evaluated according to criteria set forth in 1997 in “How to Apply the National Register Criteria for Evaluation,” *National Register Bulletin*, National Park Service. Additionally, the Sunny Acres Historic District was evaluated within the context established in the National Register of Historic Places Multiple Property Documentation Form *Historic Residential Suburbs in the United States, 1830-1960* (McClelland and Ames 2002). The Sunny Acres Historic District is recommended eligible under Criterion A for the National Register of Historic Places. As described above, the historic district meets the registration requirements for eligibility as a historically significant example of a planned residential suburban development with local and national significance, especially as the first planned development constructed by the Sears Modern Homes Division. The historic district retains integrity of location, design, setting, materials, workmanship, feeling, and association necessary to express its historic significance.

The Sunny Acres Historic District is recommended eligible for the National Register of Historic Places under Criterion A. The historic district is architecturally significant as a planned suburban development of Cape Cod and Colonial Revival cottages that exemplifies twentieth century trends in community planning and development. As a whole, the district retains integrity of location, design, setting, feeling, and association. Almost 75 percent of the properties located within the district are contributing. These properties retain integrity of design, materials, and workmanship.

The Sunny Acres Historic District is recommended not eligible for the National Register of Historic Places under Criterion B, as it is not representative of any known individuals of historic significance. Criterion D cannot be fully addressed since the Sunny Acres Historic District has not been subject to archaeological testing.

9. Verbal Boundary Description and Justification

LATITUDE: 40.640330

LONGITUDE: -74.296767

Beginning at the S corner of the Block 621, Lot 9, on the NW right-of-way line of Raritan Road:

- Proceed NW along the SW property lines of Block 621, Lots 9 and 3 to the N corner of Block 621, Lot 3, then
- NW across Iroquois Road to the S corner of Block 622, Lot 20, and continuing along the SW property line of said lot and along the rear property lines of Block 622, Lots 20 and 19 to the S corner of Block 622, Lot 17, then
- NW along the rear property lines of properties fronting on the SW side of Algonquin Drive to the N corner of Block 622, Lot 11 at a pedestrian path between Lots 11 and 10, then
- NW along the SW line of the pedestrian path, across Mohawk Drive, and along the SW property line of Block 582, Lot 39, to the W corner of said lot, then
- NE, E, and SE along the rear property lines of properties fronting on Mohawk Drive to the SE corner of Block 586, Lot 16, then
- SE along the NE right-of-way of Mohawk Drive to the NW corner of Block 627, Lot 1, then
- E and SE along the rear property lines of properties fronting on Mohawk Drive and continuing along the NE property line of Block 627, Lot 9 to the E corner of said lot at the intersection of the NW right-of-way of Raritan Road, then
- SW, W, and SW along the front property lines of properties fronting on the NW side of Raritan Road, across Mohawk Drive and Cherokee Road, to the place of beginning.

This district is listed on the Cranford Township tax records as follows

Algonquin Drive – Block 587 – Lots 16-23 (#37, 35, 33, 31, 29, 27, 25, 23)

Block 619 – Lots 1 and 12-20 (#20, 2, 4, 6, 8, 10, 12, 14, 16, 18)

Block 622 – Lots 7-17 (#21, 19, 17, 15, 13, 11, 9, 7, 5, 3, 1)

Cherokee Road - Block 616 – Lots 16, 17, 25, 26 (#2, 4, 20, 22)

Block 617 – Lots 1, 3 (#10, 8)

Block 618 – Lots 2-11 (#25, 23, 21, 19, 17, 15, 13, 11, 9, 7)

Block 620 – Lots 7, 8, 9 (#5, 3, 1)

Iroquois Place - Block 616 – Lots 18-24 (#2, 4, 6, 8, 10, 12, 14)

Block 617 – Lot 2 (#15)

Iroquois Road - Block 619 – Lots 10, 11 (#8, 10)

Block 620 – Lots 1-6 (#11, 9, 7, 5, 3, 1)

Block 621 – Lots 3, 4, 5 (#17, 15, 13)

Block 622 – Lots 18, 19, 20 (#14, 16, 18)

Mohawk Drive - Block 582 – Lots 39, 40, 41 (#142, 140, 138)

Block 586 – Lots 1-16 (#136, 134, 132, 130, 128, 126, 124, 122, 120, 118,
116, 114, 112, 110, 108, 106)

Block 587 – Lots 1-14
(#127,125,123,121,119,117,115,113,111,109,107,105,103,101)

Block 616 – Lots 1-6 (#25, 23, 21, 19, 17, 15)

Block 622 – Lots 4, 5, 6 (#133, 131, 129)

Block 626 – Lots 2-6 (#9, 7, 5, 3, 1)

Block 627 – Lots 1-8 (#16, 14, 12, 10, 8, 6, 4, 2)

Mohican Place - Block 616 – Lots 7-10 (#7, 5, 3, 1)

Block 626 – Lots 1, 11 (#4, 2)

Oneida Place - Block 587 – Lot 15 (#21)

Block 618 – Lots 1, 12-22 (#24, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20,
22)

Block 619 – Lots 2-9 (#17, 15, 13, 11, 9, 7, 5, 3)

Raritan Road - Block 616 – Lots 11-15 (#1014, 1016, 1018, 1020, 1022)

Block 620 – Lots 10-15 (#1026, 1028, 1030, 1032, 1034, 1036)

Block 621 – Lots 6-9 (#1038, 1040, 1042, 1044)

Block 626 – Lots 7-10 (#1006, 1008, 1010, 1012)

Block 627 – Lot 9 (#1000)

10. Geographical Data

Approximately 50 acres

11 . Form Prepared By

Victor A. Bary, Curator, Cranford Historical Society

Carole Esposito, President and Historian, Sunny Acres Civic and Improvement Association

Maureen McDougall, Architectural Historian under 36 CFR 61 as defined by Secretary of the Interior's Standards, M.S. in Historic Preservation from the University of Pennsylvania

Loretta Smith, Sunny Acres Civic and Improvement Association

Maureen E. Strazdon, Chair, Cranford Historic Preservation Advisory Board

12. Bibliography

Bary, Vic, "The Birth and Growth of Cranford Part VI (Final): Sunny Acres", *The Mill Wheel* newsletter of the Cranford Historical Society, Winter 2016, New Series Number 87

"Home Purchased in New Jersey Colony", *New York Times*, October 27, 1941, page 32

"Housing Residents form New Group", *Cranford Citizen and Chronicle*, October 2, 1941

"How to Apply the National Register Criteria for Evaluation." *National Register Bulletin*. Washington, D.C.: National Park Service, U.S. Government Printing Office, 1997

McClelland, Linda Flint and David L. Ames, *Historic Residential Suburbs in the United States, 1830-1960*. National Register of Historic Places Multiple Property Documentation Form. Washington, D.C.: National Park Service, U.S. Government Printing Office, 2002

"New Housing Development Planned", *Cranford Citizen and Chronicle*, June 6, 1940, p 1

Roselle, NJ Quadrangle. 7.5-minute series. Topography compiled 1942. Planimetry derived from imagery taken 1995. Survey control current as of 1943. Denver, Colorado: United States Geological Survey, 1995

"Sears to Sell 63 Homes to Be Built in Union County", *Newark Evening News*, July 6, 1940

"77 New Residences Will Be Constructed", *Citizen and Chronicle*, July 18, 1940, page 1

Stevenson, Katherine Cole & Jandl, H. Ward. *Houses by Mail: A Guide to Houses from Sears Roebuck and Company*, National Trust for Historic Preservation, John Wiley & Sons Inc., New York, NY, 1986

"Suburban Buying Rising in New Jersey", *New York Times*, July 7, 1940, page RE2

"Sunny Acres Tract Name", *Citizen and Chronicle*, June 5, 1941, p 1

www.searsarchive.com/homes/history.htm

Materials from the Sunny Acres Civic and Improvement Association archives

- Figure 3 Phase I Development map provided by Carole Esposito, historian, Sunny Acres Civic and Improvement Association
- Figure 4 floor plans provided by Carole Esposito, historian, Sunny Acres Civic and Improvement Association
- Figure 5 blueprint for house No. 7, Randolph Evans Architect, Sears Roebuck & Co., Sunny Acres Civic and Improvement Association
- Figure 6 undated photograph of construction site from Sunny Acres Civic and Improvement Association
- Figure 7 1950 Sunny Acres Baby Parade, photographer unknown, Sunny Acres Civic and Improvement Association
- Figure 8 article on Colonial style house offered in Phase III, Sunny Acres Civic and Improvement Association
- Letter from Sears Roebuck & Co. to Sunny Acres Civic and Improvement Association
- Unpublished manuscript on Sunny Acres development by Carole Esposito, 2015

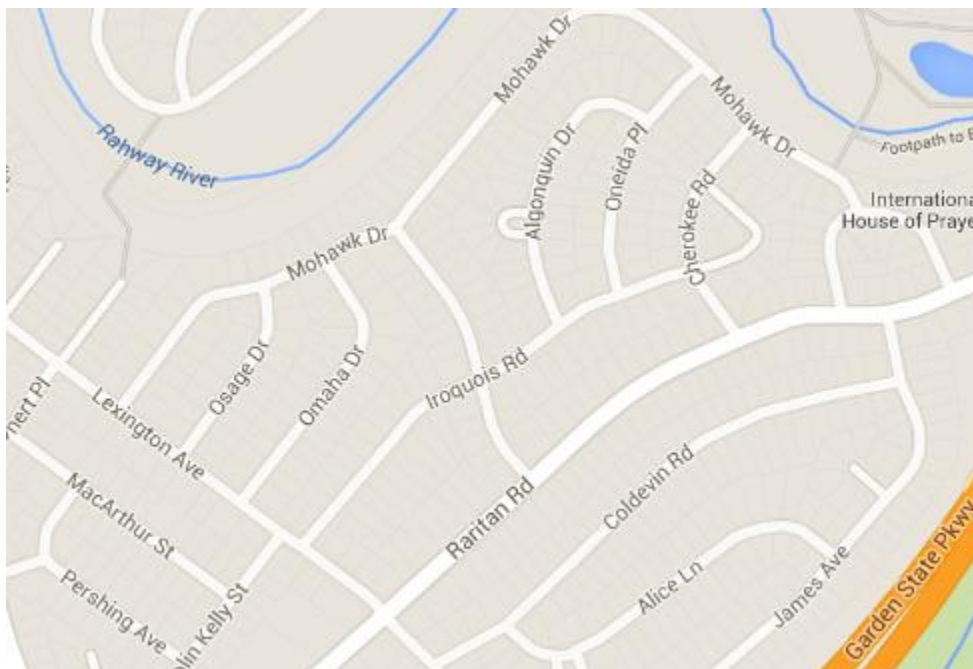
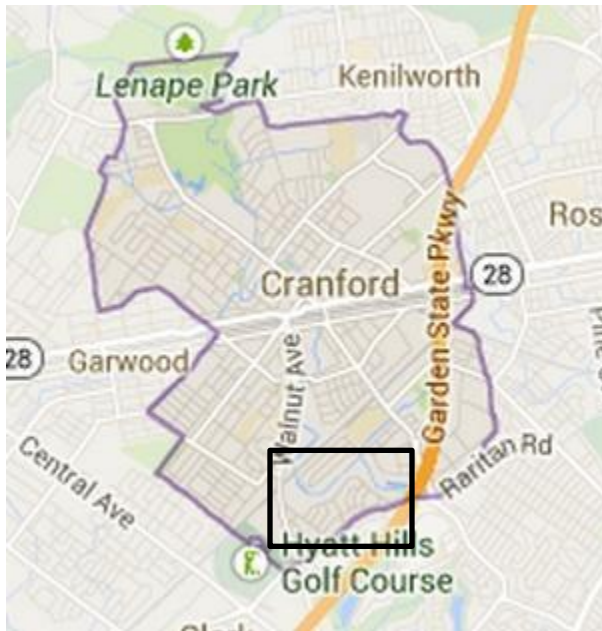


Figure 1 – Location of Sunny Acres in Cranford, NJ

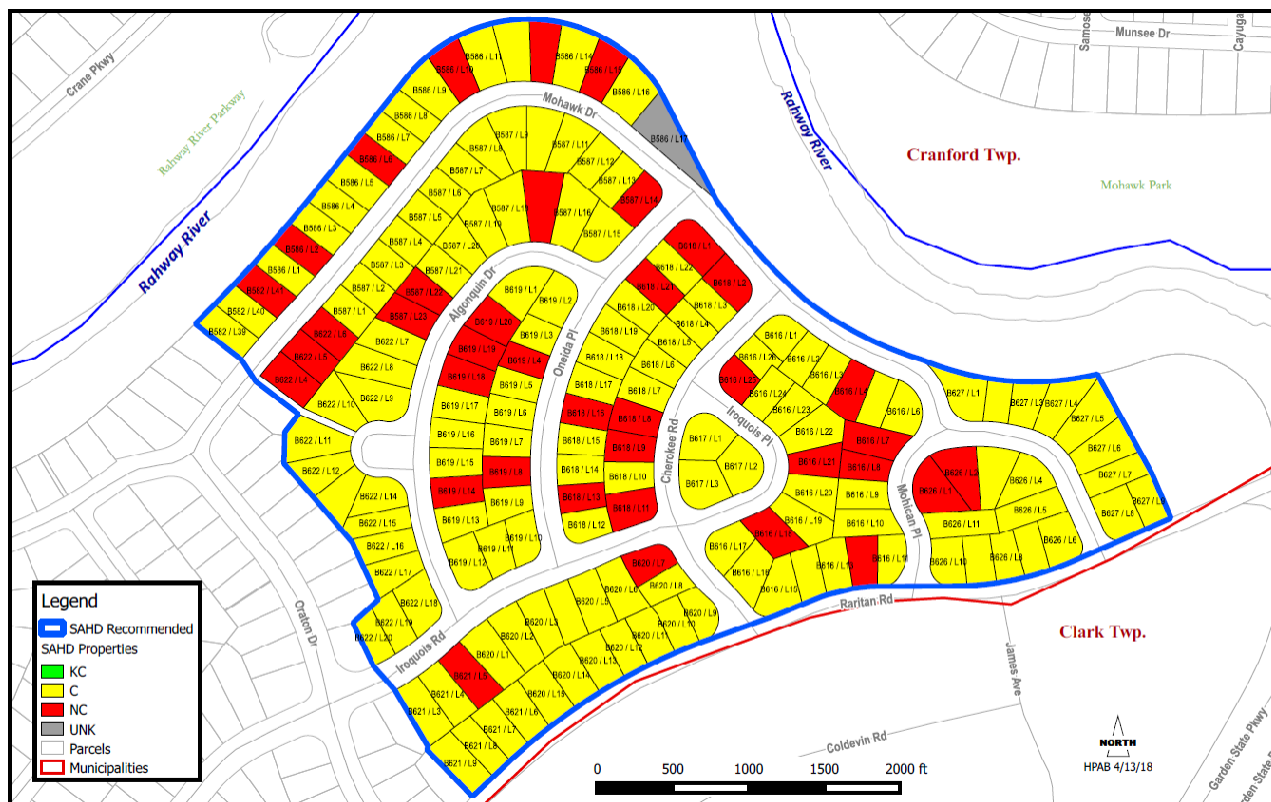


Figure 2 – Site Map of the Sunny Acres Historic District indicating contributing and non-contributing properties with block and lot numbers

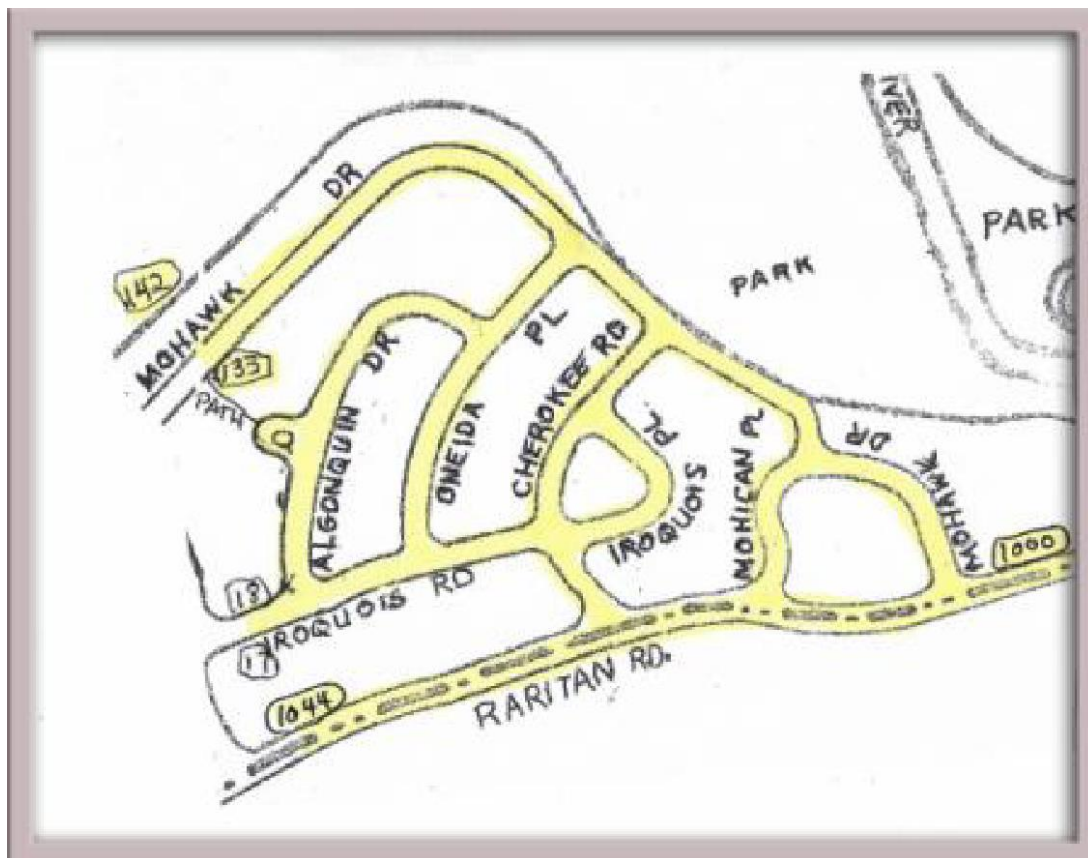


Figure 3: Phase I Development of Sunny Acres (map provided by Carole Esposito, Historian, Sunny Acres Civic and Improvement Association)



Randolph Evans, Architect

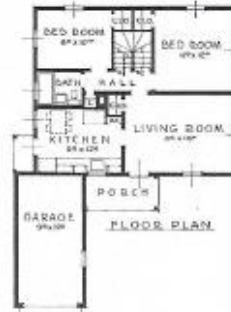


FLOOR PLAN
HOUSE No. 1

SEARS, ROEBUCK & CO.
MODERN HOMES DIVISION



Randolph Evans, Architect



HOUSE No. 4

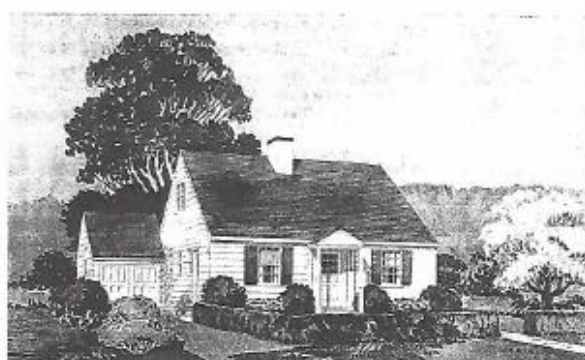
SEARS, ROEBUCK & CO.
MODERN HOMES DIVISION



Randolph Evans, Architect



FLOOR PLAN
HOUSE No. 10



Randolph Evans, Architect



FLOOR PLAN
HOUSE No. 12

Figure 4: Sample Floor Plans for Sunny Acres Homes (provided by Carole Esposito, historian, Sunny Acres Civic and Improvement Association)

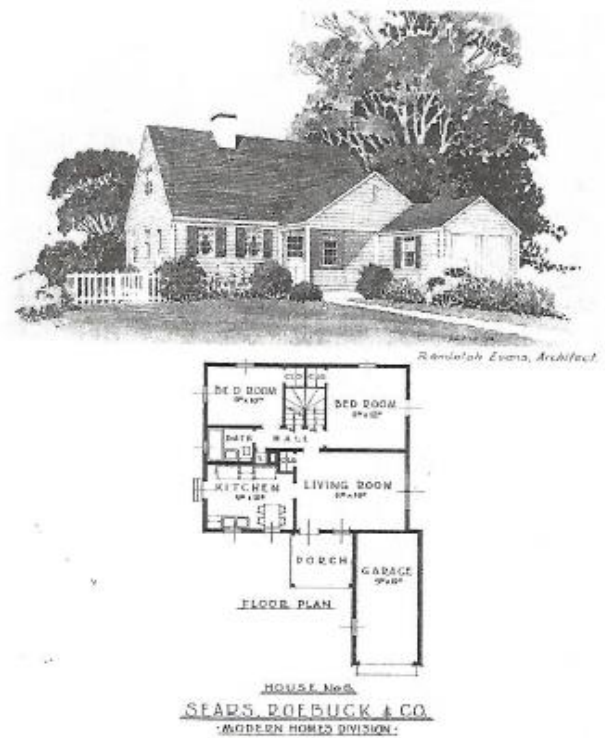
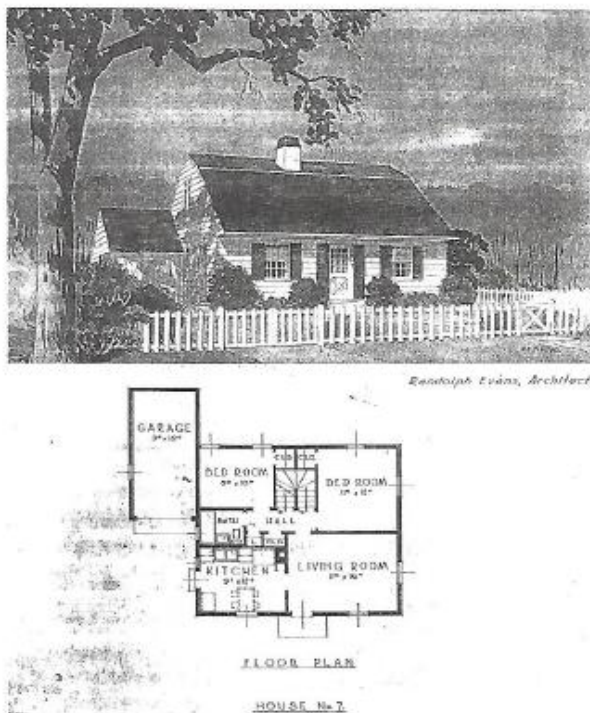
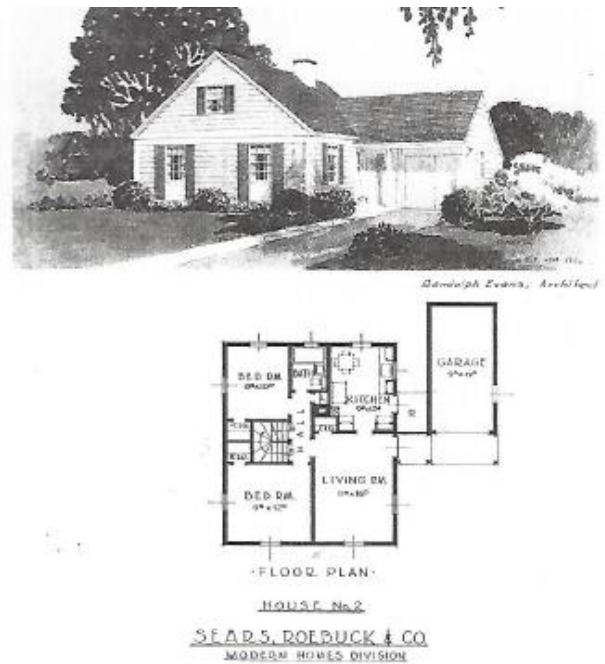
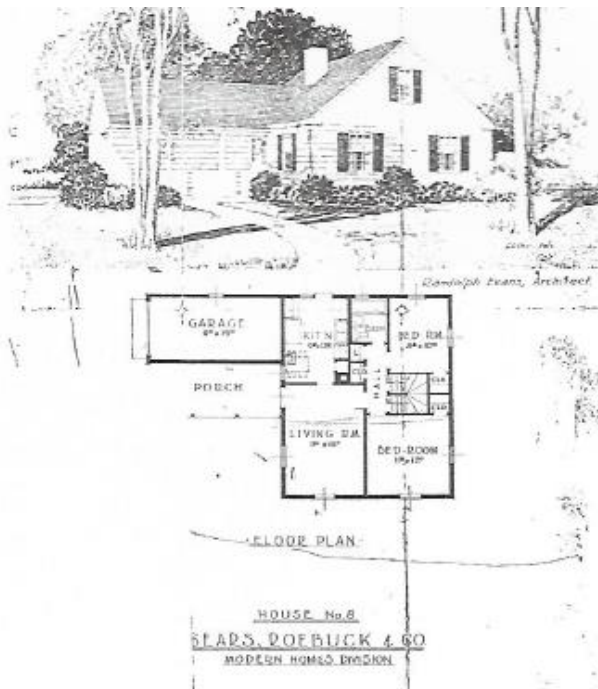


Figure 4 (continued): Sample Floor Plans for Sunny Acres Homes (provided by Carole Esposito, historian, Sunny Acres Civic and Improvement Association)

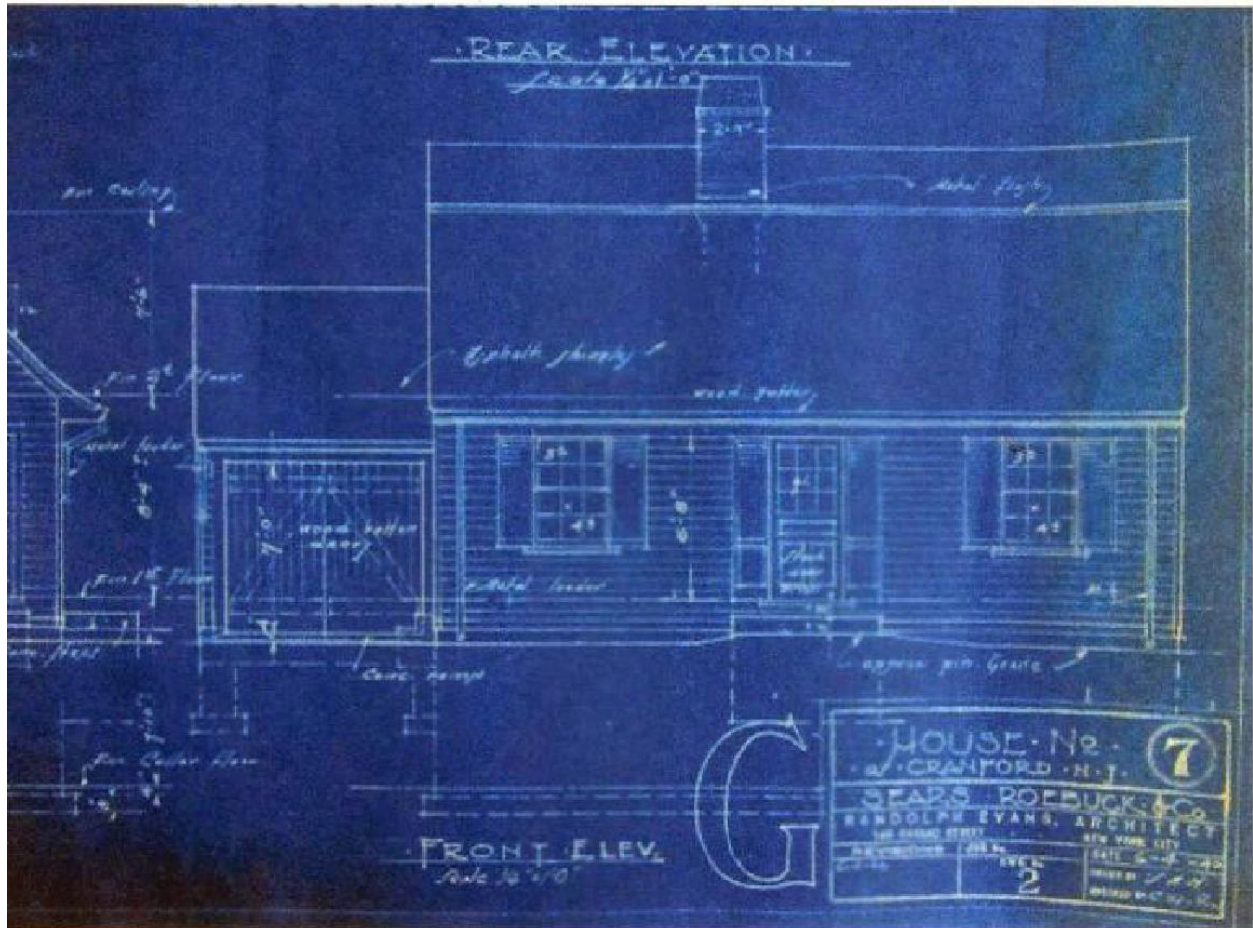


Figure 5: Front Elevation Drawing of a Typical Sunny Acres Home (Blueprint House No. 7, Randolph Evans Architect, Sears Roebuck & Co., Sunny Acres Civic and Improvement Association)



Figure 6: Photograph of Sunny Acres During Construction (Undated, from Sunny Acres Civic and Improvement Association)



Figure 7: Photograph from the Sunny Acres Annual Baby Parade, 1950 (Photographer unknown, Sunny Acres Civic and Improvement Association)

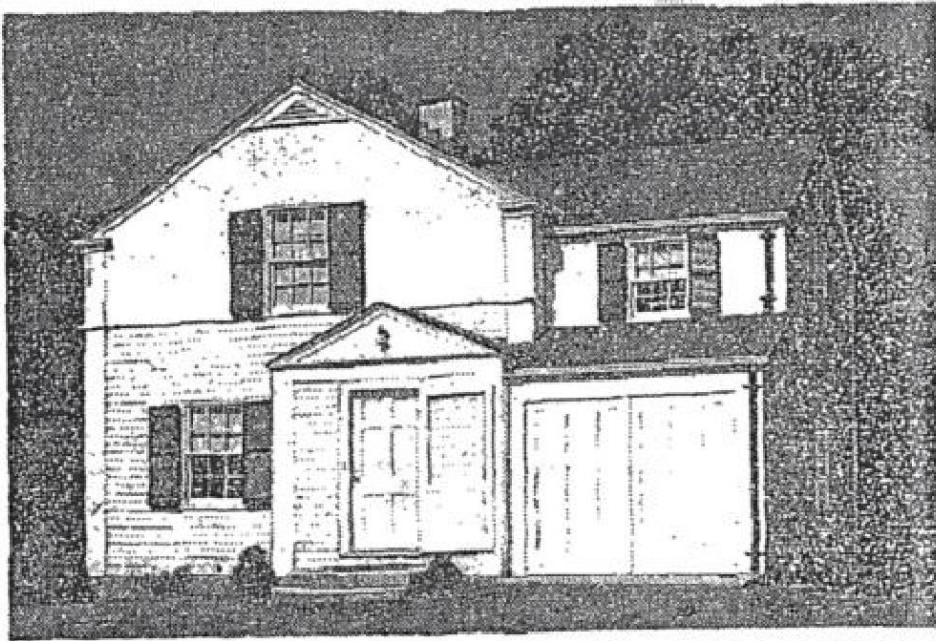
HOME PURCHASED IN NEW JERSEY COLONY

New York Times (1923-Current file); Oct 27, 1941;

ProQuest Historical Newspapers New York Times (1851-2006) w/ Index (1851-1993)

pg. 32

HOME PURCHASED IN NEW JERSEY COLONY



Edward J. Kohler bought this residence from the homes division of Sears, Roebuck & Co. Erected in the company's development at Cranford from plans by Randolph Evans, it will be duplicated in Green Acres, new Sears, Roebuck colony on Breenbrook Road, North Plainfield.

Figure 8: Colonial style house offered in Phase III, "Home Purchased in New Jersey Colony", *New York Times*, October 27, 1941, page 32)

Appendix I – Number of houses by Design Number

Design Number	Number of Houses Built	Contributing	Non-contributing
#1	1	1	0
#2	15	11	4
#3	7	7	0
#4	13	12	1
#5	17	14	3
#6	19	17	2
#7	8	7	1
#8	15	10	5
#9	12	11	1
#10	15	6	9
#11	5	5	0
#12	28	19	9
Colonial	14	11	3
Unknown	3	3	0
TOTAL	172	134	38

Appendix II - List of each property in the district (address, block #, lot #, contributing/non-contributing, date built, style/description, comments, photo)

