

THE GASLAMP

Illuminating Our Past

April 2021 Vol. XLIII No. 2



Looking Ahead to the After Times

This past summer the American Alliance of Museums conducted a national survey of cultural institutions to determine the impact of COVID-19. Most of the country's 25,000 history

institutions are small, with budgets under \$250,000 a year. Many are much smaller. The pandemic has exasperated an already bad situation. Last spring my favorite museum, the Tenement Museum, laid off its entire 71-member education department. At the time of the survey, 40 percent of museums planned to reduce their staff. In my capacity as history internship supervisor at Rowan University, I struggled to place students.

The Glen Ridge Historical Society has not been immune. Though forced to close our doors to the public, we were busier than ever pulling house files, as people, stuck at home, grew even more curious about the four walls they now inhabited 24/7. We created short walking tours highlighting interesting homes in town.

While we were working hard this past year to continue our mission, we learned that Blue Foundry Bank, our home since 2013, needed to perform major structural repairs requiring our complete removal from the second floor. After much consideration, we decided that the society needed a new home. Thankfully, the Glen Ridge Congregational

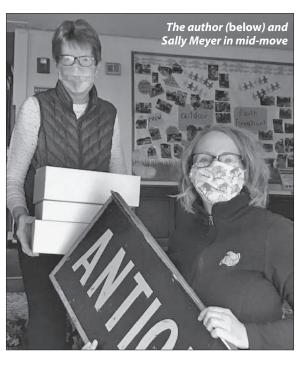
Church had space available and, as of April 3, will be our "new old" home—returning to the site we occupied from 1978 to 2013. We will continue to offer great historical pro-

grams, pop-up historical exhibits, and, in the fall, our super-popular architectural walking tour. I'd like to extend a heartfelt thanks to borough attorney John Malyska for guiding us through this process.

Three years ago, when I agreed to serve as the society's president, it never occurred to me that I would need to steer us through an international pandemic, let alone a full relocation. I frequently joke to friends and colleagues, "Add that to the list of things I never learned in grad school!"

I think it's important to recognize the heroic efforts of our board and the town historian, Sally Meyer, this past year. A herculean effort to deliver holiday ornaments resulted in a jolt of necessary funds (over \$800!). Whether serving on the board, researching

a piece for The Gaslamp, or helping at special events, volunteers keep this organization going. Would you like to get involved? We have so much work ahead of us, including working with the Bloomfield Cemetery on African American burials. The Glen Ridge Historical Society, despite some bumps, continues to thrive. Jennifer Janofsky



News and Goings-On

Annual meeting. There will be no annual meeting this year. We'll email a financial report to all members. Our officers are still Jennifer Janofsky, president; Megan Blank, vice president; Christine Brennan, secretary; and Sandra Lefkovits, treasurer. Our returning trustees are Jean Boland, Nicholas Colello, Rebecca Hughes, Susan Link, Toni Murphy, Mark Pizzini, Karin Robinson, and Michael Sagges. We'd like to welcome our new trustee, Tom Coleman. A special thanks goes to Ann Nicol, who is leaving the board. Dues news. Dues will now be \$10 (seniors), \$30 (household), \$75 (patron), \$125 (sponsor), and \$500 (corporate).

Museum closed. Our new space is too small for standing exhibits. For research requests, please contact Sally Meyer at glenridgehs@gmail.com or (973) 239-2674.

Facebook. Visit us on Facebook for news, event notices, or just to Like us: facebook.com/GRHistoricalSociety.

News From the Town Historian

Highway Hijinks

IN 1949 THE WILLIAM A. STICKLE Memorial Bridge opened over the Passaic River between Newark and Harrison. It was to be the linchpin of the new Essex Freeway, running from the New Jersey Turnpike in Hudson County to U.S. Route 46 in Morris County, roughly paralleling Route 10. During the

early months of 1953, articles in *The Glen Ridge Paper* covered a surge of civic activism when the public learned that 11 tentative alignments ran through Glen Ridge.

An eight-lane raised roadway would pass through the Forest Hill section of Newark into Bloomfield and Glen Ridge, then head north of Rosedale Cemetery through a corner of Montclair into West Orange. It would destroy 63 houses in Glen Ridge: 16 on Willow Street, 13 on Ridgewood Avenue, 19 on Carteret Street, and 15 on Midland Avenue. The total loss of assessed value of \$264,000 would add eight or nine points to the tax bills of every property owner.

Mayor Lionel Reid and

HAST OKANIA TO THE TOTAL T

Original plan of I-280 cut through the south end of Glen Ridge. Map by Andrew Eshenfelder, Glen Ridge Town Engineer at the time

the Borough Council sent a fervent resolution expressing opposition to the chair of the Turnpike Authority, Paul L. Troast. Joining the fray, the Glen Ridge Taxpayers Association urged citizen support of legislation that would require highway construction agencies to reimburse municipalities

for loss of ratables. But the most effective effort was undertaken by a group of eight women.

In March 1953 they traveled to Trenton to request legislation preventing the construction of the highway until an adequate explanation of its necessity could be given. Short-

ly after, Troast invited the women to lunch at his Clifton home, where they made plans to hold a townwide meeting. Eight hundred people from Glen Ridge and surrounding towns listened as Troast answered a list of prepared questions. Unfortunately, his opening remark that "indefiniteness will appear when I attempt to answer your questions" proved all too true.

On May 11, 1954, *The Glen Ridge Paper* reported that "work on plans for the controversial proposed East-West turnpike... have been discontinued at least temporarily." It took until 1957 for the Federal Bureau of Public Roads to authorize construction of the \$157 million Essex Freeway,

renaming it I-280 the following year. The western section opened in 1973, the eastern in 1980. Although Glen Ridge, Bloomfield, and Montclair had been spared, the highway still cut a swath through East Orange and West Orange and devastated downtown Orange.

Sally Meyer

GLEN RIDGE HISTORICAL SOCIETY

Officers

President
Vice President
Secretary
Treasurer
Town Historian (ex officio)
Library Director (ex officio)

Jennifer Janofsky Megan Blank Christine Brennan Sandra Lefkovits Sally Meyer Jennifer Breuer

Trustees

Nicholas Colello (2021) Ann Nicol (2021) Karin Robinson (2021) Rebecca Hughes (2022) Susan Link (2022) Mark Pizzini (2022) Jean Boland (2023) Toni Murphy (2023) Michael Sagges (2023)

THE GASLAMP

Editor

George Musser

The Gaslamp is published four times per year (three times in 2020 and in 2021) by the Glen Ridge Historical Society, P.O. Box 164, Glen Ridge, NJ 07028-0164. POSTMASTER: Send address changes to: Glen Ridge Historical Society, P.O. Box 164,

Glen Ridge, NJ 07028-0164.

Except where otherwise noted, images come from the Historical Society collections.

© 2021 Glen Ridge Historical Society

Our Favorite Houses

Medieval Inspiration

THE NAME DUDLEY VAN ANTWERP may be a mouthful, but his is an important name in local architecture around the turn of the last century. He designed 112 houses in Glen Ridge, Montclair, and Verona. Most are very substantial and, once you are familiar with his design approach, identifiable right from the sidewalk.

Van Antwerp was born in Indiana in 1867, studied architecture in New York

City, and moved to Montclair in 1880. Though best known for co-founding the commercial architectural firm Van Antwerp & Brick, he also set up a separate practice to focus on residential architecture. His wife, Hilda, was daughter of the Montclair artist Harry Fenn and well known as a painter and interior decorator. They owned a bungalow studio on Church Street in Montclair.

Van Antwerp's residential work derived primarily from the British Arts and Crafts movement of the mid-1800s.

which in turn had been influenced by British medieval architecture and craft traditions. Of the 10 houses he designed in Glen Ridge, my favorite is 42 Hillside Ave., near Washington Street. The exterior of Arts and Crafts houses are typically either wood shingles or stucco on metal lath. Van Antwerp is noted to have preferred plaster and lath and used it at 42 Hillside Ave. It

has a smooth, formal look, compared to the more rustic, even shaggy, exterior of other houses in this style.

The smooth wall surface provides an excellent backdrop for the many façade details. First, and most notably, the house is largely but not quite symmetrical. On the first floor, the large windows to the left and right of the entrance have the same small roof covering. But the window on the right has a



bay window with many small panes of glass, whereas the window on the left is flat with a large center pane of glass. This is a common design that can be used to identify Van Antwerp's houses. Look for it at 89 Ridgewood Ave.

The porch façade has a very slight Tudor (flat but pointed) arch. Behind it is a front door with a more traditional Tudor arch. This provides the lineage from the Arts and Crafts style back to medieval architecture in England. The walls of the front porch are "battered," meaning they slant outward slightly at the base to provide structural strength, as you can see in medieval castles. No need for strength here, but nevertheless there are also battered walls at the ends of the house and even at the dormers.

Brackets support many of the overhanging details, from the front porch to

the second-floor window boxes. This is reminiscent of simple timber construction, whose long spans and cantilevers require a little extra support. The brackets eventually became mere decoration and a standard detail on Arts and Crafts houses.

The dormer windows have an unusual shape, and intricate leaded glass panes were used to fit the geometry. In the center is an "eyebrow" window, whose name should be evident. The roofing layout is particularly interesting in that it curls over the two ridgelines on the

right side. This can be seen in a smaller version on the attic dormers. The shape of a thatched roof was imitated using undulating cedar shingles. Here the cedar shingles have been covered by an asphalt shingle roof. Another Van Antwerp house, 388 Ridgewood Ave., has a recently rebuilt undulating shingle roof, which is worth a special look.

Karin Robinson



A Gallery of Local Historic Homes

A new book, *Glen Ridge: Living in History*, explores the diverse architectural styles of Glen Ridge. Published this spring, the richly illustrated volume is a collaboration between Historical Society trustees and local architects Karin Robinson and Nicholas Colello. Some 93 homes appear in the volume, so yours may be in there. For a preview, and to buy, visit www.blurb.com/user/GRHS.

In 1939 the Federal Home Owners' Loan Corporation graded neighborhoods in Essex County for mortgage risk, from 'A' to 'D'. Its maps and openly racist annotations reinforced racial housing segregation here and elsewhere. We have downloaded them from the University of Richmond's Digital Scholarship Lab (dsl.richmond. edu/panorama/redlining) and abridged the area descriptions. Note that descriptions and data sometimes do not match.

Area: D20

Income: \$500–2500 Foreign: 30% (Italian)

Negro: 10%

Infiltration: Negroes increasing **Housing condition:** fair to poor **Description:** One of poorest and least desirable portions of Montclair, with no apparent hope of improvement.

Area: B18 Income: \$3k–20k Foreign: 0% Negro: 0%

Housing condition: good

Description: Slowly going down. Surrounding neighborhoods are somewhat of a detrimental influence. The class of owners is good.

Area: B34 Income: \$2k–10k Foreign: 0% Negro: 0%

Housing condition: good

Description: Sales have been active. This is in spite of the fact that East Orange at this point is not very desirable and includes a large gas plant.

Area: A21

Income: \$5k–100k Foreign: 0% Negro: 0%

Housing condition: good

Description: The whole town is highly restricted. Houses are all of good to highest type, although, on the whole, of fairly substantial age. Many of the owners are citizens of importance in New York City business.

Area: C38

Income: \$1k–20k Foreign: some (Italian)

Negro: few

Infiltration: Negro infiltration **Housing condition:** fair to poor

Description: Very mixed district. To a large extent the houses are of substantial size and mainly of advanced age although interspersed with some of more modern type. The balance are of medium size and substantial age. The section as a whole must be classed as having seen its best days.

Area: D21

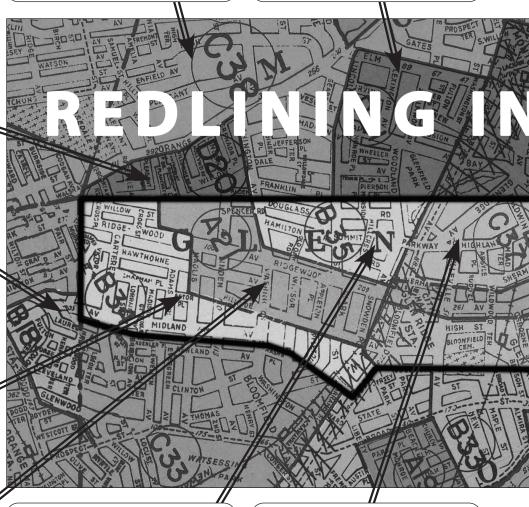
Income: \$500–2000 Foreign: 10% (Italian)

Negro: 90%

Infiltration: Many on relief or WPA

Housing condition: poor

Description: This district houses the greater part of Montclair's large negro population. Most of these are employed locally as domestics, gardeners, chauffeurs, etc. A proposal for slum clearance has recently been defeated on the basis of lack of necessity for such action.



Area: B35 Income: \$3k-8k Foreign: 0% Negro: 0%

Housing condition: good

Description: While there are no serious factors threatening to change the general calibre of the neighborhood, the houses, for the most part, are of sufficient age and lack of modernity to affect saleability seriously.

Area: C37 Income: \$2k-6k Foreign: 0% Negro: 0%

Housing condition: fair to good Description: Convenient to everything. This is an area of substantial age and only intermediate attraction on a moderate scale. It is adjacent to a poor neighborhood in Montclair, which affects it to some degree.

Area: D22

Income: \$750–3000 **Foreign:** 50% (Italian)

Negro: 30%

Infiltration: Considerable on relief

Housing condition: poor

Description: This area also houses a substantial portion of Montclair's large negro population. Houses are almost all of advanced age, and of moderate to small size. Near the Glen Ridge line are a few multiple flats. There is also some local industry, coal yards, etc.

Area: C40

Income: \$1.2k–5k Foreign: some Negro: 0%

Housing condition: fair

Description: Suffering from age and the encroachment of less desirable elements. The age of the structures gives it a third grade rating. A minority of the houses are of more modern construction, but on the whole the area has long passed its best days, and, in all probability, will continue a slow downward pace.

Area: A25 Income: \$3k–50k Foreign: none Negro: 0%

Housing condition: good

Description: This area is somewhat of a mixture of new and fairly old structures. Wildwood from North Fullerton to Grove contains older houses and Wildwood from Grove east contains Italians. This latter settlement is small and cannot spread as it is hemmed in on all sides by new and better developments.

Area: B37

Income: \$2.5k–15k

Foreign: 0% Negro: 0%

Housing condition: fair to good **Description:** There has been a small settlement of negroes on Gray St. for a number of years. It is not increasing.

Area: A22 Income: \$5k–50k Foreign: 0% Negro: 0%

Housing condition: good

Description: Most of the inhabitants are substantial businessmen of New-

ark or New York City.

Area: B32 Income: \$1.5k-4k Foreign: 0% Negro: 0%

Housing condition: fair to good **Description:** Most of the mortgages were taken by one B&L Assn. in Newark. Many foreclosures resulted.

Area: B36

Income: \$2.5k–10k

Foreign: 0% Negro: 0%

Housing condition: good

Description: Formerly a desirable section. While poorer neighborhoods are pressing from the west, those to the north and east are very high class, so that this area can still claim a degree of desirability.

Area: C36 Income: \$2k-8k Foreign: 0% Negro: 0%

Housing condition: fair to good

Description: Includes some quite large old homes on Forrest St. [*sic*]. Although bordering on what is quite a good area of Bloomfield, according to Glen Ridge standards, it is one of the least desirable neighborhoods.

Area: C35

Income: \$750–2000 **Foreign:** 50% (Polish)

Negro: 10%

Infiltration: Possible negro infiltration

Housing condition: fair

Description: Negro settlement is concentrated on Dewey-Hobson-Gracel Sts. The new school and the area it serves are adversely affected. Most 2-family houses are Polish-owned.

Discriminatory Lending in Essex County

Lines of Injustice

THE NEW YORK TIMES real-estate section affirms Glen Ridge as attractive and neighborly. Real-estate websites such as Niche and AreaVibes describe it as "one of the best places to live in New Jersey." We see firsthand how these upbeat descriptions further drive positive perceptions.

But what happens when descriptions such as these become formal government designations about an area's quali-

ty and worth? What if they inform an explicit public policy? Worse, what of the inverse: descriptions less glowing, or even damning, but similarly codified?

This is the legacy of "redlining" in the U.S. Lines, grades, and a handful of adjectives drawn on government maps created winners and losers. They resulted in enduring systemic racism and economic disparity.

As part of the New Deal in the 1930s, Congress established the Federal Housing Administration (FHA) and its now-defunct companion, the Home Owners' Loan Corporation (HOLC), to facilitate home financing, improve housing standards, and increase employment in the home-construction industry in the wake of the Great Depression. The FHA's primary function was to insure home mortgage loans and encourage lenders to make more loans to

prospective home buyers. HOLC introduced mortgages that required only a 10-percent down payment and that extended loans to 30 years. These programs and subsidies fueled the postwar economy, the growth of homeownership, and the rise of suburbs. In 1934 some 44 percent of families lived in owner-occupied homes. By 1972 it was 63 percent.

Example of casual racism in the Home Owners' Loan Corporation area descriptions. This is for a fairly highly ranked area, B37, on the north end.

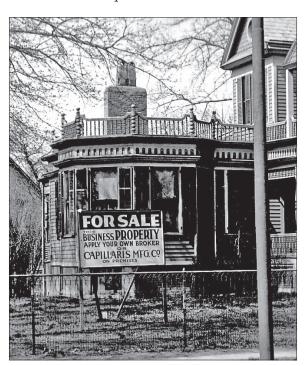
As part of their mandate, these agencies developed appraisal rules and risk ratings. HOLC created color-coded "Residential Security" maps of all major American cities, including Essex County. It assigned letter grades to neighborhoods, from A to D. For decades, until the passage of the Fair Housing Act in 1968, these paper maps dictated where banks would and would not provide mortgages.

Neighborhoods labeled 'D' were deemed "hazardous" and shaded in red. In Essex County, they were typically where Black people or Italian immigrants lived. Just one family of color could determine an entire area's classification. The FHA's Underwriting Manual published in 1938 stated, "If a neighborhood is to retain stability, it is necessary that properties shall continue to be occupied by the same social and racial classes." The presence of immigrants and people of color was noted in a dedicated category to assess "infiltration" and "the probability of the location being invaded by such groups."

Thus it was not just private covenants and individual acts of racism but also explicit government policy that hindered people of color from buying a home in certain neighborhoods—including Glen Ridge—or getting a loan

to make improvements. Thus the government institutionalized discriminatory lending and reinforced segregation.

For many years, the documents were available to researchers in person at the National Archives. About five years ago, a collaboration of four universities— the University of Richmond, Virginia Tech, the University of Maryland, and Johns Hopkins—digitized these records, finally laying this history bare for the public and policymakers alike in a massive project called Mapping Inequality.



948 Bloomfield Ave. for sale in 1932. It was in the C37 zone in Glen Ridge, near the D21 and D22 zones in Montclair.

B. DESCRIPTION AND CHARACTERISTICS OF AREA:

Level and well wooded. 95% improved. All city facilities, schools, etc. Good transportation including commutation to New York City. There has been a small settlement of negroes on Gray St. for a number of years. It is not increasing and does not affect the area with the exception of the two adjacent streets. Otherwise, the area consists of moderately substantial houses of good type but fair age. It is surrounded on all sides by very good areas, and should retain a degree of desirability for a long time.

The ability to read the redlining maps for oneself makes this shameful history raw. Before, our awareness of the outlines and grades was mostly anecdotal. Now we can read the handwritten narrative descriptions that bankers and real-estate agents once relied on. On the preceding spread is a selection of data for Glen Ridge and adjoining neighborhoods, compiled by *The Gaslamp* editor, George Musser, and volunteer Olivia Mason. While Glen Ridge is praised as being the home of "substantial business men of Newark or New York City," an adjacent area of Montclair's Fourth Ward has "no apparent hope of improvement through replacement by business or multiple dwellings." The Brick Church area of East Orange is given a 'D'—no prospects for investment—with a majority Black population depicted as "a fairly good class being in the main domestics, chauffeurs, etc."

Most middle-class families in this country gain wealth from the equity they have in their homes. Due to redlining, most Black residents were unable to get on the escalator. The patterns of neglect and disinvestment revealed on these maps correspond to continuing income and health disparities. Richard Rothstein of the Economic Policy Institute, author of *The Color of Law*, explained in an interview with the Seattle Public Library in 2017: "If you pass a law saying you can't segregate water fountains, the next day people can drink out of any fountain. If you pass a law saying that you can't segregate buses, the very next day, people can sit anywhere they want on the bus. But if you say you can't separate neighborhoods for whites and blacks, nothing much happens the next day. It is a more difficult thing to undo."

A 2018 study by the National Community Reinvestment Coalition found that residents of neighborhoods marked "hazardous" are still much more likely to be lower-income and minority. In census tract 171, in Montclair's Fourth Ward, 86 percent of residents are Black or Latinx, and 29 percent of households are at the poverty level. In Glen Ridge,

74 percent of residents are white and non-Hispanic, and 3 percent live below the poverty line.

According to the N.J. Institute for Social Justice's report *Erasing New Jersey's Red Lines*, the Garden State has one of the starkest racial wealth gaps in the country. The report cites data from the nonprofit group Prosperity Now that the median net worth for New Jersey's white families is \$352,000, but just \$6,100 and \$7,300 for New Jersey's Black and Latinx families, respectively. "The disproportionate rate of homeownership is one of the primary causes of the racial wealth gap," the report states.

Over the last year the pandemic has further exposed these stark racial disparities. In October *USA Today* published a six-part series on the racial disparities of COVID, illuminating how housing segregation made N.J. ripe for the pandemic's spread. From the earliest days of the pandemic, Essex County has led the nation in deaths from the novel coronavirus, driven by cases in Newark and other predominantly Black and brown communities. Census data show that Essex is the most racially segregated county in the state and one of the most in the country, according to statistical measures such as the so-called dissimilarity index.

Using redlining data from the Mapping Inequity project, researchers have also correlated neighborhood designations with other data. In March 2021 a report released by the real-estate brokerage firm Redfin showed that formerly redlined areas are more vulnerable to flooding. By understanding these systemic, historic divisions, researchers, government leaders, and local officials have a jumping-off point for remedying the racial wealth divide and its far-reaching consequences.

LoriJeane Moody

LoriJeane Moody is the vice president for development at the Open Space Institute. A Glen Ridge resident for 16 years, she is co-chair of the Glen Ridge Environmental Advisory Committee.

Tom and Lisa Johnston

The Glen Ridge Historical Society is grateful to our sponsors and patrons.

Sponsors

James and Carolyn Badenhausen Henri-Claude Bailly Carolee Bol and Scott Rosenberg Carol Borthwick Elizabeth and Paul Brewster Susan and Sean Cullinan Art and Pam Dawson Brooke and David Fapohunda Margo Garrison and Geoffrey Darby Joan Hayes Sam Carlo Joseph Jacqueline Kollinger Alison and Scott Lang Anne Webster Leight Margot and Hugh Macdonnell Harry Rush and Karen McGinn Nancy and Dan McMahon Sally and Ted Meyer Maureen J. and Maureen E. Morgan Dan and Toni Murphy

Ashish and Prachi Parmar

Stuart and Kate Patrick

Edith K. Payne

Cherry Provost
Nicole Quinn
Bob and Pamela Rice
Jan and Michael Rohal
Curtis Schade
Ava Somogyi and Alden Provost
Bradley Timmers
Maria Vecchione
Andrea Webb
Richard and Catherine Weber
Joan and Robert White

Patrons

Ajay and Anita Agarwal
Michael and Anne Alix
Pam and Alex Bernstein
Ryan and Megan Blank
Katie Bogart
H. Bartlett Brown
Deirdre Comey and George Peterson
Frank and Sarah D'Angelo
David and Tara Doernberg
Polly Kernan Doyle
Joseph P. Fanning and Robert C. Kuneman
Caroline Gentile and Peter Herrigel
Marc Holzapfel and Deborah Mans
The Janofsky Family

Spratley Kay John and Patrice Kelly Daniel Kopec Stephanie and Michael Koskuba Paul and Joan Lisovicz Brandee and Joe McHale Tracey and Jo-Ann Melhuish Jeff and Elaine Monacelli Ellen Morris and Stefan Magnusson Robert and Ann Marie Morrow Jean Morrow Greg and Dawn Morvillo Karen Sockler Nisenson Michael and Mary O'Boyle Dan and Carmen Pence Mark and Ruby Pizzini Ian Remler Elizabeth Sagges Kevin Sherry Lawrence Stauffer Robert and Julie Stolte Lavanya Subbaroyan Kathy Sweet Anthony and Patricia Turiano Melissa Vecchiarelli Thomas and Barbara Wenzl

Jack Wooten



Nonprofit Org U.S. Postage PAID Caldwell, NJ Permit No. 710

Address Service Requested

SPECIAL REPORT: REDLINING

Glen Ridge Historical Society Catalog

Show your support for Glen Ridge history by making a purchase

from our catalog of Historical Society items.

Historic District house plaque. Celebrate your home's history with a custom cast-bronze plaque denoting the Glen Ridge Historic District and your home's year of construction. Delivery takes approximately six weeks.

Member price \$180

1906 maps. Reprints of pages from the colorful and detailed A.H. Mueller Atlas of Essex County are available for both north and south ends of town.

Gas-lamp postcards. Full-color 4×6 postcards showing a Glen Ridge gas

Suitable for framing. Member price \$80

lamp in spring, summer, autumn, and winter. \$1 each

Memory and Matching Game. A classic handcrafted memory game with 48 tiles showing historic sites and buildings in Glen Ridge. The stor-

age box includes a

description of each image. Suitable for all ages. \$15

Holiday ornaments.

A beautiful custom brass ornament featuring the iconic image of a Glen Ridge gas lamp is available for \$15. Each ornament comes in a gold presentation box and includes a brochure on town history. We also still offer the older gazebo and train-station ornaments for \$15.

To make a purchase, email us at glenridgehs@gmail.com or mail your order and payment to P.O. Box 164, Glen Ridge, NJ 07028-0164. For house plaques, we will send you a form to en-

ter your details. Purchases may also be made at our archives by appointment with Sally Mey-

er at (973) 239-2674. The archives are located on the second floor of the Glen Ridge Congregational Church at 195 Ridgewood Ave. You may also buy ornaments at the Glen Ridge Public Library with a personal check or exact change.