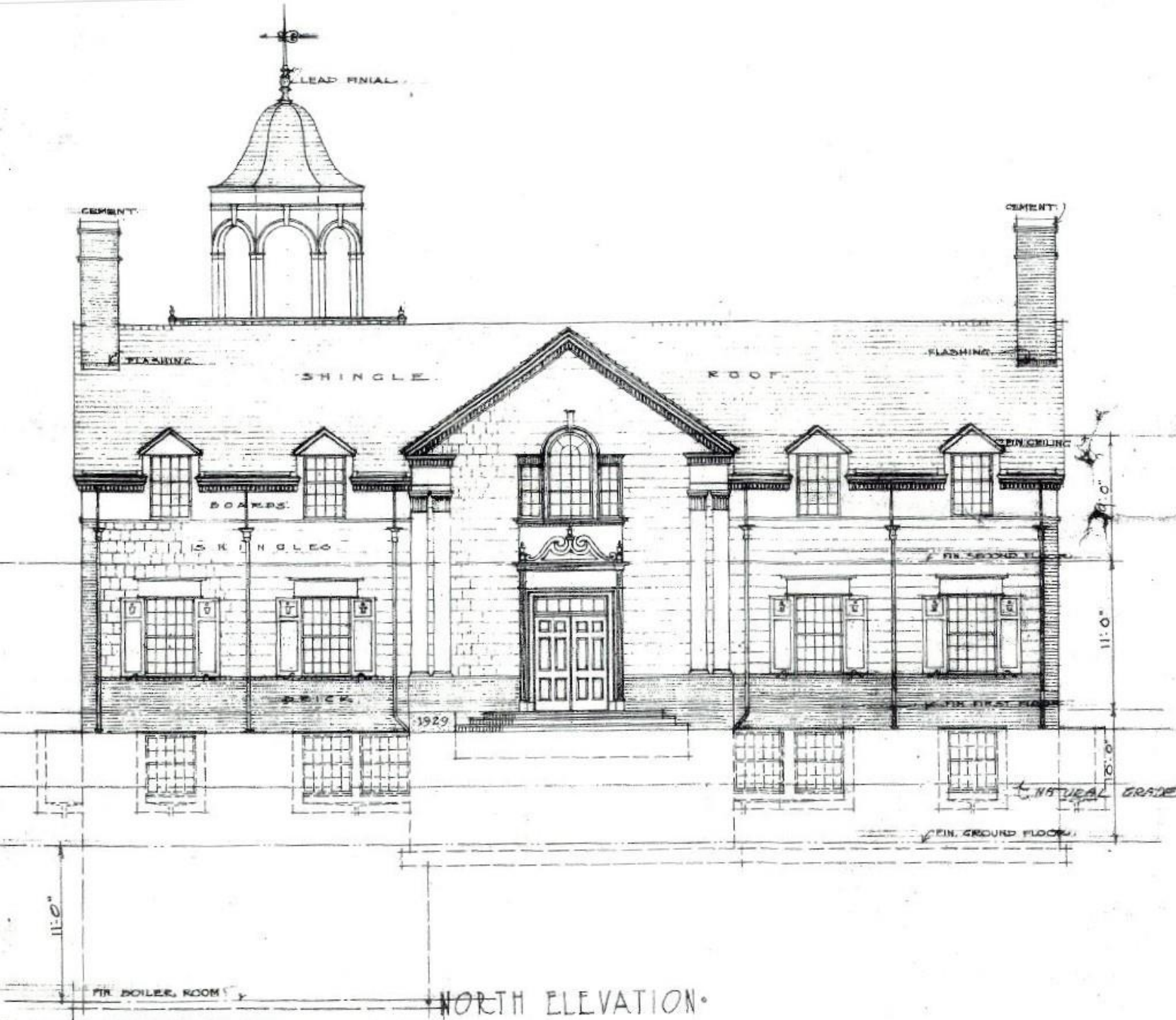


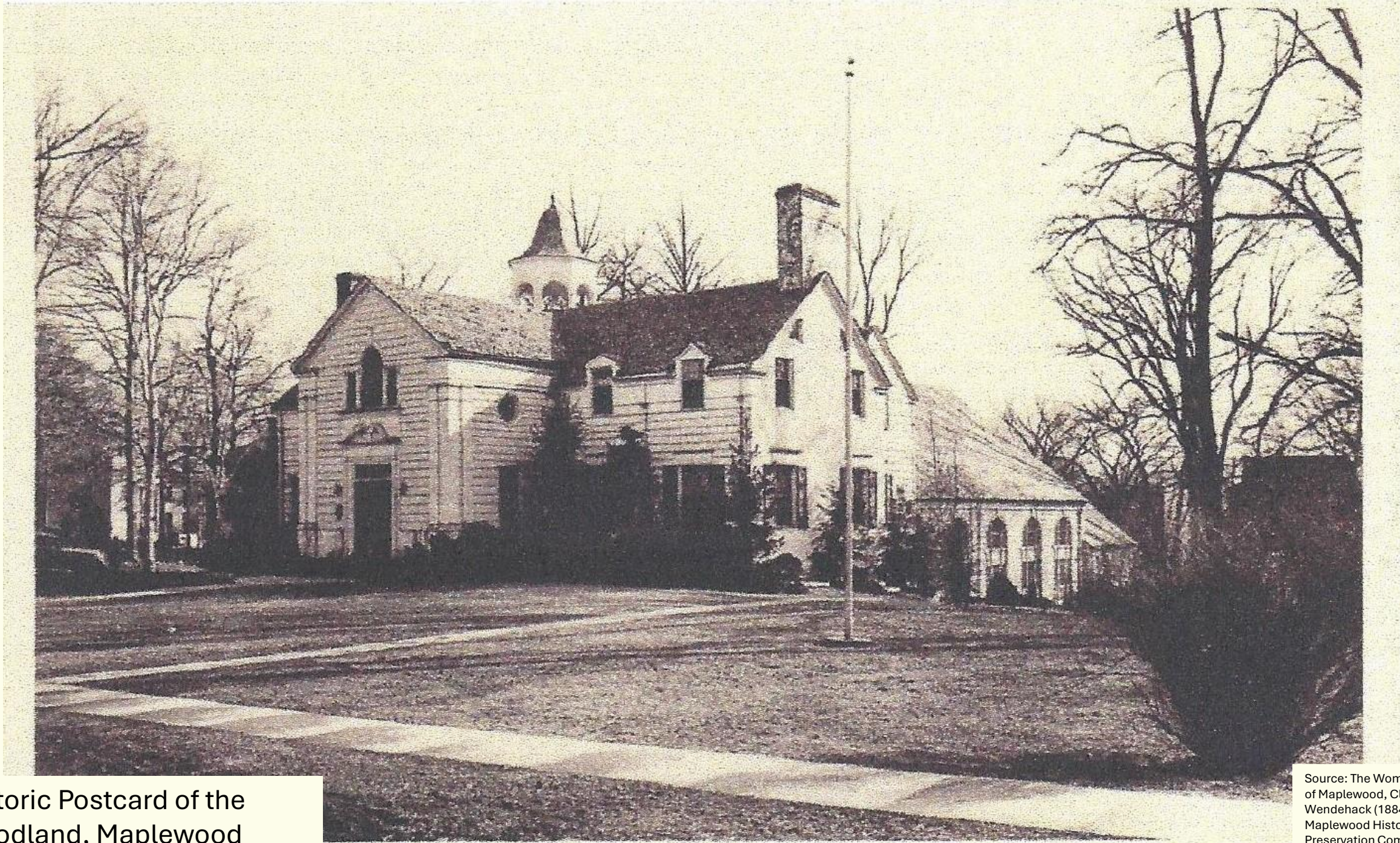
# The Woodland

Findings of the Historic Preservation Plan



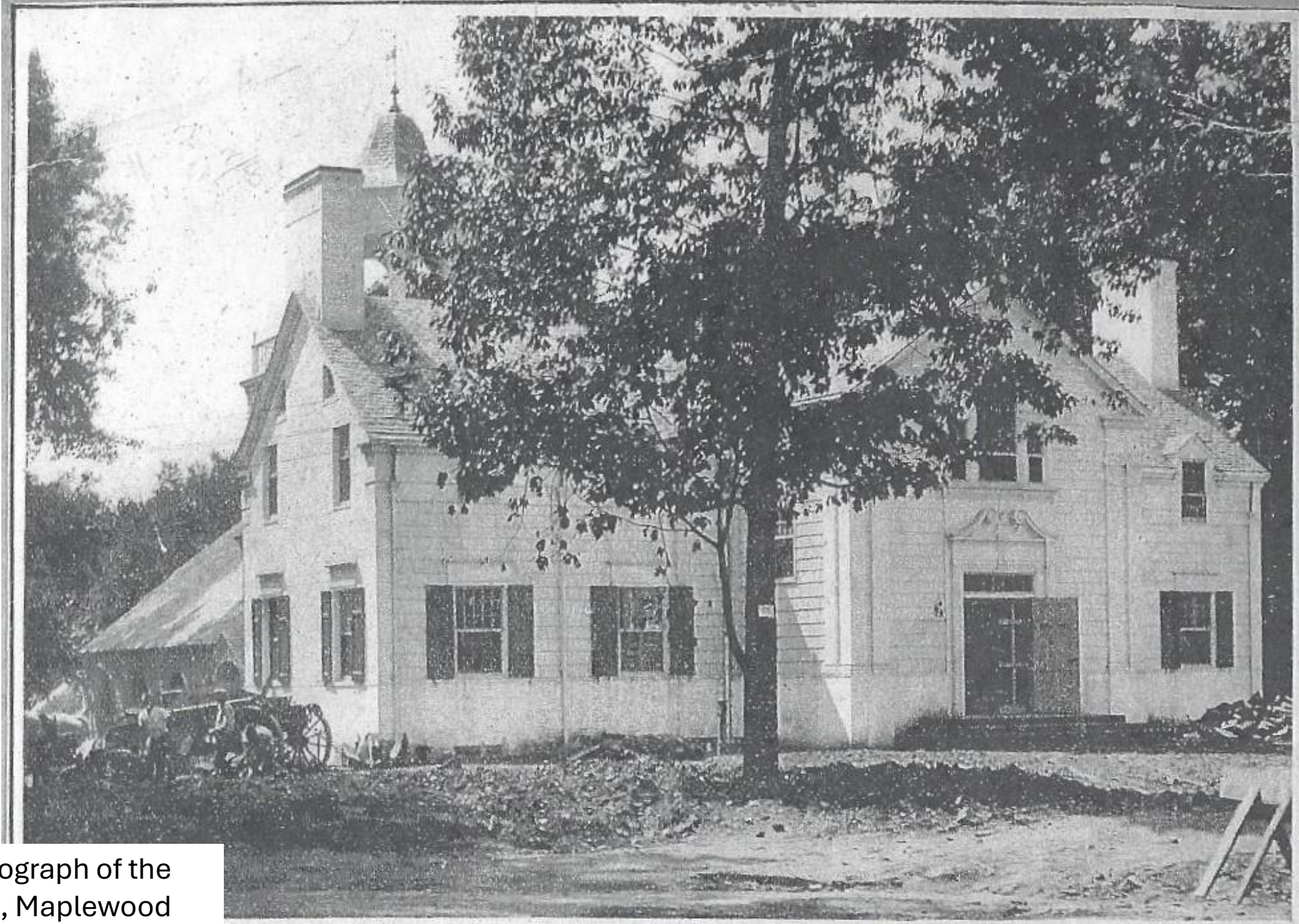
# Chronology of Construction

- **November 23, 1916-** The Woman's Club of Maplewood is formed.
- **January 5, 1917-** The Woman's Club holds its first meeting at the Field Club (Maplewood Country Club).
- **1918-** The Woman's Club starts a building fund for a future clubhouse.
- **1923-** The Woman's Club purchases a 1.1-acre plot for the clubhouse.
- **1928-** Clifford C. Wendehack is hired to be the architect for the clubhouse.
- **October 1929-** Construction begins on The Woodland. The work is estimated to cost \$96,000 and is completed by Adams & Faber Co. following the designs of Wendehack.
- **September 18, 1930-** The Woodland is opened as a clubhouse.
- **World War II-** The auditorium transoms are painted over.
- **c. 1980-** Aluminum siding is added to the exterior, covering the wood shingles and auditorium transoms.
- **c. 2003-** The wood railing surrounding the cupola is removed.
- **May 2013-** The Township of Maplewood purchases The Woodland.
- **Since 2013-** A new stair tower and elevator are constructed at the west side of the building between the front and rear sections. The driveway is adjusted to enter on Woodland Road and exit on Inwood Place.



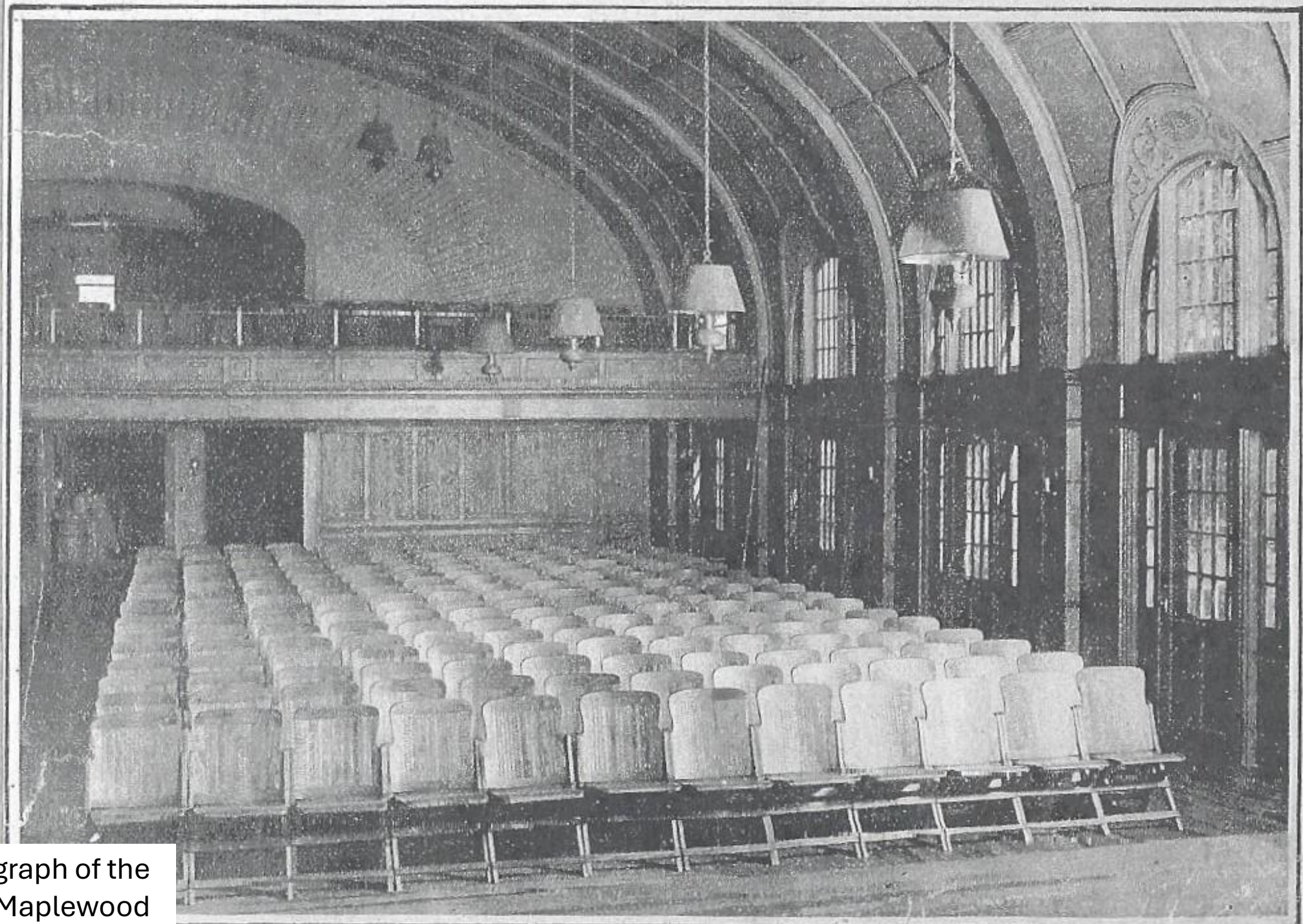
Historic Postcard of the Woodland, Maplewood

Source: The Woman's Club of Maplewood, Clifford C. Wendehack (1884-1948), Maplewood Historic Preservation Commission, Maplewood, NJ.



1930 Photograph of the  
Woodland, Maplewood

Source: A. W. Johnston,  
Maplewood's Newest  
Cultural and Social Center,  
1930, The Woman's Club of  
Maplewood, Clifford C.  
Wendehack (1884-1948),  
Maplewood Historic  
Preservation Commission,  
Maplewood, NJ.



1930 Photograph of the  
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Source: A. W. Johnston,  
Maplewood's Newest  
Cultural and Social  
Center, 1930, The  
Woman's Club of  
Maplewood, Clifford C.  
Wendehack (1884-  
1948), Maplewood  
Historic Preservation  
Commission,  
Maplewood, NJ.



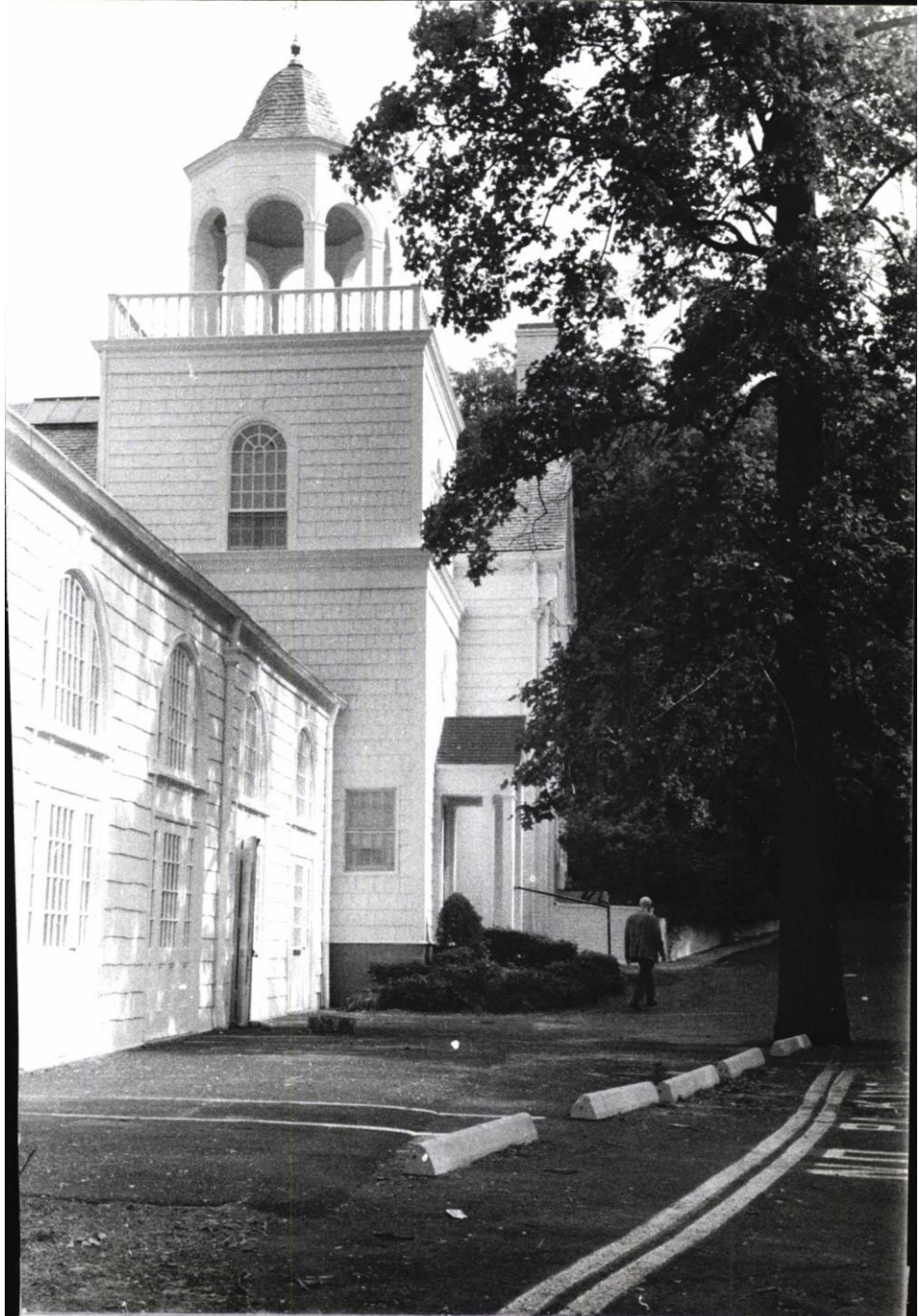
1948 Photograph of the Woodland, Maplewood

Source: Township of Maplewood



1952 Photograph  
of the Woodland,  
Maplewood

Source: Members Chat, October  
1952, The Woman's Club of  
Maplewood, Clifford C. Wendehack  
(1884-1948), Maplewood Historic  
Preservation Commission,  
Maplewood, NJ.



Part of Woman's Club building. May 18, 1974

1974 Photograph of the Woodland, Maplewood

Source: Joseph Weiner, Part of Woman's Club Building (a), May 18, 1974, Public Buildings, Historical Photographs, Digital Archive, Maplewood Library, Maplewood, NJ.



# Conditions





View of the typical detailing of the built-in gutter with some wood rot starting to show.

03/06/2024



View of the west chimney at the main section roof; the east chimney exhibit similar conditions and both exhibit mortar loss, soiling, and what appears to be paint residue.

03/06/2024



Views of the transition between the main building and stair/ elevator addition.

05/015/2024

View of the  
typical  
window wells  
and  
areaways  
which have  
overgrowth,  
poorly  
installed  
covers, etc.



05/15/2024



View of replacement siding at the auditorium that looks more like balsa wood.

05/15/2024



View of the rose window (W317); note the loss of definition in the detailing of the wood surround.

View of roof taken on level with the existing roof showing tar on the slate and you can also see the slate is flaking, cracking, chips, and loss.



07/15/2024



View of a typical skylight (this one is over the kitchen). Note the heavy patinae, and the broken glass at the skylight. Also note the tar on the slate and copper flashings.

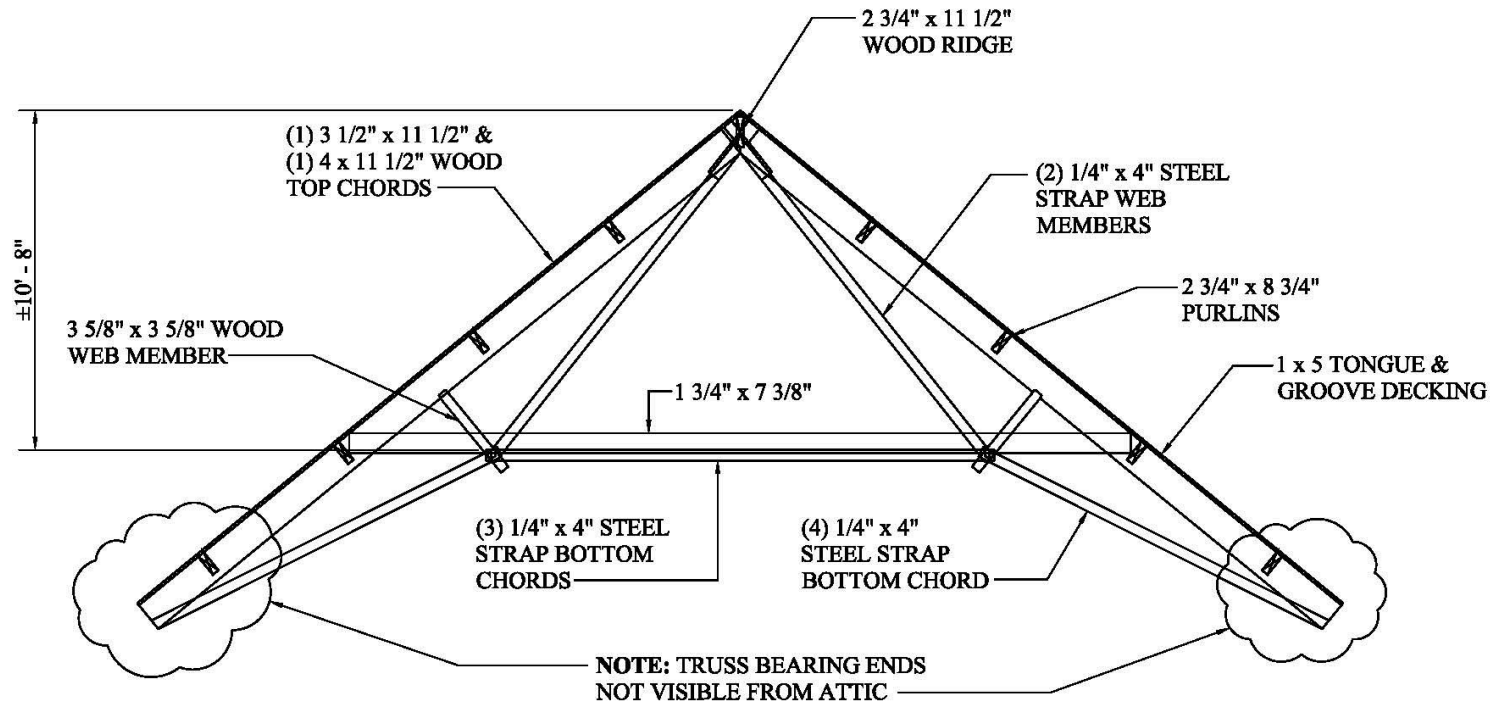


07/15/2024

View of auditorium roof showing the condition of the slate but upon close examination the sagging in the roof between the trusses is also visible.



07/15/2024



View of auditorium roof scissor truss



Overall view of the auditorium looking at the stage

02/02/2024

View of the ceiling at the stage



02/02/2024



# Recommendations

- Repair and upgrade of any structural deficiencies at auditorium roof and related work.
- A comprehensive re-roofing that can be broken into building components as this endeavor is projected to be costly.
- Repair and restoration of the roof drainage systems, chimneys, skylights, and other deteriorated roof features.
- Removal of exterior aluminum siding and trim and restoration of the underlying wood shingles and trim and other exterior features; this work can also be undertaken in phases.
- Repair and restoration of the exterior windows and doors with a priority placed on the doors at the auditorium followed by those within window wells.
- Repair and restoration of the features of the side portico.

# Recommendations

- Improvements to the landscape including removal of dead/dying trees and overgrowth, and the planting of new non-invasive species that will be easy for the Township to maintain.
- Restoration and repair of interior finishes and features with the priority being the auditorium and stage to help expand the use of the facility and to better support the needs of patrons.
- Installation of a comprehensive and multi-zoned air conditioning and ventilation system eventually eliminating the need for window air conditioning units.
- Any associated electrical and lighting upgrades to improve interior conditions including supporting new technologies and improving energy efficiency.
- Systematically upgrade / eliminate galvanized piping to improve existing plumbing systems.



# Phasing and Costs:

## **Phase I: Focus on Exterior and Structural at auditorium**

- Structural Upgrade at Trusses and Purlins
- Restoration of Wood Doors and Sidelights
- Removal of Aluminum Siding and Trim
- Restoration of Wood Siding and Trim
- Reinforce Stair Landings

**\$ 1,081,410.00**

## **Phase II: auditorium Interior and Stage**

- Upgrade Finishes including at stage
- Improve lighting, add sound equipment, etc.
- Install new HVAC system in auditorium
- Upgrade electrical for new HVAC
- Improve sound transmission to upstairs spaces
- Repair / upgrade exterior portico
- Repair windows and doors at stage
- Improve conditions at basement windows and window wells

**\$ 1,162,490.00**

# Phasing and Costs:

## Phase III: Primarily Exterior at Main Building

- Removal of aluminum and restore underlying siding and trim, etc.
- Replace slate and upgrade roof drainage systems (front and over stage)
- Restore Windows (almost all)
- Repair retaining walls

**\$ 705,230.00**

## Phase IV: Second and Third Floor Rehabilitation

- Upgrade finishes particularly at second and third floors
- Improve lighting, and technology at upper floors, etc.
- Install new HVAC system at upper floors, zoned for improved energy efficiency

**\$ 834,920.00**

**TOTAL PROJECTED COSTS:**

**\$ 3.7 million**