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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

1. Name of Property Marven Gardens Historic District
historic name Marven Gardens
other names/site number Winchester Gardens

2. Location _____
street & number Between Ventnor, Fredericksburg, Winchester, Brunswick Aves.
city, town Margate, Atlantic County, New Jersey vicinity Absecon Isl.
state New Jersey code 034 county Atlantic code 001 zip code 08402

3. Classification

Ownership of Property	Category of Property	# Resources w/in Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> buildings	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>105</u>	<u>16</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>3</u>	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>108</u>	<u>16</u> Total
		Number of contributing resources previously listed in the National Register <u>0</u>	

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria.

James M. Hall 08/09/90
Acting Assistant Commissioner for Natural & Historic Resources/ NJ DSHPO

5. National Park Service Certification

Melaine Byrum **Entered in the National Register**
for keeper of the National Register 9/13/90

6. Function or Use

Historic Functions	Current Functions
<u>Domestic/single dwelling</u>	<u>Domestic/single dwelling</u>
<u>Domestic/seasonal residence</u>	<u>Domestic/seasonal residence</u>
_____	_____
_____	_____

7. Description

Architectural Classification (enter categories from instructions) Materials (enter from instructions)

foundation Spanish Colonial, Dutch Colonial walls Stucco, Brick & Weatherboard Georgian/Colonial Revival Postmedieval English/Tudor, and Southern Colonial roof Tile, Slate and Composition other

Describe present and historic appearance.

Marven Gardens Historic District is an early 20th century planned suburban development located near the Atlantic Coast of New Jersey (Figure 1) within the community of Margate (Figure 2). This development includes 121 upscale period dwellings symmetrically arranged within a complex which occupies about the equivalent of two regular city blocks (Figure 2). The structures within Marven Gardens have been, for the most part, continuously maintained, and the majority retain a high level of integrity.

The boundaries of the historic district (Figure 3) follow the original plan of the developer - almost square bounded on the north by Fredericksburg Avenue, on the east by Ventnor Avenue, on the south by Brunswick Avenue and in the west by Winchester Avenue. The interior plan is a large oval with access streets, East and West Drives, radiating inward from the corners of the square and curving around to meet and form the central oval. The distinctive plan of Marven Gardens was an attempt by the developers to design in the tradition of Frederick Law Olmsted. Marven Gardens planners designed a quiet residential affluent subdivision set within the traditional space of several city blocks, but its aesthetic layout created a very pleasant park like environment away from the main streets, but within the town of Margate.

Begun in the early 1920s, the October 1923 Sanborn map of Margate City (Figure 4) shows that nineteen dwellings had been constructed by that time, all of which face Circle Drive on the southern half of the development. Twenty-three dwellings had been constructed by 1924 (Figure 5). The 1941 Polk Directory lists residents for all 121 addresses within Marven Gardens.

Individually, the houses in Marven Gardens are comfortable residences, some of which are quite spacious. The interiors of these houses are arranged for twentieth century living and are generally intact. All were well constructed and set on medium to small lots within a suburban setting. The exteriors include fine examples of a variety of Period houses exhibiting elements of Georgian and Colonial Revival, Spanish and Dutch Colonial and some English Tudor and Country Manor elements. The Spanish influence appears to be the dominant type present, with 30 percent of the dwellings exhibiting some form of this influence.

The non-contributing buildings were either built at the end of the development of Marven Gardens and thus not old enough to qualify, or are houses which have been renovated to a degree which has altered the original character and thus they have lost their original Period style.

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Common architectural features: many of the houses, especially the Colonial Revival and Dutch Colonial influence houses (Plate 1), are set on the lots with the short side to the street; many entries are located on the side between the houses (Plate 2), with the enclosed porches facing the street (Plate 3). Both Colonial (Plate 4) and Spanish influence (Plate 5) houses have a variety of arched or gabled hoods over the entries. Many porches have some sort of balustrades around the top (Plate 6), and some are enclosed on the second story. There are only a few one and 1/2 story houses and these are mostly ell plan. The Colonial Revival houses are either 2 1/2 story with low pitched gable (Plate 6), or 2 story with steeply pitched roof with large shed dormers on each side (Plate 7). Many of the Spanish influence houses are quite ornate (Plate 8). Many are square plan, 2 to 2 1/2 stories with towers (Plate 9) or with wide front chimneys or parapets (Plate 10) and tile pyramid roofs (Plate 11). There is a variety of different stylistic detail on the houses (Plate 12), including cornice brackets (Plate 13), tile inlay, exposed rafters (Plate 14), brick arches, stained glass windows and bulls-eye windows (Plate 15). There are also a number of houses which exhibit French manor (Plate 16) or English country influence; (Plate 17) these have a variety of multi-gabled and clipped gable roofs and gabled dormers (Plate 18). Some houses are ell plan (Plate 19) and several are more squarish with a jettied second story bay (Plate 20). Many are rectangular (Plate 21), some with large dormers. Most period styles are duplicated throughout the subdivision, but several houses have eclectic detail, drawing from many architectural sources (Plate 22). See Figure 6; Photograph Location Map.

Inventory of Marven Gardens:

Ventnor Avenue From Fredericksburg Avenue to Brunswick Avenue

Lot #33. #7401 Contributing. Brick and Stucco Tudor influence house with leaded windows, eclectic arch dormers, slate roof. Retains considerable integrity.

Lot #51. #7403 Contributing. Spanish Colonial house (Plate 14); stucco with tile inlay decorative detail and tile roof. Retains good integrity.

Lot #50. #7405 Non-contributing. This house has been remodeled/altered.

Lot #49. #7407 Contributing. Front gable house with tile roof; modern siding and an altered enclosed porch. Retains most original character.

Lot #48. #7501 Contributing. Spanish Colonial, stucco exterior. Retains original character and is contributing to the district.

Lot #47. #7503 Contributing. Dutch Colonial with gambrel roof and stucco porch with columns. Exterior has been altered with some modern siding, but the house still retains its original character.

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Ventnor Avenue continued:

Lot #46. #7505 Contributing. Eclectic style with both spanish and colonial influences; has tile roof; original porch.

Lot #45. #7507 Non-contributing. A recent late twentieth century split level type house which is not contributing to the district.

Lot #44. #7509 Contributing. Spanish influence house, stucco with brick sills and tile roof.

(7 contributing 2 non-contributing)

Brunswick Avenue from Ventnor Avenue to Winchester Avenue

Lot #115. #3 Contributing. Brick 2 story country manor influence house; 3 bay facade with small hipped roof front entry porch. This house is attached to the large spanish influence house next door (#1 West Drive) by the garages. This house retains its original character.

Lot #114. #5 Contributing. Spanish Colonial house; stucco exterior original detail.

Lot #113. #7 Contributing. Country Manor influence (Plate 3); clipped gable roof; street side enclosed porch; slightly altered but retains character (Plate 18).

Lot #112. #9 Non-contributing. Altered square plan house; does not retain original character.

Lot #111. #11 Contributing. Colonial Revival; front gable roof and enclosed porch; modern siding (Plate 12).

Lot #110. #13 Contributing. Dutch Colonial influence front gable gambrel roof with 1/2 fan windows in the gable with side domers; enclosed street side porch; some modern (Plate 12).

Lot #109. #15 Contributing. Spanish Colonial two story house; square plan with wide front scalloped parapet pyramid tile roof; enclosed street side porch with arched windows. This house is mostly unaltered (Plate 12).

Lot #108. #17 Contributing. Spanish Colonial square plan; stucco street side front chimney, tile pyramid roof; enclosed porch; modern siding. This house retains its character (Plate 12).

Lot #107. #19 Contributing. Colonial Revival (Plate 12); two story with steeply pitched gable roof; gable fan windows and domers; retains original character (Plate 12).

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Brunswick Avenue continued:

Lot #106. #21 Contributing. Colonial Revival; 2 1/2 story ell plan with slightly pitched street facing gable roof and enclosed porch; modern siding but retaining character.

Lot #201. #23 Non-contributing. One story ell plan appears very modern with modern siding.

Lot #202. #25 Contributing. Spanish influence square plan with tile pyramid roof; hood over entry; enclosed street side porch with balustrade, modern siding.

Lot #203. #27 Non-contributing. One story ell plan modern in appearance.

Lot #204. #29 Non-contributing. Grey brick and aluminum siding; 1 and a 1/2 story modern appearance.

Lot #205 #33 Non-contributing. One story with pyramid roof; addition on south side. Modern appearance.

(10 contributing 5 non-contributing)

Winchester Avenue from Brunswick Avenue to Fredericksburg Avenue

Lot #207. #7510 Non-contributing. Altered Colonial Revival house on corner lot, has lost its original character.

Lot #85. #7508 Non-contributing. Altered American Four Square has been considerably altered.

Lot #84. #7506 Contributing. Tudor influence house with modern siding; retains its character.

Lot #83. #7504 Contributing. Dutch Colonial influence house with modern siding.

Lot #82. #7502 Contributing. American Four Square plan house with pyramid roof. This house has been altered with modern siding.

(3 contributing 2 non-contributing)

Fredericksburg Avenue from Winchester Avenue to Ventnor Avenue

Lot #19. #28 Contributing. Ell plan with gable hood over central street side entry; pyramid roof; modern siding on facade and asbestos shingles on sides. No major alterations.

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Fredericksburg Avenue continued:

Lot #20. #26 Contributing. Spanish influence; pyramid roof with cornice brackets; arched hood over entry; two story enclosed porch; minor alterations.

Lot #21. #24 Contributing. Spanish influence; pyramid roof with cornice brackets; arched hood over entry; one story porch; minor alteration (Plate 13).

Lot #22. #22 Contributing. Tudor influence (Plate 20); two and 1/2 story with exposed half timbers; jettied second story bay; minor alteration.

Lot #23. #20 Contributing. Spanish influence; tile pyramid roof; minor alterations; modern siding.

Lot #24. #18 Contributing. Colonial influence; two story with dormers; slate roof minor alterations.

Lot #25. #16 Contributing. Country manor influence; cross gable ell plan with columns on enclosed porch; retains original character.

Lot #26. #14 Contributing. Square plan with stucco on first story and siding on second story; tile pyramid roof; hood over entry; retains original character and is contributing to the district.

Lot #27. #12 Contributing. Tile roof with cornice brackets; altered porch, but this house still retains its character.

Lot #28. #10 Contributing. Dutch colonial gambrel roof; minor alterations.

Lot #29. #8 Contributing. Spanish influence; arched hood over entry; two story enclosed porches; some alteration.

Lot #30. #6 Contributing. Colonial Revival (Plate 4); two story with gable roof; first floor pent; street side entry porch with pediment hood over entry; minor alteration.

Lot #31. #4 Contributing. Country manor influence; multi gable with dormers; slate roof; modern siding; retains original character.

Lot #32. #2 Contributing. Country manor influence; brick and stucco; arched windows; brick columns altered porch.

(14 contributing 0 non-contributing)

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East Drive

Contributing. Island medial with shrubbery dividing East Drive at its entrance from the corner of Ventnor and Fredericksburg Avenues.

Contributing. Island medial with shrubbery dividing East Drive at its entrance from Winchester Avenue.

Lot #1. #1 Contributing. Large ell plan spanish influence (Plate 15); brick with tile roof stained glass arched windows bulls-eye over projecting entry. Retains original appearance.

Lot #2. #3 Contributing. Ell plan 1 1/2 story with modern siding; slate roof; stucco chimney and porch. Retains original character.

Lot #3. #5 Contributing. Colonial Revival (Plate 6); stucco exterior with Greek Revival side porch with original cornices, columns and molding. This house retains its character.

Lot #4. #7 Contributing. Dutch Colonial, street facing gable with two 1/2 fan windows; an enclosed porch with large columns. The house retains original (Plate 3).

Lot #5. #9 Contributing. Multi-gable English Country House influence; some minor alterations but retains character (Plate 17).

Lot #6. #11 Non-contributing. Colonial Revival; street facing gable with chimney, modern siding and considerable alterations.

Lot #7. #13 Contributing. Spanish Colonial, stucco exterior with tile roof; retains original character.

Lot #8. #15 Contributing. Cross gable ell plan with cornice brackets; has modern siding but retains original character.

Lot #9. #17 Contributing. Eclectic influence; cornice brackets; stucco exterior with stone porch. Retains much of original detail.

Lot #10. #19 Non-contributing. Cross gable country manor influence house which has been severely altered with the addition of a brick enclosed street side porch.

Lot #11. #21 Contributing. Dutch Colonial influence with street facing gambrel gable, and hooded side entry portico with columns. This house has modern siding but retains its original character.

Lot #12 #23 Contributing. Spanish Colonial, stucco exterior, tile roof; retains original detail, arched windows, arched hood over entry.

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East Drive continued:

Lot #13. #25 Contributing. Tudor influence 1 1/2 story house with exposed half timbers in gable; stucco front gable chimney; modern siding and street side enclosed porch.

Lot #14. #27 Contributing. Country Manor influence, with original slate clipped and full multi gabled roof. Retains original porches; exterior has been resided, but the house retains its original character.

Lot #15. #29 Non-contributing. English country house influence which has been altered with brick veneer.

Lot #16. #31 Contributing. Spanish influence (Plate 5), square plan house with pyramid tile roof. Stucco exterior and original porch.

Lot #17. #33 Contributing. One and 1/2 story ell plan house with original slate roof and original cornice brackets; modern siding.

Lot #17A. #35 Contributing. Spanish influence house with tile roof, original cornice brackets, and tile inlay in the stucco exterior. Few alterations.

Lot #18. #37 Contributing. Two story side gable colonial influence house with front and rear shed dormers, and a side porch. The house retains its original character.

Lot #81. #22 Non-contributing. Side gabled altered house; has lost original character in alteration (Plate 34).

Lot #80. #20 Contributing. Colonial Revival; two story house with street facing gable, side dormers, and street side porch with bracketed cornices (Plate 34).

Lot #79. #18 Contributing. Spanish Colonial with arched hood over entry. Retains its original character (Plate 34).

Lot #78. #16 Contributing. Spanish Colonial with minimal alteration (Plate 34).

Lot #77. #14 Contributing. Country Manor influence brick and stucco exterior, hip roof and small hip roofed entry porch (Plate 34).

Lot #76. #12 Contributing. Dutch Colonial with gambrel roof with shed dormers. The entry has a gabled hood paired columns. This house is unaltered.

Lot #38. #10 Contributing. Country Manor influence; massed plan stone exterior with hip roof. This house is unaltered (Plates 22 & 24).

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East Drive Continued:

Lot #37. #8 Contributing. Country Manor influence ell plan house with cross gables and gabled dormers; minor alterations (Plate 24).

Lot #36. #6 Contributing. Spanish Colonial; stucco exterior; minor alteration (Plate 24).

Lot #35. #4 Non-contributing. Modern appearance; this house has been altered to the point that it appears to be a new modern house (Plate 24).

Lot #34. #2 Contributing. Country Manor influence, ell plan with hip roof; retains original character.

(25 contributing 5 non-contributing)

West Drive

Contributing; Island medial with shrubbery dividing West Drive at its entrance from the corner of Ventnor and Brunswick Avenues.

Lot #52. #2 Contributing. Large Spanish Influence (Plate 8) ell plan house, stucco with brick arches over original windows, original one story porch on south end and original slate hip roof.

Lot #53. #4 Non-contributing. This house was like #3 East Drive but is non-contributing it has been so altered that it appears new.

Lot #54. #6 Contributing. Dutch Colonial house with gambrel roof. The gable end faces the street. This house retains its integrity.

Lot #55. #8 Contributing. Spanish Colonial house is overgrown with shrubbery, but appears to be unaltered.

Lot #56. #10 Contributing. Three bay house with pyramid slate roof; country manor influence, with original windows and small entry porch. This house is unaltered.

Lot #58. #14 Contributing. Spanish Colonial house, stucco with some recent minor alterations.

Lot #59. #16 Contributing. Spanish Colonial with original tile pyramid roof. Has modern siding but retains character.

Lot #60. #18 Contributing. Front gable colonial influence with modern siding but retaining its original character.

Lot #61. #20 Non-contributing. Altered house modern appearance.

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West Drive continued:

Lot #62. #22 Contributing. Spanish Colonial house with tile roof, stucco with, some modern siding.

Lot #63. #24 Contributing. Spanish Colonial; hip roof arched hood over entry brackets under eaves, bulls-eye window on facade, also has stained glass in second floor windows, and stained glass side light and wood fan detail at entry. This house is very ornate, and retains its integrity.

Lot #64. #26 Contributing. Spanish Colonial with tile roof and tile inlay over windows and entry on facade. House retains its original character (Plate 2).

Lot #65. #28 Contributing. Dutch Colonial influence, end gambrel roof with two half fan windows in gable, and side portico. This house retains its integrity (Plate 2).

Lot #66. #30 Contributing. Ell plan gable roof with gable roof dormers; horizontal siding first floor and vertical board and batten siding on 2nd, (Plate 19).

Lot #67. #32 Contributing. Spanish Colonial; square plan with hip roof; curved arch with wood fan detail over entry.

Lot #68. #34 Contributing. Spanish influence with stucco and tile inlay over windows and entry on facade. Some modern windows but retains most original character.

Lot #69. #36 Non-contributing. Colonial influence, front gable, slate roof altered siding.

Lot #70. #38 Contributing. Gabled slate roof ell plan house with four dormers and eave brackets; slightly altered porch.

Lot #71. #21 Contributing. Country Manor influence (Plates 11 & 33) house with brick first floor and brick quoins on 2nd story. Original porch has a pair of (3) column clusters.

Lot #72. #19 Contributing. Spanish Colonial (Plates 11 & 33); stucco with arched detail over porch windows. House retains original character.

Lot #73. #17 Contributing. Spanish Colonial (Plates 11 & 33) with tile roof and arched windows. This house retains its original character.

Lot #74. #15 Contributing Spanish Colonial (Plates 10, 11 & 33), very ornate with a gable roof tower, extended entry with arched entry, stained glass windows and brick detail around windows.

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West Drive continued:

Lot #75. #13 Contributing. Country Manor influence presently being renovated. At present retains its original character, but is in the midst of a major renovation (Plate 16).

Lot #39. #11 Contributing. Dutch Colonial influence; original appearance (Plate 22).

Lot #40. #9 Contributing. Country Manor; gable roof with dormers. Retains its character (Plate 22).

Lot #41. #7 Contributing. Colonial Revival influence front gable with porch. Retains original character.

Lot #42. #5 Contributing. Dutch Colonial with front facing gambrel roof and porch; gable had two 1/2 fan windows. Retains original character.

Lot #43. #3 Contributing. Country Manor influence clipped gable roof with gable dormers; retains its character.

Lot #44 #1 Contributing. Spanish influence house, stucco with brick sills and tile roof.

(26 contributing 3 non-contributing)

Circle

Lot #97. #1 Contributing. Spanish Colonial; tile pyramid roof; porch on west side front; slight alterations.

Lot #98. #2 Contributing. Spanish Colonial; modern roofing; front facing facade with arched hood and fan transom; second floor entry to roof deck of enclosed porch; retains most detail (Plate 22).

Lot #99. #3 Contributing. Spanish Colonial; stucco and modern siding some alterations (Plate 23).

Lot #100. #4 Contributing. Colonial Revival; two story with large dormers; modern roofing; modern siding but retains original character (Plate 23).

Lot #101. #5 Contributing. Spanish Colonial; tile roof; modern siding and some minor alterations (Plate 23).

Lot #102. #6 Contributing. Dutch Colonial influence; brick first story; modern siding on second story; two fan windows in gable; gambrel roof with dormers; minor alterations.

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Circle continued:

Lot #103. #7 Contributing. Colonial Revival; modern roofing and siding but retains original character.

Lot #104. #8 Contributing. Spanish Colonial; modern roofing with two non intrusive skylights; other details intact.

Lot #105. #9 Contributing. Spanish Colonial; stucco with tile roof; almost all original (Plate 21).

Lot #86. #10 Contributing. Spanish Colonial; stucco with tile roof; coat of arms over entry and two bulls-eye windows in tower; some minor alterations but still retaining character (Plate 21).

Lot #87. #11 Contributing. Colonial Revival; stucco exterior; modern roofing; entry with transom and side lights; most original detail.

Lot #88. #12 Contributing. Spanish Colonial; tile roof; modern siding slight alteration but still retaining original character.

Lot #89. #13 Contributing. Spanish Colonial; wide parapet facade; modern roofing; stucco exterior with tile inlay; only slightly altered.

Lot #90. #14 Contributing. Colonial Revival; two story with dormers; composition roofing; original clapboard siding; slight alterations.

Lot #91. #15 Contributing. Spanish Colonial; with parapet facade; tile roof; stucco with tile inlay; only slightly altered.

Lot #92. #16 Contributing. Dutch Colonial influence; gambrel roof with dormers; modern siding; slight alterations but retaining original character.

Lot #93. #17 Contributing. Dutch colonial influence; two fan windows in gable; gambrel roof with dormers; some slight alteration but retains original character.

Lot #94. #18 Contributing. Spanish Colonial; modern roofing and siding but retaining character.

Lot #95. #19 Contributing. Spanish Colonial; tile roof; tower with bulls-eye windows; arched widows, enclosed porch; original detail.

Lot #96. #20 Contributing. Spanish Colonial; stucco with tile roof; highly ornate; three story tower; arched window; stained glass; appears unaltered (Plate 9).

(20 contributing 0 non-contributing)

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties

___ nationally statewide ___ locally

Applicable National Register Criterion A ___ B C ___ D

Criteria Considerations ___ A ___ B ___ C ___ D ___ E ___ F ___ G N/A

Areas of Significance	Period of Signif.	Signif. Date
<u>Architecture</u>	<u>1920 through</u>	<u>N/A</u>
<u>Community Planning and Development</u>	<u>1940</u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u>Cult Affil.</u>	<u></u>
<u></u>	<u>N/A</u>	<u></u>
<u>Significant Person</u>	<u>Architect/Builder</u>	<u></u>
<u>n/a</u>	<u>Pedrick and Sons</u>	<u></u>

State significance of Property, and justify criteria considerations etc.

Marven Gardens is significant as a well-preserved example of a planned early twentieth century affluent development situated within what was then one of America's important seaside resort areas. It was purposely developed to attract the affluent resident and its individual dwellings were designed to represent most of the current architectural styles of the times. Marven Gardens is also significant due to its inclusion within the board game of Monopoly and its recognition throughout America.

The development of the town of Margate, of which Marven Gardens is a part, dates to 1854 with the opening of the Camden and Atlantic Railroad. The railroad afforded quick transportation to the Jersey shore for Philadelphia residents. Soon, developers began to construct planned seasonal subdivisions in Atlantic City and the developing communities to the south.

This period, in the latter half of the nineteenth century, was marked by a new consciousness of living with nature. It was also the period during which the "second home" movement became widespread in the United States (Lancaster; 1985). In mid century, vacationing Americans started to drift away from the cities and inland settlements to the Eastern Seashore. Early visitors to the seashore stayed at inns, but beginning in the 1870s, vacationers began renting, buying or building seashore vacation homes. In response to the demand, developers began to construct planned seasonal communities popularly known as "Cottage Cities" along the Atlantic Seashore (Lancaster 1985). Such a development, Easton's Point, at Middletown, Rhode Island was laid out by Frederick Law Olmsted. Perhaps the best known of these is Oak Bluffs on Martha's Vineyard, and one of the most ambitious, though unsuccessful, was at the west end of Nantucket. There, 1,800 Great Neck and Smith's Point lots were made accessible by curving drives following the outlines of coves, ponds and other features.

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By 1885, Margate, a typical seaside community known before 1910 as South Atlantic City, became a separate community. Its population increased rapidly during the early twentieth century, from 129 in 1910 to 2,913 in 1930. It was during the early growing years of Margate that developers were drawn to the attractiveness of its seashore location. As in other seasonal communities south of Atlantic City, planned vacation (second home) subdivisions were laid out. One of these subdivisions was Marven Gardens, an charming seashore development with a collection of attractive and spacious dwellings which emulate a variety of Period houses.

The developers of Marven Gardens drew from the principles of Frederick Law Olmsted, which rebelled against the "tyranny of the gridiron street pattern" (Kramer et al. 1988). Olmsted's plans for subdivisions introduced a new respect for the natural contours of the land. The plans for the Marven Gardens subdivision reflected this late nineteenth century respect for the natural contours of the land, but ushered in the early twentieth century trend of aesthetic perspective, which introduced curvilinear streets and molded intersections into subdivision design, regardless of the topography.

The name for this development was created by taking the MAR from the town of Margate where it is located and adding the VEN from Ventnor Avenue which forms the southern border of the development, thus deriving the spelling "Marven" Gardens. The development has also been known as Winchester Gardens for the street forming its northern boundary. Pedrick planned a similar subdivision "Ventnor Gardens" in the western portion of Ventnor, but during the depression he lost his money and the land (Smith 1963). The model for Marven Gardens, if such existed, would have been Kew Gardens in Long Island, then a well designed and maintained affluent development. There, as in Marven Gardens, the emphasis was on targeting a specific economic status group.

Marven Gardens was built by local builder, Frank J. Pedrick and Sons. Members of the Pedrick family for a time actually lived in Marven Gardens. Frank J. Pedrick was a native of Salem County, New Jersey, who for over forty years was a successful, and socially-conscious, residential builder and developer in the coastal region. He was formerly associated with the construction of the Million Dollar Pier of Atlantic City. The firm was, at the time that they undertook the development of Marven Gardens, the leading developer along the New Jersey coast. Frank J. Pedrick & Sons provided services from design to building to financing of owner occupied residences. Marven Gardens was from its onset an affluent development of white collar and professional residents. The Polk Directory listed the occupation of 59 residents, which included 7 corporate presidents, 9 business managers, 10 salesmen, 3 lawyers, 3 real estate agents, and 3 doctors (Polk & Co. 1941). The development continued to attract the same types of residents, but by 1961 this was an aging group. Of the 121 individual residences, fifty of

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the residents were either retired, or listed as widowed. Of the remaining 69 that listed an occupation, there were 14 corporate presidents or business owners, 10 business managers, 3 salesmen, 3 lawyers, 2 real estate agents, and 5 doctors (Polk & Co. 1961).

This trend toward a retirement residential area has continued to the present. Of the 121 residences in 1982, 33 listed their position as retired. Of the remaining persons, the population is equally divided between white collar workers, blue collar workers, and summer houses. Many of the new residents work at the casinos. Nineteen of the houses are recorded as summer residences only (Polk & Co. 1982).

Marven Gardens is significant under criterion C. This affluent coastal enclave retains the distinctive characteristics of an early twentieth century planned development. Marven Gardens consists of an internally-structured block of ornamental open spaces and residential structures, a simple oval within a rectangular space equal to several traditional city blocks. This plan reflects the perception of the developer of the tenets of Frederick Law Olmsted, who advocated varied pleasant suburban landscapes. The developers of Marven Gardens succeeded in creating a pleasant landscaped area within, but distant from, the congested main streets of the seashore city of Margate. The character of this development has survived and Marven Gardens still appears very much as it did when first developed. There are no incompatible intrusions into the district.

Marven Gardens is also significant under criterion A. Marven Gardens was recognized in the Parker Brothers game of "Monopoly" as "Marvin Gardens," part of the third most expensive real estate group on the board. Its association with the board game of Monopoly has placed it, in the minds of a majority of Americans, in the position of America's preeminent affluent seaside resort area. Although its name was misspelled, and in spite of the fact that unlike other properties on the board, Marven Gardens was not even in Atlantic City (it was customary in early forms of the board game to give properties the names of streets and places that existed within the city in which it was being played); once the game became mass-produced, Marven Gardens' reputation was set.

Although there are numerous individual houses similar in styles surviving in Margate and other North Atlantic County seashore towns, Marven Gardens, as a planned suburban entity, is one of a few intact residential seashore developments of the early twentieth century with this unique plan. Marven Gardens reflects the introduction of the aesthetic trend of subdivision design which became a standard element of subdivision design in the second half of the century. This unique subdivision is a significant element of the social and cultural heritage of the community of Margate.

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X See continuation sheet

Previous documentation on file (NPS) N/A

<u> </u> prelim determ of individ listing (36 CFR 67) has been requested	Primary location of add data
<u> </u> previously list in the NR	<u>X</u> SHPO ONJH 0116-D1
<u> </u> previously determ elig by NR	<u> </u> Other State agency
<u> </u> designated a Nat His Landmark	<u> </u> Federal agency
<u> </u> recorded by HABS	<u>X</u> Local government Atlan. Cty.
Survey # _____	<u>X</u> University N.J. St College
<u> </u> Recorded by HAER	<u> </u> Other _____
Record # _____	Specify repository _____

10 Geographical Data

Acreage of property 16 acres Atlantic City Quad

UTM References

A 1 8 5 4 3 5 1 0 4 3 5 3 8 6 0 B 1 8 5 4 3 6 6 0 4 3 5 3 6 2 0

C 1 8 5 4 3 4 9 0 4 3 5 3 5 1 0 D 1 8 5 4 3 3 3 0 4 3 5 3 7 2 0

 See continuation sheet

Verbal Boundary Description

The boundaries of (Figure 3) follow the original plan of the developer bounded on the north by Fredericksburg Avenue, on the east by Ventnor Avenue, on the south by Brunswick Avenue and in the west by Winchester Avenue.

 See continuation sheet

Boundary Justification

This area is visually distinct from neighboring areas of Margate, and also physically set aside within a definable man made boundary.

 See continuation sheet

11. Form Prepared By

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organization MAAR Associates, Inc. date March 1989
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Marven Gardens HD, Margate, Atlantic County, New Jersey

United States Department of Interior
National Park Service

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United States Department of Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

Marven Gardens, Margate, Atlantic County, New Jersey

Figures

- 1 Location Map; Atlantic County
- 2 USGS Site Map; Margate
- 3 Base Map; Marven Gardens, Boundaries and Lot Numbers
- 4 Sanborn Map 1923
- 5 Sanborn Map 1924
- 6 Photograph Location Map

Photographs (Figure 6; Photograph Location Map)

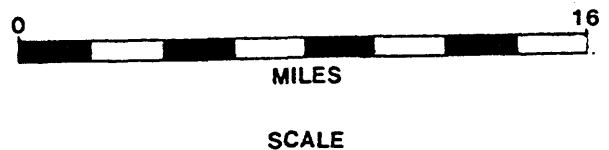
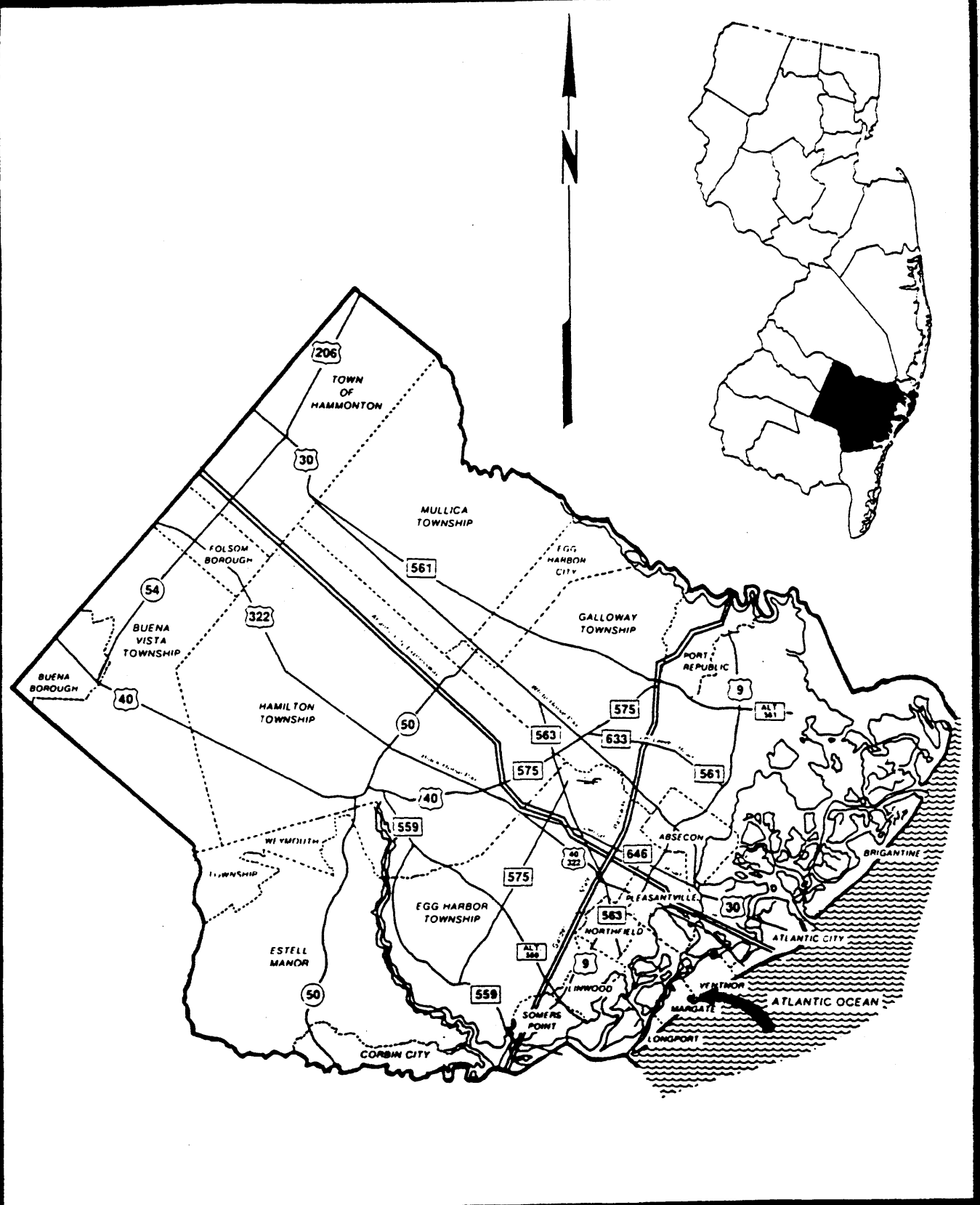
Marven Gardens Historic District

Margate, Atlantic County, New Jersey

Photographs taken by Alfred C. Bruhin; April - May, 1989

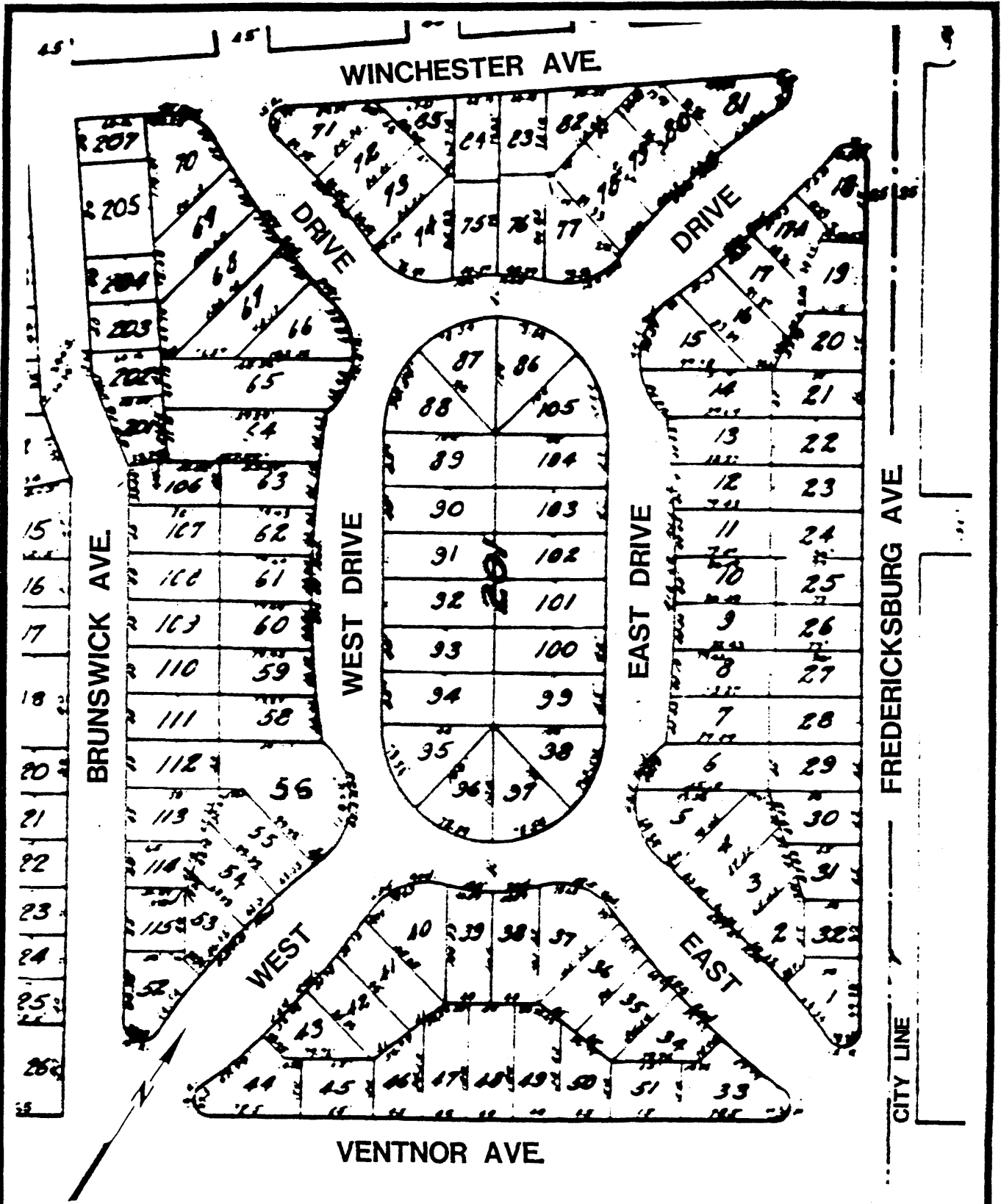
Negatives on file; Office of Cultural Affairs, Atlantic County, New Jersey

1. West Drive
2. 26 & 28 West Drive
3. 7 East Drive
4. 6 Fredericksburg Ave.
5. 31 East Drive
6. 5 East Drive.
7. Corner of Fredericksburg Ave. & East Drive
8. 2 West Drive
9. 20 Circle Drive
10. 15 West Drive
11. Streetscape, 21-15 West Drive
12. Streetscape, 19 - 11 Brunswick Ave.
13. 24 Fredericksburg Ave.
14. 7403 Ventnor Ave.
15. 1 East Drive
16. 13 West Drive
17. 9 East Drive
18. 7 Brunswick Ave.
19. 30 West Drive
20. 22 Fredericksburg Ave.
21. 9 & 10 Circle
22. 2 Circle and 10 East Drive and 11 & 9 West Drive
23. 5 - 3 Circle
24. 4 - 10 East Drive
25. Entry to Marven Gardens; East Drive at Ventnor Ave.
26. Fredericksburg Ave. from Ventnor Ave.
27. East Drive at Winchester Ave.
28. East Drive (west side) looking north from Winchester Ave.
29. Brunswick Ave. looking south from Ventnor Ave.
30. West Drive looking southeast from Ventnor & Brunswick Aves.
31. West Drive looking north
32. West Drive looking south
33. 21 - 15 West Drive
34. 14 - 22 East Drive looking toward Winchester Ave.



MARVEN GARDENS HISTORIC DISTRICT, MARGATE
Atlantic County, New Jersey

FIGURE 1
LOCATION MAP



SOURCE: TAX MAP OF MARGATE CITY ATLANTIC COUNTY, N.J., 1929, 1952, 1955



MARVEN GARDENS HISTORIC DISTRICT, MARGATE

FIGURE 3

SCALE

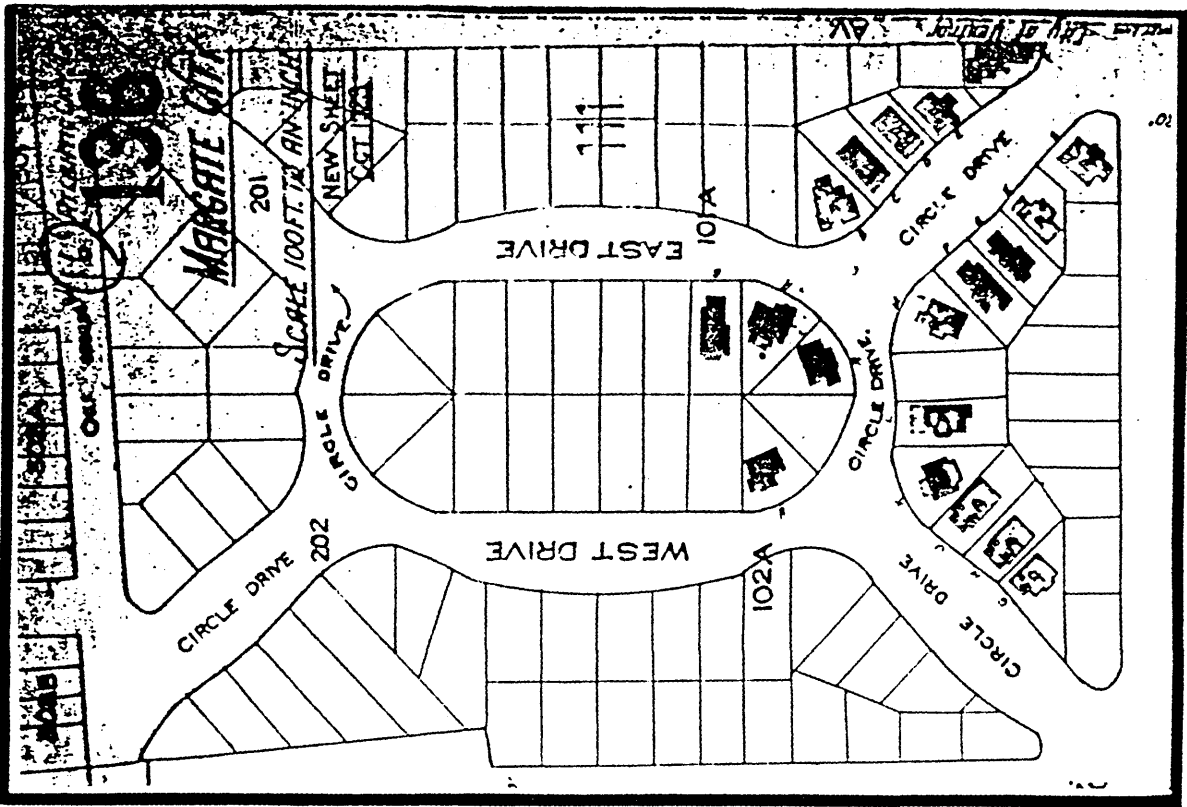


FIGURE 4
 SANBORN MAP 1923
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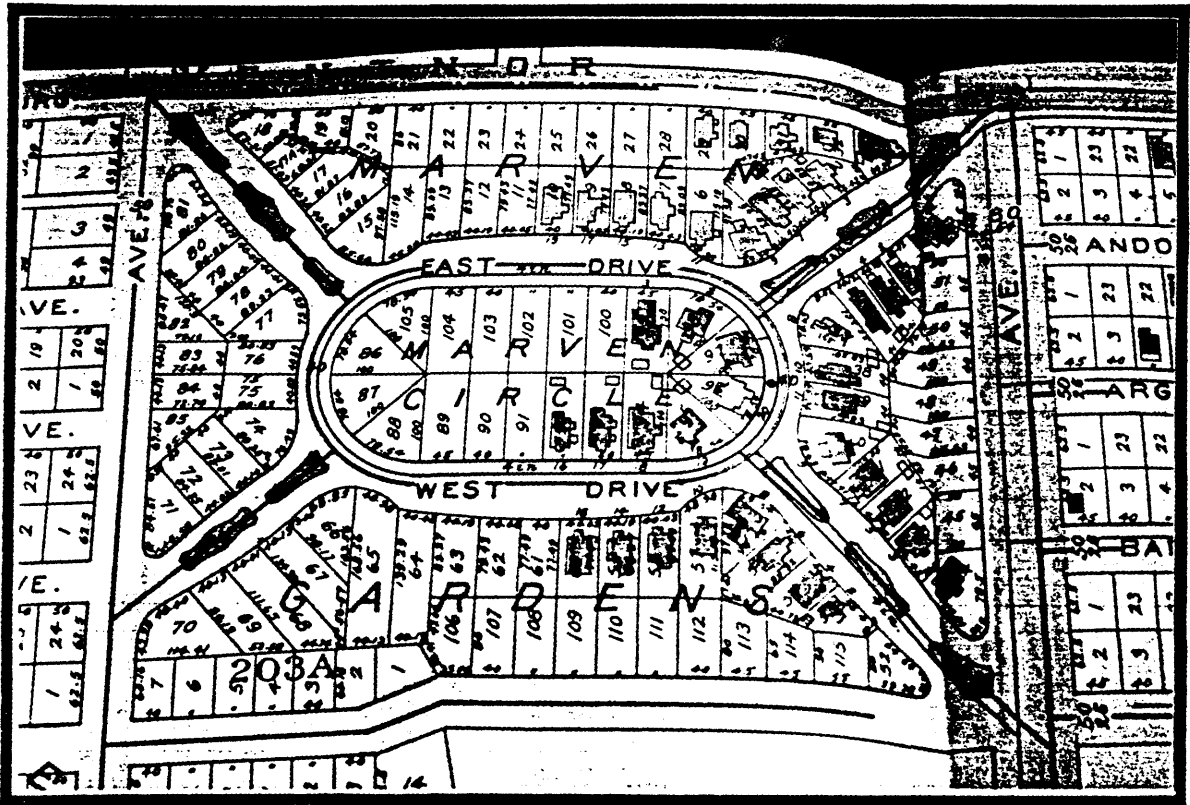
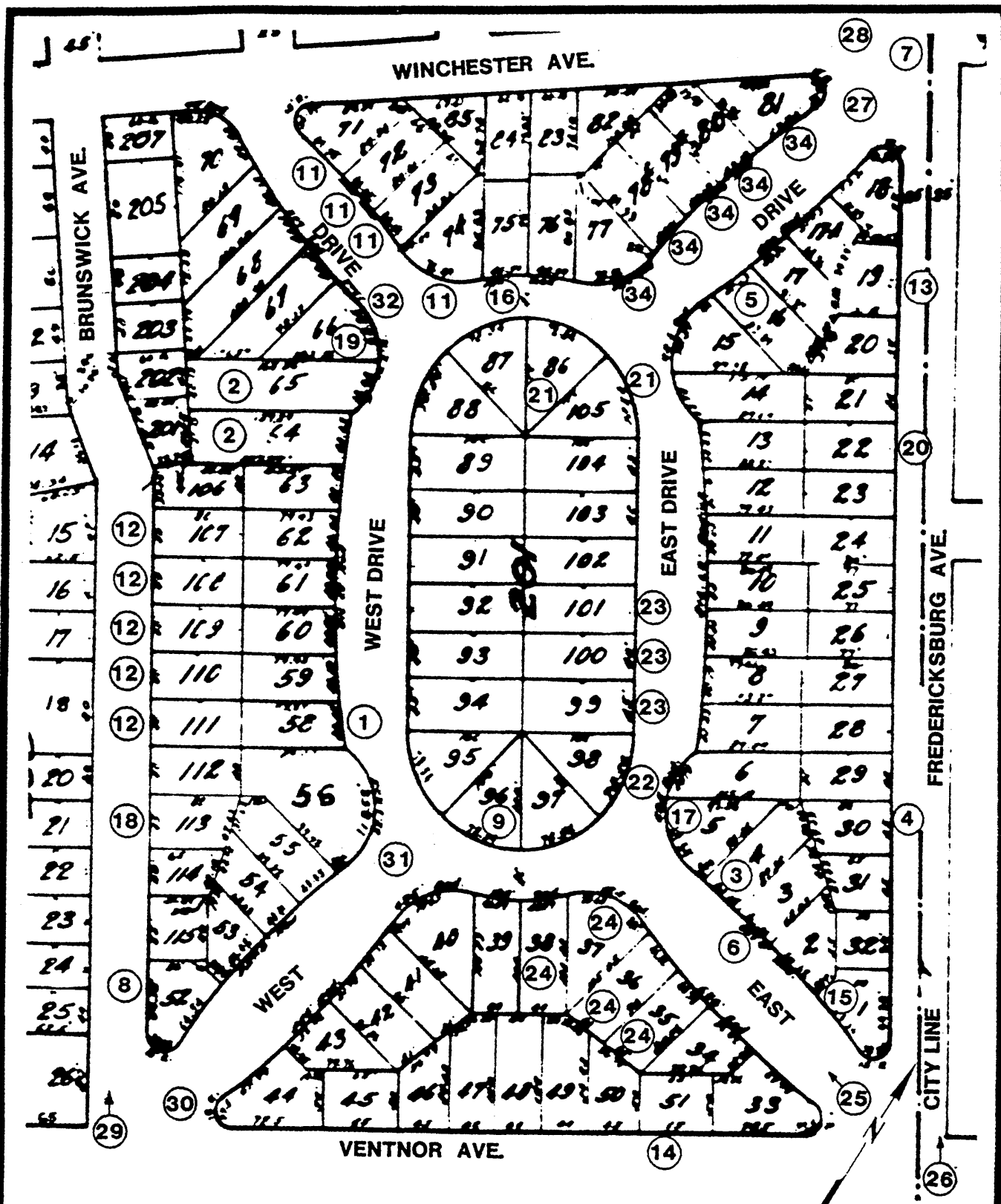


FIGURE 5
 SANBORN MAP 1924
 No scale provided.

Marven Gardens HD
 Margate
 Atlantic County, NJ



SOURCE: TAX MAP OF MARGATE CITY ATLANTIC COUNTY, N.J., 1929, 1952, 1955



SCALE

MARVEN GARDENS HISTORIC DISTRICT, MARGATE

FIGURE 6
LOCATION OF PHOTOGRAPHS