

FEASIBILITY STUDY

Partial Restoration of Hobart Manor (Haledon Hall)

This fine old fieldstone "Manor" House, originally constructed in 1877 by John McCullough with later brick additions and alterations made by the Garret Hobart family, is designed in the English Tudor revival style of architecture. It is a product of the romantic Victorian Age and is typical of the self-made successful businessman's attempt to build a tangible monument as evidence of his success and to satisfy that desire of having something with which to reward himself personally for his labors. It is not as opulent and lacking in taste as many of the other mansions erected at the time. Perhaps this reflects John McCullough, the Scottish immigrant's simple taste. Certainly the selection of the English style of architecture stemmed from his English background. There are many of the Tudor style, English Manor and small castle features and characteristics in both the original house and the Hobart additions which all blend nicely with their castilated parapets, limestone watertables and mullioned windows. Although much of the original building has been altered with additions and subtractions, enough remains and is of a quality well worthy of preservation and restoration. The possibility of adaptive usage rather than the Museum approach is particularly appealing as it provides a facility for the college's use while reflecting the rewards for success possible for industrious men, a past age of social graces and a tangible landmark of an architectural style not too familiar to the average layman.

Many other universities and institutions have taken elegant estates and homes and converted them into administrative offices or areas where V.I.P.'s may be entertained, Faculty Lounges, Trustees' meeting rooms, Alumni records, etc. All of these can be incorporated tastefully and economically in this building without losing the ability to utilize additional adjacent areas for the more mundane functions of faculty and administrative offices.

1. History of the Building and People Who Lived There

Before approaching the specific recommendations for use and areas of restoration, some insight into the history of the building and its owners should be considered and understood in relating to decisions to be made.

Origin and Evolution
John McCullough, a Scottish immigrant who made a fortune in the wool industry, constructed the original two-story central, rectangular structure (approximately 64' - 0" X 45' - 0") in 1877. It was built on the edge of the ravine in a castle-like style with a domed cupola on top, two octagonal turrets on the corners, overlooking the valley. Evidently, the site was selected because it reminded him of his homeland. He called it Alisa in recognition of his youthful life spent near Alisa Crags in Scotland. In 1902, he returned to Scotland and the house was sold at public auction.

Mrs. Garret Hobart, widow of the Vice-President of the United States, was persuaded to bid on the place, and she bought it for \$5,000.00 with little thought of using it for other than a weekend play spot for her children. However, the beauty of the place and the affection that her children acquired for it evidently took hold and when her son was 18 years old, she gave the "castle" to him. Four years later, he married and moved in permanently until his death

in 1941. They changed the name to Alisa Farms and acquired up to 250 acres. Garret, Jr. was very successful in banking and first president of the County Park Commission. He and his wife were leaders in the social life of the Patterson area and entertained frequently on a large scale. The house underwent many changes and additions. In 1915, he added the 40-room brick wing to the original house and the spiral stairway in the entrance hall.

In 1948, Alisa Farms was sold to the State and became the new home for Patterson State Teachers' College in 1952.

Numerous partitions were added, fire escapes, stairs changed and adaptive measures taken to readjust the Mansion into offices and functional administrative suites for the College. Fortunately, most of these changes did not alter or destroy the original fabric of the building. Such restoration work as is contemplated can be done economically and will still permit the continued usage of much of the space now occupied, and with a partial restoration provide the original rooms used for entertainment for use by top administrators and public functions.

II. Plans of Building As It Was And Is Now

Drawings

Attached are measured drawings made by Lawrence Light, A.I.A., in 1948 of the Mansion before the College's alterations. Also drawings by Light done in 1951 showing proposed changes, and drawings done by Lapierre & Litchfield in 1958 showing additional changes and the structure as it now exists.

The earliest plans indicate in some measure the opulent existence of the Hobart family as reflected in the titles of the rooms. First floor: Stair Hall, Smoking Room, Reception Room, Bath Room, Flower Room, Servants' Dining Room, Children's Dining Room, Serving Pantry, Vault, Back Stair Hall, Kitchen with Separate Spiral Stair and Dumbwaiter. This was the basic house John McCullough built with the kitchen area apparently a porte-cochere and the Flower Room, Servants' Dining area the original kitchen. On the second floor was the very spacious stair hall with projecting bay window, a tremendous Drawing Room (17'-0" X 41'-0"), an "Ante Room," Dining Room, Lavatory, Butler's Pantry, Rear Hall and Billiard Room. On the third floor, two small bedrooms, a bath and "Organ Room." The Hobart family bedrooms were in the new (circa 1915) three-story part of the house.

New Wing

As it does not seem feasible to attempt to restore the complete Manor House, I will concentrate my review and comments on the original section with the approach that the use of the three-story wing will continue much as it is now being used, with possible minor changes in "new" partitions removal or shifting as specific usage needs may dictate.

Elevator

The elevator should be retained for use by both Manor House and office areas and could be upgraded. The possibility of a separate central air conditioning of this area is also worthy of consideration and is treated as an alternate consideration over and above the "restoration" project.

Exterior

Attached are photographs of the front elevation of Alisa Farms Manor House as it now appears. Also, a photograph of Burley Manor in Hampshire, England. This Tudor Manor House has many similar features to Haledon Hall in such elements as the entrance door, chimneys, mullioned windows and terraces found repeated in this good example of an eclectic copy of the originals.

Fire Escape The only exterior change I would think worthy of consideration would be the relocation of the iron fire escape in the Northerly corner of the terrace. This really is in unnecessarily harsh conflict with the appearance of the building. If relocated in the back corner against the elevator wall, it would be far less objectionable and could serve both buildings.

Terrace The terrace is an integral part of the building and should be maintained with such repainting and replacement of parts as necessary for safety and keeping its aesthetic integrity. It should be useful for both official entertaining functions and everyday faculty use.

III. Proposed Work And Suggested Usage

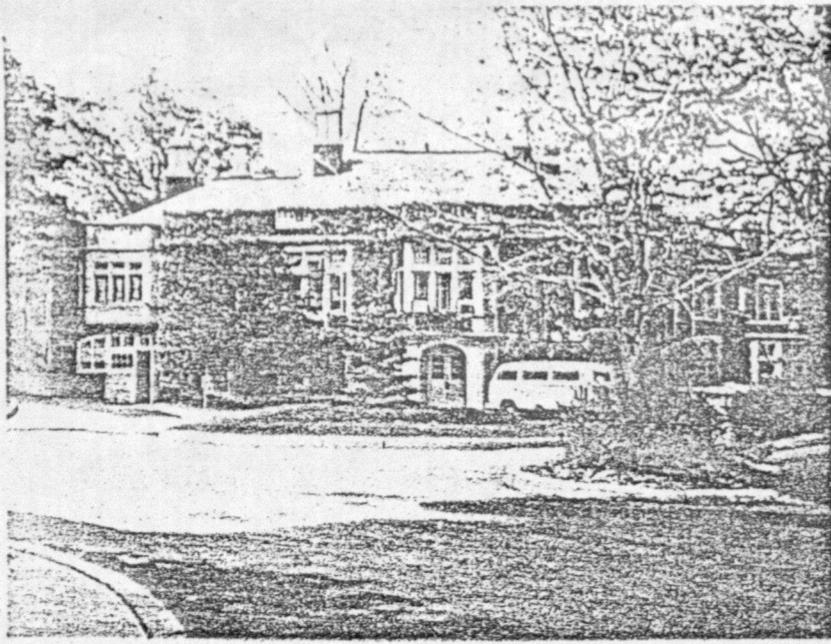
First Floor Since the house consists of two distinct parts, it becomes relatively easy to confine the restoration endeavors to the original building, where the "important" public entertaining rooms were always located. The extent of the work here must also be tempered by the need for practical and economical adaptive use of these spaces. The physical location of the two buildings on the edge of the steep ravine requires the continued use of the main front entrance for both areas. This makes it a little more difficult with the heavy traffic flow to reasonably restore the first floor rooms to any large extent and confines the major restoration and reclamation work to the second floor. Since this single entrance must serve for both important visitors and everyday academic and administrative use, the stair hall or entrance lobby must be treated very sensitively. If possible, the two sets of double doors in the stair hall should be kept closed and egress to the rooms they serve from the rear corridor area. A receptionist should be located unobtrusively in this area to assist in directing visitors unfamiliar with office locations and also as a sort of security check on those entering and leaving the building.

The long room (9'-0" X 40'+) across the back of the building could be made a sort of gallery and developed into a small Faculty sitting area or guest waiting space, as well as the necessary traffic lane leading to the other building. Since this would necessarily also be the only access to the elevator serving the second floor of entertainment areas and Chief Administrative offices, this area should be treated tastefully and considered in the overall plan.

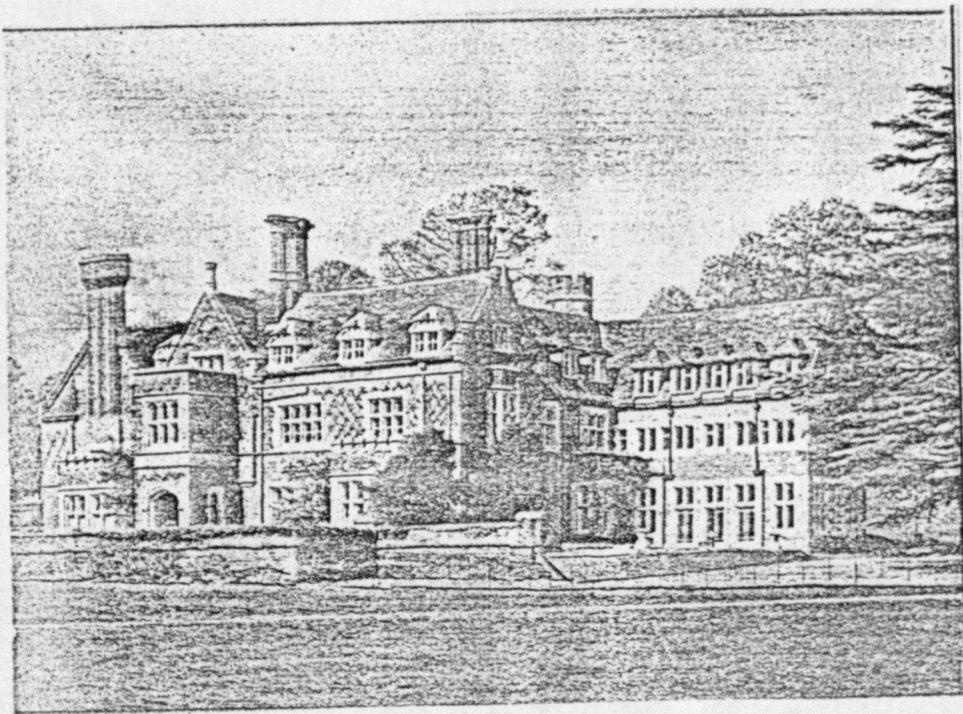
Second Floor The biggest problem here is establishing some sort of orderly traffic flow without having to pass through one room to get to another, and still retain the original plan concept and large areas. The egress to the elevator and other building as well as the central stair hall do not tie in at all in the original plan without sacrificing the entire East end of the building or original "Drawing Room" as a walk-through area. If this room is treated as a lounge and restored to its original entirety, it could be utilized as a Faculty-Alumni type lounge and meeting room. A Trustees' table and meeting area could be set up in the South end of the room and upon such occasions the room required privacy, doors closed and egress to the other parts of the building by the three other stairways. This would then provide a relatively small private office (14'-0" X 15'-0") behind the main stairway. The large former Dining Room should also be returned to its full size and decorations restored. Although a rather elegant setting for a secretarial pool, it appears to be the only feasible location. If desks are maintained in an orderly way with files located in the area above the back stairway in the North West corner, this could provide both secretarial desk space and a limited waiting area. It would probably be useful to open up the passage from the Front Hall to the former Billiard Room area providing direct access to this room without having to go through the secretarial pool room. Either this old Billiard Room or the former Ante Room, behind the front stair, would be good offices for

the Public Relations Office or Director of Admissions. The former Library, with lavatory off it, should be restored to its entirety and would make an ideal office for the college President. The large area at the top of the stairway with the bay window should also be restored to its former open area and although somewhat wasteful of space could be used for waiting along with the President's secretary's desk backed into the bay window. This, of course, would require the relocation of the Registrar and his records and Dean of Students.

IV. Outline Of Work And Cost Estimates



RECENT PHOTO - JULY, 1978 - HALEDON HALL - HOBART MANOR - ALISA FARM
 NOTE: FRONT ENTRY - MULLIONED WINDOWS. & TERRA COTTA CLUSTERED FLUES



BURLEY MANOR - HAMPSHIRE - ENGLAND - ORIGINAL TUDOR BUILDING
 BUILT CIRCA 1590. NOTE: ENTRY, CHIMNEYS & WINDOWS

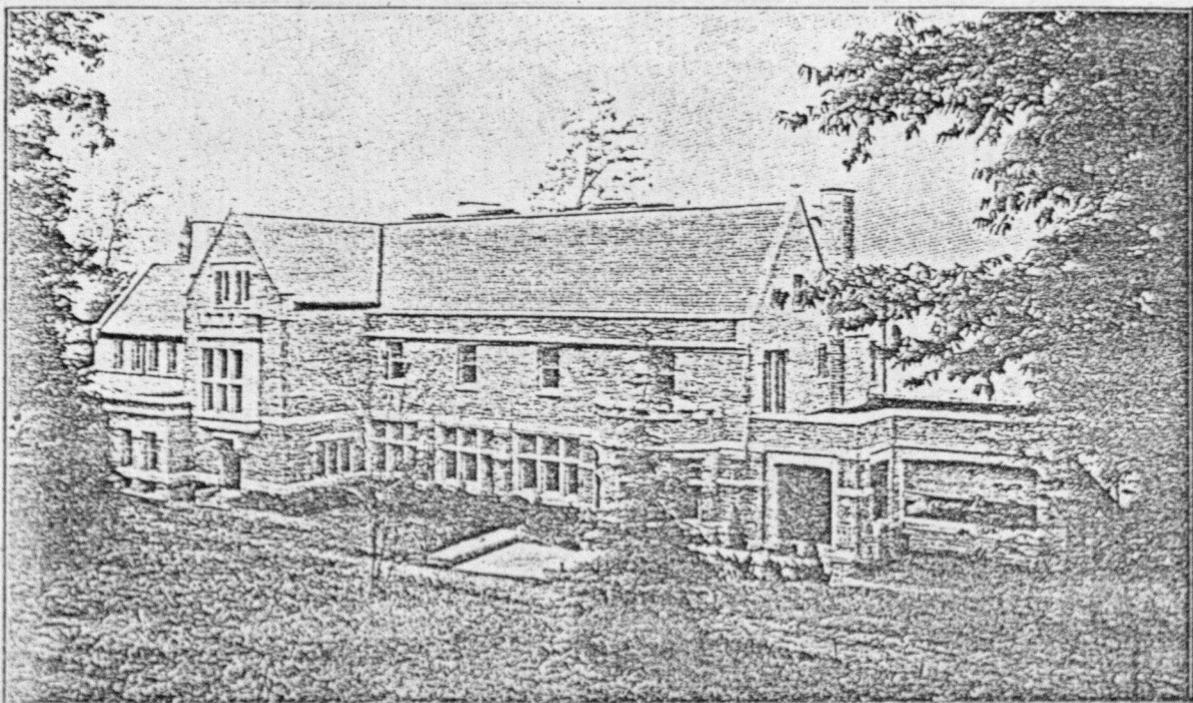


FIG. 98—MODERN TRANSLATION OF TUDOR GOTHIC
 TEXT BOOK EXAMPLE - CONTEMPORARY WITH CONSTRUCTION. CIRCA 1910