

FEASIBILITY STUDY - HALEDON HALL

(Partial Restoration)

WILLIAM PATERSON COLLEGE — WAYNE, N. J.

PREPARED BY

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MANOR HOUSE - PATERSON STATE COLLEGE

Air conditioning of the original two story manor house will be accomplished by the installation of two (2) separate and independent operating air conditioning systems. One system will serve the first floor and one system will serve the second floor. Both systems will be direct expansion split systems each consisting of a blower-coil section and a remote air cooled condensing unit.

The conditioned air for the first floor will be introduced to each space thru floor registers. Sheet metal ductwork (insulated) run exposed at the basement ceiling will connect the floor supply registers to the blower-coil section located in the basement. A direct expansion air cooled condensing unit will be mounted outside the building and piped to the blower-coil section.

The blower-coil section for the second floor will be located in the attic space with sheet metal ductwork (insulated) exposed in the attic connecting to ceiling registers for delivery of conditioned air to the individual space. Return air will be ducted back to each unit from a central location on each floor.

A single cooling thermostat located on each floor will control space conditions by cycling the refrigerant compressor, the blower coil fans shall run continuously during the day. Both systems will be off at night.

The estimated cost for the air conditioning work is \$13,500.00.

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 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.

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"), and "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

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 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.

First
Floor

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

The basic work considered is to undo changes and additions made to the 2nd floor public rooms, restoring them to their original size, appearance and relationship to one another which they had when used by the Hobart family. This involves the removal of individual window air conditioners in each office and the installation of a central air conditioning system. Complete redecoration of the areas involved will also be necessary. A breakdown of work considered room-by-room follows:

Exterior

1. Exterior remove present fire escape and locate at rear of building.
2. Repair and replace as necessary copper gutters and leaders now leaking before damage to interior of building. These replacements need not be copper, but should be of heavy gauge quality material of comparable size and design and should match in color old copper work.

1st Floor

1. Replace present flush panel pair of entrance doors with appropriate heavy raised panel oak doors.
2. Restore curved segment of wall under stair and create wide arched opening to back area. Also restore pair of doors on either side entrance hall, making them inactive, but complete with hardware to provide proper entrance setting. Restore flooring as in original hall, and electrical wall sconces.
3. Remove planter and glassed-in receptionist booth under stair, also "directory" fastened to stairway. Relocate in appropriate, recreated receptionist area.
4. Redecorate long hall area at rear of building to be used as faculty lounge. Relocate telephone booth in back stair hall.
5. Remove window air conditioners and repair leaded sash.

2nd Floor

1. Remove all "new" partitions and repair affected mouldings. Replace missing lounge door hardware.
2. Remove all window air conditioners and replace leaded glass.
3. Remove carpeting in "Drawings Room Area" and "Stair Hall Area". Repair wood parquet floor, and refinish, taking care not to sand down too far and destroy tongue and groove locking. Replace with oriental carpets.
4. Remove flourescent ceiling lighting in all 2nd floor rooms; and install appropriate ceiling fixtures, chandeliers, and wall brackets where originals formerly located.
5. Redecorate all rooms with appropriate painting of walls, mouldings and mantels. Match original colors thru careful scraping investigative procedure. Where indications of fabric, or wallpaper inserts in the frame panels are indicated, replace them with comparable wall covering to the originals.
6. Construct new file room area in open space above rear stairwell. This to be constructed of steel, metal pan floor and thin metal stud and metal lath and plaster construction.

3rd Floor

1. Install Central air conditioning equipment in former bedroom with 2 large windows in rear dormer, utilizing these windows as fresh air intakes and means to install equipment. All ductwork in this area will run on top of existing flooring and downfeed into 2nd floor rooms.

The unit servicing the first floor will be located in the basement with floor grilles. Condensers will be located outside on pads in the area to rear of building.

Itemized Cost breakdown and Final Estimate:

Following breakdown is made in general categories with a room-by-room analysis also attached.

1. Removal of window air conditioners and repair and replacement of leaded glass affected. 20 \pm units @ \$150 -	\$3,000.
2. Installation of Central Air Conditioning	\$13,500.
3. Removal of added partitions and repair to moldings, approximately 12 areas @ \$200 -	2,400.
4. Removal of wall to wall carpet, refinishing parquet floors, sanding and refinishing -	5,000.
5. Replacement with appropriate floor covering Entrance Hall and Billiard Room -	5,000.
6. New oriental rugs Drawing Room and 2nd floor Stair Hall area, President's office -	5,000.
7. Wall coverings, draperies, interior decorating -	20,000.
8. Appropriate Furnishings -	20,000.
9. Painting -	12,000.
10. Electrical fixtures -	10,000.
11. Hardware -	1,000.
12. Fees - Decorator, Architect, Engineers - (15% each of total cost)	<u>10,500. \pm</u>
Total	\$107,400

Maintenance cost: - Allow \$5000 for gutter and leader repairs; and an additional \$5000 if Fire Escape relocated. With the number of existing enclosed stairways available, I question the need for this additional exterior Fire Escape.