

## Chapter Five NPI Recommendations

The recommendations from this Preservation Assessment are intended to guide William Paterson College in adopting general programmatic policies for the treatment of Hobart Manor. These recommendations are based on the College's interest in preservation of the historically significant elements of Hobart Manor and the adaptive reuse of the building for administrative offices. The recommendations should be adopted by the College to ensure that future work on the building is consistent with the preservation concept.

### Recommendations

1. that William Paterson College adopt the Adaptive Restoration (Alternative 4) concept for treating Hobart Manor.
2. that William Paterson College should consider seeking resources to support the preparation a Comprehensive Preservation Plan to guide construction and maintenance decisions for Hobart Manor.
3. that the appropriate members of the William Paterson College administration be specifically charged with providing oversight and guidance to the preservation and adaptive use of Hobart Manor.

### Recommendation 1.

Preservation Alternative 4, Adaptive Restoration, calls for the restoration of the most significant of the 1915-1919 elements and spaces in the main building with preservation, where possible, of the period details that remain in the northeast wing. It also calls for exploring the potential for the more

productive use of basement and attic spaces and for more efficient use of office space in both the main building and in the northeast wing.

The restoration program will include the protection and maintenance of the exterior and the furnishing and decorating of the interior of the main building entrance hall, the smoking room, downstairs reception room, the drawing room, dining room, ante-room, library, billiard room and upstairs hall. In addition, appropriate architectural finishes will be used in the gallery space on the ground story. For those office spaces in the main building and northeast wing, a schedule of preservation and maintenance measures should be developed to ensure protection of the remaining significant architectural features of the 1915-1919 design, including the bathes and stair halls. More efficient use of the space in general and specific use of the basement, attic, and exterior terraces will be studied.

An integral part of an Adaptive Restoration is the use of appropriate furniture and wall and floor coverings. Documentation of the furnishings used by the Hobart family are shown in photographs taken in 1929. Based on this documentation, studies will be made of the feasibility of furnishing the rooms to be reminiscent of the Hobart occupancy. The furnishings study will concentrate on the important, "public," rooms, including the entrance hall, drawing room, and dining room.

Recommendation 2: Comprehensive Preservation Plan for Hobart Manor

To the extent made possible by the acquisition of funding, a

comprehensive preservation plan will provide a data base on the history and condition of the building and site. This plan will provide a level of detail sufficient for budgeting specific preservation projects. The Plan will also provide the appropriate college administrators with guidelines for supervising restoration, maintenance and use of the building and related grounds. The Plan will also provide the College with a "case statement" for fundraising efforts in both the public and private sectors.

The Comprehensive Preservation Plan will include the following tasks:

- A. An Architectural Analysis:  
to provide detailed analysis of the exterior and each significant interior space to be restored; to clarify original date of construction, uses and changes in construction (including walls, lighting, fixtures, fireplaces, and windows) and discuss current condition; and to identify what must be undone before restoration may proceed.
- B. An Historic Interiors Report:  
to outline a program for the appropriate furnishing and finishes for restored interiors based on photographic documentation, family histories and perhaps available family pieces. Regardless of the College's final decision about the use of period or reproduction furnishings, this document would outline, by room, the appropriate type, quantity and situation of furnishings.
- C. Supporting Documentation:  
preparation of a detailed set of measured drawings and photographs for the protection and record of the bldg in the event of subsequent alterations or unforeseen disaster such as fire.
- D. Engineering Studies
  1. a structural engineers report to identify problems in the structure and to establish a schedule of priorities to be addressed in the restoration; and to evaluate the suitability of existing structure, designed for residential use, for the long-term intended institutional use.

2. a mechanical engineering analysis to evaluate existing electrical, heating, ventilation, and air conditioning systems of the building in terms of the current use of the facility.
- E. An archaeological assessment:  
to evaluate the potential of other structures and evidence of other settlements on the site; and to identify the context which surrounded the estate.
- F. A Landscape Plan:  
based in large part on the archaeological assessment and documentation of the property through deeds, this would provide a restoration plan for the 1915-1919 site with consideration given to identifying and protecting evidence of the earlier history on the property.
- G. A Maintenance Plan:  
to offer a schedule of on going preservation and restoration measures to be carried out for both the building and the site.

Recommendation 3: Administrative oversight

To ensure that the preservation policy for Hobart Manor is adhered to, the appropriate college administrators should be given specific responsibility and should meet regularly to review the preservation program and to make recommendations to the College regarding scheduling of activities related to Hobart Manor's preservation and use. The group and/or the appropriate administrator will determine the sequence of projects and evaluate recommendations and work undertaken by the College and/or its contractors and consultants.

In addition, appropriate members of the group should represent the preservation program at College functions, particularly at fundraising events. This group's members should also explore ways in which Hobart Manor can be used by the faculty, in the academic program, and as a teaching tool in appropriate courses.

These administrators have a broad charge to guide the entire College in the proper use of Hobart Manor and the integration of it physically, academically, socially and economically in the life of William Paterson College and the community.