

Chapter Four Preservation Alternatives

A review of the history, significance, and architectural integrity of Hobart Manor indicates that there are several ways in which William Paterson College can demonstrate the College's commitment to the conservation of historic resources and the adaptation of such resources for current and future needs. We have developed and analyzed five historic preservation alternatives that we believe should be considered.

These alternatives are:

Preservation Maintenance

Restoration of MacCullough's Castle

Restoration of the Hobart 1919 Residence

Adaptive Restoration of the Hobart Residence

Adaptive Reuse

The suitability of each alternative has been measured against current preservation philosophy and modern operational needs. Each concept has been evaluated in terms of the impact on the characteristics and limitations of the building. The evaluation has also considered the suitability of the proposed use relative to the overall needs of the College for space and the desire to focus attention on Hobart Manor as a special place at William Paterson College. The feasibility of each alternative has been evaluated in terms of economic and financial realities, and other restraining factors. The summary of the analysis of each concept follows.

Alternative 1: Preservation Maintenance

The concept of preservation maintenance stresses the continuation of an ongoing maintenance and repair program to protect the structure. This alternative for preservation and use of Hobart Manor involves no major change. The building would continue to be used for admissions, alumni and community affairs activities. Preservation would be carried out by normal maintenance in accordance with a preservation maintenance plan. Such a plan would call for repairs and alterations to be made in any functional manner, but with some concern to match existing conditions and a special effort to preserve surviving exterior and interior architectural features. Equipment and fixtures could be replaced as needed to meet the operational needs of the College.

While it would provide future options for more intense preservation projects, this status quo alternative would include no new plan to immediately draw attention to the significance of Hobart Manor.

Alternative 2: Restoration of MacCullough's 1870s Castle

The concept of restoration to a previous appearance stresses the preservation of Hobart Manor as the home of a successful Paterson industrialist. This alternative would restore the building to its 1870's appearance. Reconstruction could be based on the existing remains of the original building fabric, which includes the stonework on the first story front elevation and the basement; and on the first and second stories of the west side

and rear elevations. Further analysis of the roofing structure would likely uncover additional pre-1915 building fabric. Although the demolition of the wing would significantly reduce the floor area, the building could be used to commemorate the early history of Wayne and its role in the growth of Paterson.

Restoration would require extensive research of the MacCullough family history in order to produce sufficient documentation. Original plans, family photographs of the interiors, or a detailed written account or inventory of the estate and its contents would be necessary. If these types of records could be located and if the building fabric yielded more clues to earlier construction, the MacCullough residence might be recreated and furnished.

However, since initial investigation does not indicate that there are drawings or definitive descriptions of the original building, the reconstructed portion and the interior rooms and furnishings would have to be conjectural. Restoration to a period without definitive documents is not consistent with current preservation philosophy, since removal of the early twentieth century additions would destroy major elements of later architecture and later history of the building. This alternative is the least cost effective of the several alternatives considered and would probably be economically feasible only if the cost of operation of Hobart Manor was derived from the income of an endowment.

Alternative 3: Restoration of the Hobart 1919 Residence

A second restoration alternative would stress the return of the Hobart residence as rebuilt and extended between 1915 and 1919. This alternative would restore the exterior and interior to the appearance it had following the 1915-1919 remodelling of the main building and the addition of the northeast wing. Missing architectural features would be replaced and later additions, such as the northwest corner entrance porch (Illus. 13), would be removed. Modern equipment and fixtures would be concealed to minimize their intrusion into the ambience of the restored interiors. The finishes, colors and ornamentation would be based on documentary and physical evidence. The rooms would be furnished and used as they were historically, not just as a museum but as participatory learning experiences provided by the College. Though this alternative would not be responsive to the William Paterson College's need for office space, this would provide the College and the surrounding region with a museum and laboratory to interpret the early twentieth century estate which is one of few remaining in the area.

At present the College has designated the principal spaces of the main building--including the first and second floor central hall, the drawing room, dining room, billiard room, library, and downstairs gallery--to be public space and of greatest priority for restoration. The preservation alternative proposed here would provide for the restoration of these spaces as well as in the other rooms not mentioned in the main building and in those of the northeast wing. The rooms in the northeast

wing would be returned to their primarily bed chamber form, with the restoration of important architectural elements and appropriate furnishings. For example there would be replacement of original moldings, installation of appropriate lighting fixtures, necessary repair to window casements, fireplaces, and period bath fixtures and tiling. Perhaps the master's bedroom today (Illus. 15) provides the best example of architectural detail that might be restored within the rooms of the northeast wing. Added to this would be the early twentieth century reproduction furnishings like those used by the Hobart family. An 1929 photograph (Illus. 16) indicates that this would include a Chippendale style desk, a Hepplewhite style desk chair and small bookcase, and a turn-of-the-century day bed. A wall-to-wall carpet and an oriental area rug in front of the fireplace would cover the floor and the windows would be dressed with early twentieth century fabric drapes and valance tops.

Architectural restoration of the main building would similarly address: molding and plasterwork detail as seen in the library (Illus. 17); installation of more appropriate light fixtures and firedoors in the place of those noted in the dining room (Illus. 18); restoration and necessary repair to wood (Illus. 19) and leaded glass casements (Illus. 20); paint and paper analysis in each room to determine the original wall finishes for individual spaces; modifications to the existing electrical system (Illus. 21); restoration of the early twentieth century servants' dining room, flower room and bath which were converted to a waiting room/gallery space (Illus. 22); and

rehabilitation of under-utilized spaces at the basement level and on the exterior (Illus. 23 and Illus. 24).

There is good documentation of the appropriate furnishings for this 1915-1919 period restoration. Wentworth photographs illustrate the Hobart family's use of a variety of early twentieth century reproduction furnishings throughout the principal rooms of the main building. The downstairs rooms (Illus. 6) would include the more primitive reproduction pieces such as a Jacobean style open arm chair and painted chest in the entrance hall and the combination of rustic and stylized pieces in the reception room including a windsor side chair, Queen Anne rocking chair, a Chippendale mirror and an overstuffed leather arm chair characteristic of the early twentieth century.

The upstairs living and dining rooms are also well documented in early photographs. The living room (Illus. 5) was finished primarily in Chippendale style reproduction pieces such as arm and side chairs, a pedestal table, a secretary chest, a lolling chair. Other important documented items were several overstuffed upholstered pieces including a sofa and two arm chairs. The floor was covered with one large and two small area semi-antique oriental rugs and the windows dressed with drapes and valances characteristic of the early twentieth century. The dining room (Illus. 7) was also characterized by Chippendale reproduction pieces including a sideboard, pedestal table, five side chairs and one arm chair. An Empire style pier table flanked one side of the fireplace and the floor was covered with a large area woven rug very faded with use. Though not visible

in this picture, there were likely to have been several additional Chippendale side chairs around the room along the chair rail and the windows dressed like those in the living room.

The remaining upstairs entertaining spaces, not recorded in early photographs, were the billiard room and library. In the case of the former, furnishing would have included a early twentieth century billiard table and several side chairs surrounding the room. The library like the living room would have included both reproduction side chairs and overstuffed arm chairs, a central pedestal table, perhaps a library stair and carpeting and drapes like those found in the living room. The upstairs hall, like its counterpart downstairs would have been sparsely furnished with little more than a few side chairs along the chair rail molding.

The reproduction furnishings used throughout Hobart Manor in this early twentieth century period are still readily accessible in the current antiques market. The College might retain a consultant or establish its own committee with charge to obtain the above mentioned types of pieces to complete this restoration alternative.

The complete restoration of the building and its operation would be expensive. However, some of the costs might be offset if Hobart Manor was operated as both a museum and a special events center. The premises and its facility might be available for rental to accommodate appropriate conferences or moderately sized events.

Alternative 4: Adaptive Restoration

The concept of adaptive restoration combines the present needs of the College to house certain activities in Hobart Manor with respect for the historically significant elements of the building. This alternative would retain the building's early twentieth century exterior appearance. On the interior, selected significant spaces of the Hobart main building from the 1915-1948 period would be restored. This restoration would address only those spaces designated by the College for public use. These are:

- a. center hall and gallery on first floor
- b. upstairs hall, drawing room, dining room, [ante room,] billiard room and library

As noted in the previous alternative, the architectural detail that remains in the main building is of tremendous value. The features of moldings, flooring, plasterwork, window casements, fireplaces, hardware, wall and switch plate fixtures, and sash doors give Hobart Manor a truly distinguished architectural quality. What is more, these are features that are distinctive of the work of architect Fred W. Wentworth. At Hobart Manor, other details such as the spiral stair (Illus. 25) and the upstairs hall chandelier and 'medallion' (Illus. 25) add special elegance to the property and should become part of a restored interior.

This preservation alternative differs from the former Alternative 3 by focusing on those areas that can best interpret the significance of Hobart and Wentworth while still allowing the building to serve the utilization needs of the College. Measures might also be outlined for the preservation and

maintenance of significant architectural details in the smoking room, reception room and office space within the Hobart kitchen and pantries in the main building. At the same time we would strongly urge that provision be made for the preservation and maintenance of similarly significant details in the office spaces of the northeast wing.

A furnishing plan specifically tailored to this partial restoration can be prepared with this alternative. The photographic documentation of Hobart period interiors, mentioned throughout this report, provide valuable guidelines for a furnishings plan. Clearly the bedchamber furnishings mentioned in the previous preservation alternative 3 would not apply in this partial restoration plan; however, all other types of furnishings discussed--such as Chippendale, Hepplewhite, Sheraton and Empire style reproduction pieces would be appropriate. Again, we would note that appropriate period furnishings are available in the current antiques market; consideration should be given to completing the major rooms with period pieces. These rooms would serve as functional space for the College's smaller gatherings. Because guests would be exposed to the historical importance of the building, Hobart Manor would serve an educational function also.

Adaptive restoration would provide for the preservation of the historically significant elements of Hobart Manor while allowing cost effective new uses in this important facility that will help William Paterson College to enhance the role of the College in the region.

Alternative 5: Adaptive Use

In those cases where a building has been drastically altered throughout successive generations of use, adaptive use may be considered an alternative. This type of project would focus restoration efforts on the exterior of the building while allowing the interior spaces to be wholly rearranged. Given the outstanding condition of both interior and exterior architectural detail at Hobart Manor, this alternative would destroy a great deal of the significance and integrity of Hobart Manor.

Conclusion

William Paterson College has used Hobart Manor for some time as the center of several administrative activities. In particular the offices within have served to develop the College's community-oriented educational philosophy and mission. Current plans are to maintain the building as the headquarters of admissions, alumni affairs and community affairs. Therefore the building's role in intensified efforts to serve the region intellectually, culturally and economically, will persist. The office space required by these functions has been confined primarily to the northeast wing, leaving many of the formal spaces of the main building empty and easily adapted to public use. Public uses would include receptions, small dinners in the dining room, recitals, art exhibits and small meetings in the library, dining room and billiard room. In addition, the College has a special interest in developing a furnishings plan for these

principal public spaces in conjunction with the overall restoration of the building. This is would be an appropriate complement to a general preservation plan and NPI would be glad to work with the College in preparing this tool to furnish the formal spaces.

To meet the College's goal of preserving and enhancing Hobart Manor with the most effective use of space, the adaptive restoration alternative is most feasible. The work proposed in the following chapter of NPI recommendations can be achieved in logical increments, as building blocks, with a reasonable, continuing flow of funds. The actions under this concept are not drastic and are reasonably reversible. The alternatives to restore to an earlier or original appearance or to maximize the floor area with new, internal structures could be implemented in the future without difficulty.

We recognize that the analyses of these alternative preservation concepts are not definitive and that there are more concepts than the five alternatives discussed. In addition, each of these alternatives also has many variations or subunits for preservation treatments and use options. Refinement of the concepts may require detailed cost estimates to evaluate the preservation-construction investment and operating costs over the building's life cycle.