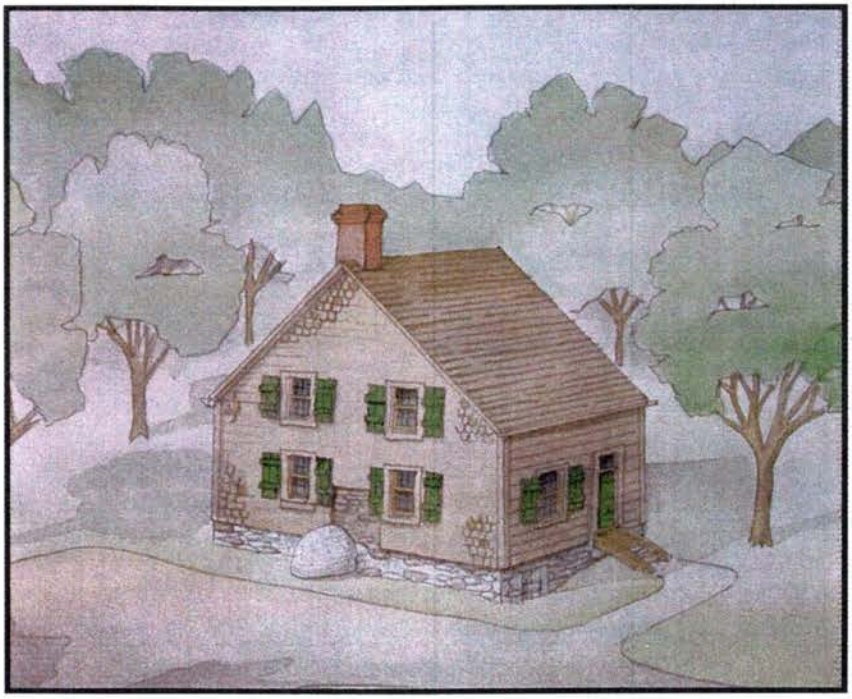
Historic Structures Report

Wyckoff-Garretson House

Franklin Township, New Jersey

Prepared for the Meadows Foundation
with funding from
The Somerset County Historic Preservation Grant Program



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Volume I: Text

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WYCKOFF-GARRETSON HOUSE
FRANKLIN TOWNSHIP, NEW JERSEY

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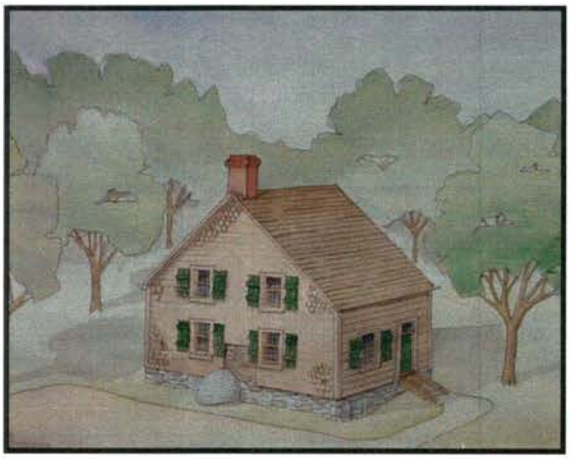
15 March 2001

TABLE OF CONTENTS

Executive Summary



Executive Summary

Introduction

The attached Historic Structures Report was commissioned in April of 2000 by the Meadows Foundation, Inc., a not-for-profit organization. The purpose of the report is to document the history, physical fabric, and current conditions of the Wyckoff-Garretson house and its surrounding site. With evidence collected by the team of architects, historians, conservators and engineers, a recommended program of rehabilitation, re-use and restoration actions has been drafted for consideration by the Foundation and Somerset County, the granting agency. This summary offers a synopsis of the report and its recommendations.

A Historic Structures Report serves both as a historical document and as a planning tool. Its format and methodology are recognized as standard by the National Parks Service, New Jersey State Historic Preservation Office, the DEPE, the New Jersey Historic Trust, and other agencies charged with the stewardship of historic resources in the region. The HSR can serve as a basic tool for planning re-use and development strategies, as a baseline document for restoration, and as a component of grant applications to the New Jersey Historic Trust. In fact, it is an essential first step in establishing the significance and physical condition of virtually any historic structure.

The report contains three major sections: a documentation of the historical and architectural development of the site and its structures informed by archival and physical research; a survey of the existing conditions of the historic resource written by a licensed architect, engineer, historian and conservator; and a chapter containing recommended actions to stabilize, restore, or adaptively re-use the resource.

Historical and Architectural Development

The Wyckoff-Garretson house is a rare intact example of Dutch anchorbent house framing from one of the primary areas of Dutch colonization in the New World. Indeed, its architectural development bears witness to the longevity of Dutch cultural traditions in New Jersey. The house was constructed and occupied largely by only two Dutch American families—the descendents of John Wyckoff, the original builder from Brooklyn, and those of Samuel Garretson, who purchased the Wyckoff farm in 1800. What remains today is essentially the house as it stood following Garretson's expansion in 1805.

John Wyckoff (16xx?-1746), was a grandson of the prominent Long Island merchant, Pieter Claessen Wyckoff, himself the builder of what is said to be the oldest house in New York City. Pieter's son, Cornelius Wyckoff (1656-1746) purchased approximately 1000 acres of land south of the Raritan River from John Harrison in 1701 and gave one third of it to each of three sons—John, Jacob and Simon. All three were certainly farming their land as early as

1713/14, when a deed now in the New Jersey archives documents the gift of the land to them from their father. It is not certain whether any of the farms supported "permanent" dwellings at that time.

From stylistic analysis, physical evidence, and dendrochronology, it appears that John Wyckoff constructed the southern half of the present dwelling around 1730. The date comes from a documented tree-ring sample from one of the cellar columns. This house was a prototypical story and a half, anchorbent frame dwelling with six bents, measuring roughly 32 x 20 feet and built on a full cellar. Its roof pitch, proportions and framing place it squarely within the tradition of early New Netherlands domestic architecture. It had a single jambless fireplace on the south gable wall, and was likely subdivided into three rooms on the main floor. We know that the house was covered with long hand-split shingles on three sides, and large ship-lapped boards on the street façade or east front. This "dressing up" of the formal front was characteristic of the Dutch in this region and on Long Island.

John Wyckoff's son, Cornelius (1711-1793) inherited his father's house and farm in 1746 and raised nine children of his own. Around 1750, he made minor alterations to the house, rebuilding the fireplace in the English manner, redecorating the large front chamber with a mantelpiece, cupboard and wainscot, and installing a cooking hearth and beehive oven in the cellar. Fabric from these alterations remains in the house today, including the original wood mantel.

When Cornelius died the land did not pass to his children, who were living away from Middlebush, but to the son of his cousin, Simon, one Peter Wyckoff (1772-1840). Peter sold the farm in 1800 to Samuel Garretson (1776-1847), a Dutch-American farmer from nearby Hillsborough. Garretson immediately made plans to expand the house, and probably also built additional farm buildings on the 91-acre parcel adjoining Middlebush Road. In 1805, our dendrochronogy proves that an additional six bents were built onto the north side of the Wyckoff dwelling in precisely the same configuration as the earlier construction. Garretson maintained the integrity of his predecessor's form and structure, while gaining additional space for his family. The house now measured 32 x 45 feet, and had a plan not unlike the one we see today on the main floor. He added a large cooking fireplace and dining room to the north end, moving the service functions of the house away from the cellar. Upon the death of Samuel, James Garretson (1807-1890?) inherited the farm from his father and farmed the land until 1857, then passing the land to his son, Samuel (II). The house remained in the Garretson family until descendants sold it in 1942. Early 20th century photos show the farm in its full prosperity with two barns, a silo, courtyard, water tower, corn crib and carriage barn. The last alterations to the house occurred between 1898 and 1914, when the current front dormer was added to break the roofline.

The final chapter in the history of the Wyckoff-Garretson house and farm began in 1942 with the ownership of Alice and Cornelius Van Cleef. They owned the land for a mere ten years, selling to Joseph and Bertha (Van Cleef) Stout of Franklin Township, who for a time rented the dwelling as a double house. Their son, Robert Stout, sold the land to the New Jersey Department of Environmental Protection in 1972, when the state had plans to create a dam and reservoir in the Six Mile Run drainage area. After opposition by local residents

stopped this project, the Meadows Foundation and Franklin Township began their stewardship of the site in the late 1970s.

Conditions Summary

Exterior

The house has been vacant for approximately 15 years, but has been adequately maintained by the Meadows Foundation so as to conserve both exterior and interior features. The exterior retains a layer of 19th century shingles as cladding, and these have protected earlier layers from deterioration. The windows, many dating from the 1805 expansion, have not been painted for many years, but are generally in fair condition for their age. Two 20th century doors give access to the interior of the house and may be removed when the restoration occurs. In general, the exterior is in fair condition and will allow for significant conservation or replacement of historic materials.

The largest problem areas are at the roof and foundation of the building. A campaign to rebuild the chimneys, begun during the 1990s, was left incomplete, leading to water damage around the unflashed areas of the roof at each gable end. Although there was no significant damage to the roof framing during this period, some rot was discovered on the gable rafters and at the eaves, near the main plate above the corner posts. A stabilization project has already begun to replace the fiberglass shingle roof, flash around the chimneys, and repair the damage to the rafter framing.

The foundation walls on both the north and south halves of the building have suffered from poor drainage. Runoff from the sloping area on the west side of the house has penetrated into the crawl space for many years, resulting in rotted sills that occasioned a complete removal of the floor in the former kitchen. In addition, most of the cellar walls have leached mortar and need repointing or selective rebuilding. A stopgap measure taken perhaps 30 years ago— parging the foundation walls up to sill level with Portland Cement mortar— only hastened the rotting of the sills. As indicated in the report below, stabilization measures to correct both the foundation and roof will be required in the near future.

Interior - First Floor

With the exception of the kitchen, which lost its floor during the 1980s, the first floor retains much of its relevant historic fabric. The two rooms most recently renovated by the Meadows Foundation— No. 103 and 105, preserve original plaster beneath a layer of gypsum board. The plank floors are in excellent condition for their age. Greatest damage is evident in the walls of the former kitchen (Room 102), where moisture has been a problem. The rear room of the first build, No. 100, contains much of its original 18th century fabric, including plaster, nogging, painted surfaces, anchor beams, posts, and even a portion of the stair partition. Our probes revealed the chronology of plaster in the walls of Room 103, and exposed the ground for a wainscot. Room 105, the former dining room or northeast parlor, has been covered in

sheetrock, but its original finishes may be restored when careful removal of this layer is accomplished.

Casings and trim in the major first floor rooms are likewise present or evident in the existing fabric. The simple door frames from the first build are intact in Room 100, while circa 1750 door casings, panel moldings and a mantelpiece remain in Room 103. There is consistent later molding in the circa 1805 rooms— 105, 104 and 101. The Federal mantel of Room 105 will likely yield information about finishes and dates when investigation proceeds further. Our 25 interior and exterior paint samples show a consistent pattern of finishes that will aid in the restoration efforts.

The windows and doors on the first floor are likewise in fair to good condition, yielding important information about the original finishes and décor. We discovered two early 18th century Dutch doors that fit openings in the rear chambers. Later doors now in other openings provide evidence of the types used in 1805 and after. There is also ample evidence of original hardware. The windows are less definitive, but their condition will allow conservation and further investigation to make the interior restoration possible.

Interior – Second Floor

The second floor was renovated during the early 20th century, but also retains evidence of earlier finishes. Most walls are plaster on machine-sawn lath, many covered later in gypsum board. There are fewer early moldings in the second floor, as befitting its use as a sleeping loft during the 18th century. Most doors and casings are from the Victorian era, with the notable exception of salvaged or cut-down plank & batten doors in several rooms. The floors are mainly original wide planks, exposed in the ceiling below. The ceilings are mainly gypsum board, covering a layer of plaster on wood lath. The attic remains unfinished, with all major framing exposed.

Building Systems

The only operating system presently in the building is a 150 Amp main electrical panel, connected to a patchwork of early and later wiring. This allows operation of the lights in the first floor rooms, and will allow the installation of smoke detection and security systems. Evidence of a boiler and hydronic heating system exists throughout the house, with some piping remaining in the cellar. Most of this system was removed at least 10 years ago. Likewise, the plumbing for the former kitchen and bathroom is inoperable. Fixtures in the bathroom may be removed. We have recommended below that the wiring be upgraded as soon as possible, and that a new heating system be installed to temper the building prior to restoration of the interior finishes.

Program Recommendations

It is the goal of the Meadows Foundation to establish the Wyckoff-Garretson House as a center for the interpretation of Dutch culture in Somerset County. Because the house retains a great deal of its 18th and early 19th century fabric, there is a signal opportunity for

restoration of the building as a house museum and interpretive center. With this in mind, we recommend that the Foundation endeavor to restore the building to its state in 1805, when both the first and second builds were in place, but during a time when Dutch culture was still very much in evidence in New Jersey. This will entail the removal of the 20th century dormer on the east front, restoration of the cedar shingle roof, and complete replacement of the cladding with authentic Dutch shingles and boarding.

The mission of the museum will be to offer a restored Dutch farmhouse that presents a picture of life in Somerset County during its earliest agricultural period, from 1675 to 1850. The restored exterior of the house, on its original site, will make a strong statement about the austerity and rigor of Dutch husbandry. The first floor rooms, as now configured, will be restored to present two periods of occupation: that of the John and Cornelius Wyckoff families during the 18th century, and that of the Samuel Garretson family during the early Federal period (1800-1815). The northern rooms in the "new" build-- kitchen, northeast parlor and hall--will be restored in period paint colors and furnished to present a Federal period Dutch farmhouse. The oldest intact space, Room 100, will be conserved with finishes *in situ* to represent an antique Dutch "Binnen Kammer" in the style of New Amsterdam and the Hudson Valley. It will be subdivided as during the 18th century to segregate the small stair room behind. The front chamber will be restored to its décor and configuration during the c. 1750 period, when the new English fireplace, mantle and cupboard were in place. The second floor will not be restored or interpreted, but will serve as seasonal office space for the curatorial staff of the museum. The carriage barn will be renovated for use as a visitors' center, with public restrooms and a museum shop.

Since fundraising and construction of the proposed house museum will necessarily be a long-term process, we recommend that the restoration be undertaken in four phases, each with a clear goal and end product. **Phase 1** will address the stabilization of the exterior building envelope, and is presently in progress utilizing Somerset County grant funds. **Phase 2** will target the restoration of the exterior fabric, including removal of the 20th century dormer and complete replacement of historic shingles. **Phase 3** will address the first floor interior and the need for ancillary public and staff facilities in the Carriage Barn. In addition, site archaeology will clear the way for later improvements. **Phase 4** will finish the initial project by creating a visitor center in the Carriage Barn, and will create a visitor-friendly site with parking, restored landscape features, and perhaps outbuildings from a Dutch farm. It is anticipated that the complete program will take five to ten years.

Rehabilitation Priorities

Phase 1

Timetable: Year 1

- Replace the asphalt shingle roof with a new fibreglass shingle "timberline" Class A roof as a near term solution to the roofing problem.

- Flash the chimneys with copper in a stepped, counterflashed design consistent with modern practice. The reglets for this flashing currently exist in the rebuilt chimneys. Flashing and counterflashing may be easily installed once the roof shingles have been removed.
- Shore the extant plates and structural members in the excavated rear room of the house and sealing of the space with plywood and vapor barriers to prevent moisture and pests from entering the space. No further work is recommended on the sills or frame until a full evaluation can be made. (See Huffman detail drawing).
- Install aluminum gutters and leaders to deal with roof runoff. All of the above measures are reversible and necessary to preserve the exterior of the house from further damage.
- Plastic (epoxy) or dutchman repairs to the rotted rafters and posts in the attic by a qualified restoration carpenter.
- A thorough insect and pest control evaluation by a qualified firm; followed by treatment for the pests that is non-toxic and which protects the existing fabric.
- Install a central security and fire alarm system in the house, connected to the township's central police/fire facility.
- Install a caretaker in the carriage house to watch over the house and site.

Estimated Cost of Phase I Improvements: Approximately $50,000.

Phase 2

Timetable: Year 2

- Remove existing concrete parging over foundation walls. Excavate and shore walls to investigate subsurface footing conditions.
- Perform mortar analysis on masonry from both builds and identify stone types.
- Rebuild, repoint and otherwise conserve all existing stone foundation walls with existing or similar masonry materials (shale, fieldstone). Establish a new concrete footing for stone walls in western section of new build.
- Repair (using epoxy and treated dutchman patches) entire sill plate of east, north and south walls. Replace missing and rotted sill on entire west wall with new treated plate of identical dimension to existing.
- Install swale and new grading at western (rear) portion of site to divert water from west façade. Install new subsurface French drains tied to leaders. Connect perimeter drains to new dry wells or run to daylight.
- Repair all damaged or rotted first floor framing. Clean all framing members with dilute solution of bleach to remove mildew. Install basement fans and heating to reduce moisture in cellar and crawl space.
- Restore/rebuild framing in old kitchen using documentation of historic framing system. Replace floor with wide pine planks, of similar dimension to other first floor planking.
- Demolish existing 20th century dormer on east façade of house. Establish previous roof framing system using existing rafters.
- Remove all existing wood shingles from exterior walls. Investigate earliest lath dimensions to establish pattern and size of original shingles. Investigate window openings to establish gable end locations.

- Remove fibreglass shingle roof and plank underlayment. Install split lath on historic centers. Fabricate and install cedar shake roof according to traditional Dutch practice.
- Fabricate and install new cedar wall shingles at 15" exposure according to traditional Dutch practice, using existing or replacement lath on timber frame.
- Restore all exterior doors using evidence from Wyckoff and other Middlebush Dutch houses.
- Conserve and restore all windows (with trim) in original 1805 locations, using existing 1805 era sash as a model. Reglaze with historic cylinder glass. Repaint in historic colors, as documented by new paint analysis.
- Restore wooden stoops in three exterior door locations.
- Conserve existing plank cladding on east façade. Seal and repaint in documented historic color.
- Replace existing cellar hatch with reproduction hatch using strap hinges, batten door construction and new steps.
- Excavate cellar to prepare for restoration.
- Add crushed stone base and polyurethane vapor barrier to cellar floor as moisture control.
- Initiate school-based archaeological education program to investigate outlying portions of the site.

Estimated Cost of Phase II Improvements: between $450,000 and $500,000.

Phase 3

Timetable: Years 3-4

- As discussed above, restore Room 100 to its circa 1730 finishes and configuration, using in situ evidence. Rehang doors with existing and reproduction units. Prepare detailed paint and finish conservation report before making final determination on extent of repainting in historic colors.
- As outlined above, restore Rooms 102-105 to their circa 1805 finishes and configuration, using in situ evidence. Restore all doors and window trim using in situ evidence and documentation from this report. Rebuild kitchen fireplace and flues to provide working cooking hearth for demonstrations.
- Restore cellar walls, using whitewash, and clean cellar for group interpretations.
- Conserve and restore all existing wide pine flooring. Refinish in the traditional Dutch manner (without paint).
- Install new code-compliant electrical wiring, including security and fire systems wiring throughout house for lighting, power service and other controls. Utilize existing 150 Amp service if possible.
- Install new hydronic, baseboard-type heating system for first and second floor using, where possible, existing pipe chases and floor openings.
- Document ground floor of carriage barn. Design and fabricate new handicapped accessible toilet rooms for public use in the building.

- Design and build new visitor parking lot in the location of the existing carriage barn driveway. Perform archaeological shovel tests to determine potential resources to be disturbed. Excavate resources before construction of lot.
- Design and install visitor signage system and other public amenities to facilitate increased public visitation.
- Hire curator or house administrator to run the facility.
- Continue site archaeology, stepping up professional input and reports.
- Display artifacts from previous excavations in the house, along with period furnishings.

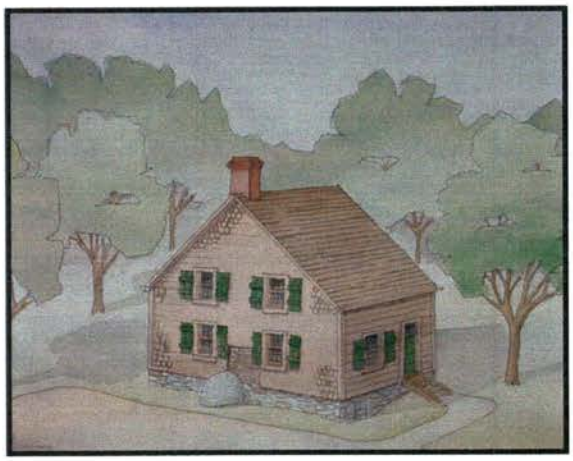
Phase 4

Timetable: Years 5-9

- Design and build a museum shop, visitor interpretation center, and public lobby in the existing carriage house, to connect to the pre-existing rest rooms.
- Improve the public accessibility to both house and carriage barn. Hire landscape architect to create a historic site master plan, and implement its recommendations.
- Renovate second floor of Wyckoff-Garretson house for limited use as office space for Meadows Foundation curatorial staff (seasonal use only).
- Prepare long-range master plan and maintenance plans for house and site.
- Expand site access and parking, if possible.
- Acquire adjacent house site in order to expand the interpretation of the agricultural areas of the farmstead.
- Integrate programs and interpretation with Hagemann farm next door.
- Initiate fundraising for endowment to maintain the property in future years.

Estimated Cost of Phase III and IV Improvements: Approximately $1.2 million.

I. Introduction



I. Introduction

I.1 Project Description

The Meadows Foundation, a not-for-profit conservation and educational corporation based in Somerset County, New Jersey, commissioned this Historic Structure Report in 1999. The report follows the format suggested by the State of New Jersey's Historic Preservation Office in its latest guidelines. The subject property is one of several early Dutch houses listed as contributing resources in the Six Mile Run Historic District (SR 7/14/93; NR 10/25/95). It is owned by the state of New Jersey and operated by the Meadows Foundation as part of a long-term lease arrangement with the state and Franklin Township. The Wyckoff-Garretson House is now located on a 1.5-acre parcel of the original farmstead, near the intersection of South Middlebush Road and Bennett's Lane. The project has been funded, in large part, by a grant from the Somerset County Cultural and Heritage Commission. Work began in April of 2000, and concluded in early 2001. The office of Mark Alan Hewitt, AIA directed the project team during the yearlong study under a contract with the Meadows Foundation dated April 6, 2000.

The Meadows Foundation is one of New Jersey's most successful conservation organizations. For over 20 years its mission has been to "Give the Past A Future" by saving and maintaining historic properties in Somerset County for the enjoyment of the public. The organization began as a grass-roots effort by local citizens to save the Symen Van Wickle house from demolition by developers. In 1976, when the owners put the house and 6 acres of prime land up for sale, a group of concerned people in Franklin Township took action to insure the preservation of the 18th century Dutch dwelling and its site. It was then that Franklin Township was persuaded to apply for a New Jersey Green Acres grant of $45,000. This had to be matched by the Township, but the Township Council would not approve $45,000 as an additional budget item. At that same Council meeting in 1976, several of the founders of the Meadows Foundation stood up and personally pledged $1,000 toward the match. A community fund drive was undertaken to raise the balance of the $45,000. The drive raised all but $9,000 and took out a loan from the Franklin State Bank for the remainder. Within a year the parents of one of the founders paid off that loan. In succeeding years the Meadows Foundation successfully restored the building for community use, installed a new septic field and heating system, and landscaped the property adjacent to the Franklin Township municipal complex on Easton Avenue. Today a full schedule of cultural events at the Van Wickle house offers the public concerts, picnics, educational seminars, an annual canoe race, and outdoor activities for scouting groups.

Building upon its extraordinary success at the Van Wickle house, the Meadows Foundation (named for the traditional title of that estate) expanded its preservation activities by taking on the stewardship of five other historic properties in Franklin Township. Several of these, including the Wyckoff-Garretson house, are located within the boundaries of the Six Mile Run preserve. They include the Franklin Inn on Amwell Road, the Millstone Canal House at 598 Canal Road, and two properties within a mile of the Wyckoff farmstead— the

Hagemann Farm (205 S. Middlebush Road) and Van Liew-Suydam House (280 S. Middlebush Road). Since several of the farm properties are related in style and type, the Foundation has begun to plan for a multiple-site interpretive program that will allow the public to visit traditional Dutch-American agricultural sites. For instance, the Hageman barns are currently under restoration and re-use as a multi-purpose meeting facility. The Van Liew-Suydam house will become a center of ethnic diversity in the New Brunswick area. All of the houses and outbuildings maintained by the Meadows Foundation are open to the public and will remain accessible to the entire community. The Foundation takes its responsibility seriously as a vital community steward by preserving heritage of this area of Somerset County. This project is only one of several publicly-funded studies that will extend the outreach of the organization and help to fulfill its long-range goals.

I.2 Purpose of Study

Although the area of Franklin Township known as Middlebush has long been associated with Dutch heritage and material culture, individual dwellings and farm buildings have not been studied in great detail. During the 1930s the Historic American Buildings Survey documented several of the Dutch houses in the area, using available research and physical dating techniques. But much has been learned since then. It has long been the intention of the Meadows Foundation to complete research projects on all of its six historic properties, and eventually to restore or rehabilitate the houses and farm structures. Thus, when funding became available through the county, the Foundation submitted grant applications for several of its buildings. The county chose to award not one but two substantial grants to the Wyckoff-Garretson property, and elected to fund both research and "bricks and mortar" rehabilitation. As work began on the HSR, it was discovered that the age and significance of the house merited major study above and beyond the original scope of the report. The scope was amended to allow for additional archaeology, dendrochronology and material analysis.

The goal of this expanded report is to document in full detail the physical fabric of the Wyckoff-Garretson House, to evaluate its potential for restoration and interpretation, and to provide a phased restoration plan aimed at opening the building as a museum and cultural heritage study center. Because it is one of the best-preserved examples of complete Dutch anchor-bent frames from the primary era of Dutch material culture in New Jersey, we hope that this report generates the interest and support needed to complete the restoration of this important building.

I.3 Location of Property

The Wyckoff-Garretson House is located at 215 South Middlebush Road, Block 74, Lot 12, in Franklin Township, New Jersey. The farmstead lies a few miles east of the Millstone River and Blackwell's Mills, and about six miles southwest of New Brunswick (hence its historic designation as "Six Mile Run"). The property is a trapezoidal parcel of land on the west side

of the road, approximately 1.505 acres in area. The house is located on the USGS New Jersey Quadrant, Datum WGS84, at N40° 29.109' and W74° 32.173' and elevation 92 feet.

I.4 Personnel

The office of Mark Alan Hewitt, AIA, Architect, with Acroterion, LLC, James B. Huffman, PE, Clifford W. Zink, and Hunter Research, Inc., researched and wrote the Historic Structures Report. The following personnel contributed to the document:

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Mark Alan Hewitt, AIA, Architect
Principal-in-charge, Documentation, Research, Cost Estimating and Writing

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Historical Research, Writing and Conservation Assessment

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Structural and Building Systems Evaluation
Structural and Mechanical Engineering

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Jerry Bruno, Jr.
Senior Designer & CAD Specialist
Mark Alan Hewitt, AIA, Architect
CAD drawings, perspectives, documentation

I.5 Acknowledgements

The professional team gratefully acknowledges the support and assistance of members of the committee on the restoration of the Wyckoff Garretson House.

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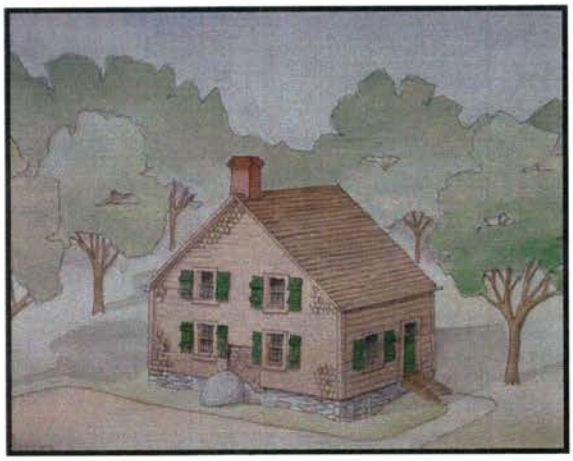
II. Methodology



II. Methodology

The consultant team followed a methodology consistent with New Jersey state and national standards on the research and production of Historic Structures Reports. This method reflects the latest revisions to the *Secretary of Interior's Standards for the Rehabilitation of Historic Structures.* Physical fabric from all periods was considered equally in the evaluation of the structure's historical and aesthetic significance.

The first phase consisted of research in archives, libraries and county records to determine the property history and ownership succession. During this phase, the architectural historian consulted local and state library collections to determine where pertinent material on the Wycoff-Garretson site could be found. She prepared a comprehensive bibliography and copied relevant material for use in the writing of the historical portions of the HSR. Both primary and secondary source materials were consulted. At the end of the research period, findings were employed to corroborate observations made in the field.

Second, the architect and engineer performed a comprehensive documentation and field survey of the site and house. This survey included field notes, sketch drawings, photography of the interior and exterior of the building (much recorded with a digital camera), probes, and consultation of existing source materials on the history and physical condition of the site. After measurements and survey work were complete, the team prepared a set of plans, sections, and elevations of the existing conditions on AutoCAD R14 files. The drawings were used as baseline documents for all subsequent work.

The team performed a thorough investigation of the physical fabric of the building using both non-invasive and invasive techniques. Clifford Zink examined the frame in great detail, and provided information on various building elements, including doors, windows, hardware and interior details. Archaeological investigation during two separate projects targeted questions not answered by the initial field survey or archival sources. Richard Hunter's staff in particular looked at the "join" between the first and second builds of the house, and investigated the cellar for information on the initial building campaign. Once the likely areas of significant physical evidence were identified, probes were made to determine the structural and constructional characteristics of various building elements, and establish a firmer chronology for the building's three main phases.

In the investigation of the physical fabric of the building, methodical room-by-room observation of the interiors and elevation-by-elevation of the exterior produced much of the necessary information. In selected areas of the building, probing beneath the surface was required to answer questions about materials, structure, and form. Since wall surfaces had been covered over by gypsum board in many rooms, it was necessary to remove the outer layers of finish to determine the construction and condition of materials beneath the surface. A record of these probes is provided in the photographs and drawings that follow.

The team met three times with members of the Meadows Foundation to collect data on potential programmatic needs and discuss potential re-use strategies. Minutes from one of these meetings are included in the Appendices of this report. Final recommendations have been prepared using information obtained from the Meadows Foundation, Somerset County, and other interested parties. The consultant team has critically evaluated the program in relation to preservation and conservation standards, and formed its recommendations to conform to both client needs and protection of the historic fabric of the farmhouse and its site.

Once a complete range of historical, program, and architectural data was collected and analyzed, we drafted a final report outlining the history, significance and potential rehabilitation strategies for the property. This document reflects both the empirical evidence and the best current professional practice in historic property management and conservation of physical artifacts. Recommendations are listed in order of priorities for protection of the physical fabric, health safety and welfare of occupants, applicability to program needs, cost of the work, and a timeline for improvements over the near-term life cycle of the building. We hope that the final draft of the document will serve as a planning and conservation tool that may be used for 10 or more years, as the property enters a new phase in its useful life.

III. The Wyckoff-Garretson Farmstead

III. The Wyckoff-Garretson Farmstead

III.1 Location and Ownership

The original John Wyckoff farmstead occupied some 300 acres on the west side of the "middle line" of the Eastern Precinct of the earliest surveyed map of Somerset County, published by Benjamin Morgan in 1766 (see Fig. 21). The original Dutch settlers had been drawn to this area of bottom land for its agricultural potential. Indeed, geographers mark the belt of the Inner Coastal Plain below the Raritan and along the lower Delaware as the state's richest farming region, containing a large percentage of the best Jersey soils. Following the earliest trading settlements along the river, Dutch farmers from Long Island purchased substantial tracts from the Twenty-four Proprietors just after 1700 and established a church and village at Middlebush. The nearest other villages were Hillsborough, Blackwell's Mills, and New Brunswick— soon to become the cultural heart of the area. Farming sustained the economy in this region until the mid-twentieth century. Because the agricultural activities on the land changed marginally from the 18th century to the present, Dutch heritage and folkways have lingered in this unique region of the state. For instance, many of the best-preserved Dutch barns in the state have been found in the Middlebush area.

As discussed below, the farm property on which the house stands had only three major owners before its purchase by the state in the late 1970s. John Wyckoff and his descendants farmed the property for nearly a century, selling two roughly 90-acre parcels to Samuel Garretson of Hillsborough in 1800. The Garretsons, also of Dutch descent, became leading citizens of the county and maintained the house and farm structures for another hundred and forty-odd years (Figs. 3, 4). The briefest owners were the Staudts and Van Cleefs, who lived in the house from 1943 until the early 1970s. When the Six Mile Run State Park and preserve was formed following the state's aborted plans for a dam on the upper Millstone River, the remaining Dutch farms were acquired and rented for cultivation. Farmhouses such as the Symen Van Wickle, Hageman, Van Liew and Wyckoff-Garretson houses were left without stewards. The Meadows Foundation was formed to save one of the structures, the Symen Van Wickle House. Within a few years the Hageman Farm and Wyckoff-Garretson House were also targeted for rescue. The Van Liew-Suydam house was preserved about ten years later, in 1988.

III.2 Site Description

Visitors to the Six Mile Run area south of the modern village of Middlebush see a landscape little changed from its agricultural beginnings in the late 17th century (Figs. 5, 6). Proceeding south from the village are farms on both west and east sides of the narrow road, which maintains its historic hedgerows and southwest trajectory despite modern improvements. The New Jersey Department of Agriculture continues to lease the divided fields to farmers, maintaining the historic land use and conserving the topos and vegetation. The farms on the western side of the road are spaced approximately 1500 feet apart, and are divided by

distinctive European field patterns running east-west. These long, narrow fields are remnants of the ancient Dutch land subdivision that characterized the Hudson Valley. The six fields stretching from the Hagemann farm to the Wyckoff one are well-marked by ancient irrigation furrows and hedgerows. Preservation of this landscape, and the Dutch family land divisions, will insure that future generations understand the hardships, striving and innovation of these early settlers as they made their way in a new land.

Aerial photogrammetric maps flown in the 1970s for the Six Mile Run Reservoir project (Fig. 1) show the configuration of 18th and 19th century farm buildings on the Wyckoff-Garretson acreage. The house is located approximately 125 feet west of the road on the same NE/SW grid. The land slopes gently down toward the road from a 100-foot contour about 500 feet from the house. The original dwelling was built on shale bedrock lying only six feet below the surface of the topsoil. Archaeology has revealed that the historic 18th c. grade lies some two feet below the present one.

To the south of the house stands an early 20th century, Dutch-influenced "carriage house" that likely served multiple uses during the Garretson and Staudt tenure. (Plate 10) This building is the only extant structure of perhaps six to eight farm buildings that served the Garretson family during the 19th century. Early 20th century photographs (Figs. 19, 20) show two Dutch barns just south of the carriage barn, in approximately the location of the 20th century house now on the adjoining lot. Their distinctive shape and gable-end doors are barely visible in the pictures. The aerial maps depict the outlines of several smaller farm buildings just to the west of the Carriage Barn, as well as two massive 20th century sheds or barns just at the eastern edge of the fields. In addition, there was a corn crib and water tower near the house. The photos also show (though less clearly) a U-shaped barn and silo complex to the south of the two main barns. This farmstead was undoubtedly the product of Wyckoff-Garretson husbandry and indicative of a prosperous time in Somerset county agriculture. Were either of the two main barns built by John Wyckoff and his heirs? While no physical evidence exists, the presence of similar 18th century Dutch barns on nearby farms suggests that at least one of these barns predated the Garretsons. Archaeology may in the future discover the answers to these questions.

The 1.5 acre house site is accessed by a gravel driveway from Middlebush road. Evidence from earlier maps and aerial photos suggests that this drive was used by carriages and farm equipment to access the house, barns and fields during the 19th century, though its length is now truncated (Figs 1 & 3). On the north side of the property, along the boundary line, is a hedgerow (and wire fence) that matches that of the adjoining field to the west. Twenty feet to the north of the house is a cistern, capped by a stone. One hundred feet to the south, corresponding to early photos of a water tower, is a capped well shaft and concrete block well. The Carriage Barn has footings for adjacent buildings on both the north and south sides (see architectural and archaeological site plans).

Vegetation surrounding the house differs markedly from that of the older roadside farm plots to the north and south. The building is now surrounded by lawns and a handful of trees, some mature and others recently-planted. (Plates 6-8) Two large maples guard the rear of the house. The tallest trees on the property are the two pines following the drive on the south side. Other trees (such as two recently-planted apples) and vegetation are less

significant as defining features. The earliest known photo of the house (c. 1880s) shows two pines and an oak near the front entrance (Fig. 18). It is thus unlikely that historic plant material or native vegetation remains in the north half of the property surrounding the house proper. Likewise, the driveways now connecting the modern house on the adjoining lot to the south with the auto court in front of the Carriage Barn have probably covered over any features of the former farmstead. The overgrown hedgerows on the western border of the site screen[1] the buildings from the farm fields beyond, a condition that might be addressed when the site is interpreted in its historic agricultural context.

III.3 Cultural and Historical Significance

As outlined in the Federal criteria for inclusion in the National Register of Historic Places, the Wyckoff-Garretson house and property possess extraordinary significance for the cultural history of not only New Jersey but the nation. Indeed, the site qualifies under all pertinent criteria recognized by the National Parks Service in its latest bulletin: A) significant historical events or associative value; B) persons or families of historical significance; C) outstanding or characteristic building design or construction; and D) potential to yield important information about cultural history.

The house and its farmstead are among a group of agricultural artifacts with significant physical integrity that demonstrate Dutch culture and husbandry in the New World. As we discuss in the report below, the Wyckoff house is located on its original 1701 tract, and has been continuously farmed for some 300 years with only small changes in land use practice. This fact, and the remarkable state of preservation in the farmhouse itself, lend it special significance among Dutch colonial sites in the area that was once New Netherland.

The Wyckoff family, descended from 17th century pioneer settlers on Long Island, is one of the oldest Dutch clans in America. Both Pieter Claessen Wyckoff and Cornelius Wyckoff of Brooklyn are well-documented figures in New York history. Their New Jersey descendants, including John, Simon and Jacob Wyckoff, are less well-known and documented but are clearly important to the early history of Somerset County. Unquestionably, a proven linkage via deeds to the Brooklyn Wyckoffs places this property on the same plane with the hallowed Long Island home of the family. Further research on the New Jersey Wyckoffs will likely lend additional historical significance to their mercantile and farming legacy.

Perhaps the most remarkable feature of this house is its intact anchorbent frame, built in two nearly identical campaigns some 100 years apart. The carpentry and joinery of the solid oak timber frame is a marvel of European-influenced building craft. Moreover, the Dutch practice of H-bent or anchorbent construction, more often seen in barns than houses, is here demonstrated in pure form. When preserved and interpreted, this house will offer a unique educational tool for bringing this building tradition before the public, and will therefore emphasize the distinct Dutch contribution to early American building technology.

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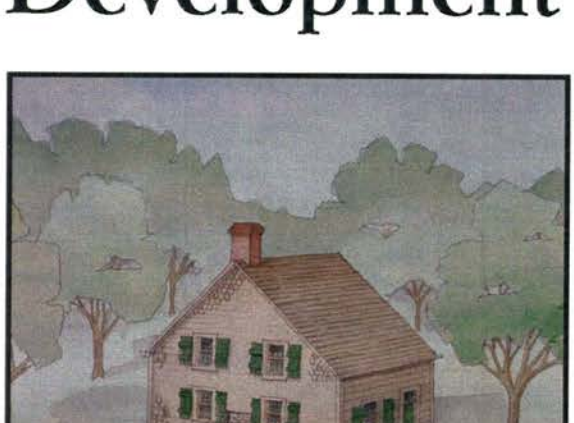
[1] National Register Bulletin 15: *How To Apply the National Register Criteria for Evaluation.* National Parks Service, 1991. See pages 12-24.

Finally, our archaeological reports suggest that the John Wyckoff site will likely yield vital information about early Dutch material culture in New Jersey. Since the site is relatively undisturbed and will not be severely impacted by future development, there is reason to hope that excavations and other subsurface investigations will bring more artifacts to light in the future. We know the location of the barns and other farm structures, and have good evidence to indicate the sites of privies, trash middens and gardens. This site is well-protected and reasonably well-documented, making it a prime site for future researchers and a good candidate for history and education programs.

In summary, the Wyckoff-Garretson farmstead is not only eligible for individual listing on the State and National Registers, but may qualify for additional status as a National Historic Landmark. We recommend that nominations be prepared at the earliest possible date.

IV. Historical and Architectural Development



IV. Historical and Architectural Development

IV.1 Historical Background: The Dutch Settlement on the Raritan

Dutch settlers came to New Jersey with the earliest white colonists in the mid-17th century and were quickly drawn to its agricultural potential (Fig. 2). With the founding of New Netherland and the charter of the Dutch West India Company in 1621, an area of influence in the lands of the Lenape native Americans, between the Delaware and Hudson Rivers, was opened to Dutch farmers. However, the Dutch land grants in Pavonia (present-day Jersey City) were unsuccessful and Indian conflicts dissuaded further settlement. Oddly, after the British ousted the Dutch from control of New Netherland in 1664, Dutch-American settlers from Long Island began to set their sights on the rich farmland of the Raritan River valley.[2]

Following the Restoration of the English monarchy under William of Orange, relations between the English and Dutch thawed, but tensions remained in the New World. The increasingly prosperous Dutch and Huguenot merchants of New York City dominated politics and culture in the colony at the end of the 17th century. When New Jersey's Proprietary government opened the way for settlement, many Dutch were compelled to leave New York as religious persecution increased under the English colonial governor, Lord Cornbury (1702-08). Early in the new century a group of well-established merchants from the area called Flatland or Beverwyck (now Brooklyn) purchased a 10,000-acre tract from John Harrison. This land was located south of the Raritan River (a waterway soon to be opened to trade), and between the Millstone River and a prominent Indian path running northeast and southwest toward Philadelphia that came to be known as the "middle line." The Dutch speculators included Cornelius Wyckoff, Peter Cortelyou, Stoffel Probasco, Theodore Polhemus, Hendrick Lott, Hendrick Hendricks, Jacques Cortelyou, and Denis Tunis. The area promised rich farm land, and was strategically located between the new villages of Raritan (Somerville) and New Brunswick.[3]

In 1703 a Dutch Reformed congregation was formed at the Three Mile Run, near New Brunswick. One of its founding elders was the Frieslander, Symen Van Wickle, who built a sturdy house nearby in the 1720s (Figs. 15, 16). Although its members labored to gain a permanent pastor, none was supplied and the congregation moved closer to the large farms at Six Mile Run. There in 1717, near the common of Middlebush village, was founded a Reformed Church that would figure prominently in the religious history of not only New Jersey but the nation. The elders of this church included two sons of Cornelius Wyckoff, Simon and Jacob (see family history, below). With a larger and more prosperous congregation and a growing Dutch population, the mother church could not ignore a request

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[2] See John E. Pomfret, *Colonial New Jersey: A History*, New York, Charles Scribner's Sons: 1973, pp. 13-18; Pamela & J.W. Smit, The Dutch in America: 1609-1970, Dobbs Ferry, NY, Oceana, 1972, pp. 1-7.

[3] James P. Snell, *A History of Hunterdon and Somerset Counties*, Philadelphia, Everts & Peck, 1881, pp. 803-804.

for a pastor. In 1719 Theodorus Jacobus Frelinghuysen (1691-1748) decamped from the Netherlands to take up preaching to four New Jersey churches in the area around New Brunswick, including Middlebush. His fiery sermons and zealous spirituality quickly gained him fame and followers throughout the middle colonies.[4] At the center of the first "Great Awakening," he is now credited with fostering the beginnings of evangelicalism in the New World. Clearly the Dutch cultural presence in the Raritan valley was robust during the first half of the 18th century. Estimates of population by Charles Stansfield indicate that from a base of nearly 1000 settlers in 1700, the Dutch expanded their numbers in New Jersey to 16% of the 184,139 state residents in 1790 (a total of 29,462 persons).[5]

The Middlebush area of Franklin Township maintained its predominantly Dutch heritage throughout the 19th century and into the 20th, as families passed their land on to relations and friends. The 1873 Beers Atlas (Fig. 4) shows Dutch ownership of many of the approximately 300 farms in the township in that year. Prominent families included the Voorhees, Wyckoff, Garretson, Hageman, Schenk, Van Arsdalen, Nevius, Suydam and Van Liew clans, who often intermarried. As we shall see, the Wyckoff-Garretson house amply demonstrates the continuity of Dutch family lines and traditions in this area of Somerset County.

IV.2 The Builders and Owners

IV.2.1 The Wyckoffs 1701-1800

The well-documented transaction which begins the presence of the Dutch on this land in Franklin Township was the 1701 purchase of about a thousand acres of land by Cornelius Wyckoff (1656 -1746) from proprietor John Harrison.[6] Cornelius divided the land between three of his sons: Jacob, Simon, and John. Jacob and Simon's land was closer to Three Mile Run; John's share became the setting for the house we know as the Wyckoff-Garretson House in Middlebush.

Other Dutch settlers were in the area--enough so that in 1717 the Six Mile Run Dutch Reformed Church was established in today's Franklin Park. Simon and Jacob Wyckoff were among the founding members, indicating their presence in the area. Their brother John is not mentioned, but it is likely that he was farming in the area at this time.

John Wyckoff (16xx? - 1746) married his first wife, Gertje Stryker in 1709, and within two years their first child, a son named for his land-buying grandfather, was born. The infant Cornelius Wyckoff (1711-1793) was baptized in the Dutch Reformed Church in New York City.[7]

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[4] Snell, pp. 818-819; Pomfret, pp. 219-220.
[5] Charles A. Stansfield, Jr., *A Geography of New Jersey*, New Brunswick, Rutgers Univ. Press: 1988, pp. 108-109.
[6] William Brahms, *Franklin Township Somerset County, NJ: A History*. Franklin Township Public Library, 1998, pages 51-52.
[7] M.B Streeter, *The Wyckoff Family in America: A Geneology*, Summit, New Jersey: The Wyckoff Association in American, 1934.

Several secondary sources aver that Cornelius Wyckoff was the first white child born in the area. Evidence in these sources also suggests that his parents must have lived in Franklin at the time of his birth, quite possibly in the house (or a portion thereof) now know as the Wyckoff-Garretson House. This is consistent with his parents being early settlers of the area. However, records from the Six Mile Run Dutch Reformed Church show infant baptisms as early as the summer of 1710, for Cattelynetye Kinnie, Sara Smack, and Samuel Willemse.[8] Perhaps these children were not actually born in the Six Mile Run area, or perhaps they did not live long enough to make a claim to be the "first" child of the settlement. In any case, although Six Mile Run and Middlebush were still "frontier settlements" in many ways in the first decade of the 18th century, the community was well on its way to being peopled.

A deed from Cornelius Wyckoff (1656-1746) of Flatbush, New York, to his son John Wyckoff of New Jersey is dated 1713/14. A copy hangs in the Wyckoff-Garretson House. This appears to be the deed for a tract of land from "middleline" to Millstone River, bounded by heirs of Hendrick Lott, Millstone River, and lands of Theodore Polhemus. The acreage is unclear. The "Middleline" of the larger tract Cornelius bought for his sons in 1701 is marked today by Middlebush Road.

This deed seems to be the actual deeding of property already occupied and farmed on by the son. The Dutch typically gave land to their grown sons upon their marriage, but didn't execute a deed for years, many times never giving up ownership until title was passed by will. This had the effect of keeping families close, and grown men under the influence of their parents until well into their own middle age. Just prior to this transfer, John Wyckoff's wife had died; by 1712 he had remarried Neeltje Schenck (1683-1757). Like the Wyckoffs, the Schenks were already prominent in Brooklyn. John Wyckoff and Neeltje raised Cornelius, John's son by his first wife, and nine children of their own, the last being born in 1720.

Little is known of their daily life but that they were farmers. The 1735 Tax List for Franklin Township, Somerset County, includes the following:

Corneles Wyckoff - 200 acres, 12 cattle (son of John)

John Wyckoff - 300 acres, 15 cattle, 20 sheep (one of 3 original settlers)

Symon Wyckoff - 300 acres, 24 cattle, 14 sheep (one of 3 original settlers)

Petrus Wyckoff - 300 acres, 20 cattle, 20 sheep (brother of John, Symon and Jacob, original settlers; Jacob died in 1732, leaving his brother Petrus his land, a brother who had not been included in father Cornelius' original allotment of land in Somerset County).

Jacob Wyckoff - 150 acres, 11 cattle (son of Jacob, original settler)

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[8] "Six Mile Run Church Records", *Somerset County Genealogical Quarterly*, Vol. 6, No. 3, September 1988, pages 50-55.

Ownership of cattle means there must have been barns to house them in during the winter. Ownership of sheep means there must have been shearing and spinning and at least domestic production of wool for family consumption if not for sale.

The Wyckoffs were respected members of the community. They served as executors of estates for neighbors and friends. The will of Samuel Freeman was probated on November 23, 1739. Simon Wyckoff and his son were executors, "Jan" (John) Wyckoff and Jan Stryker did the inventory. Samuel Freeman was noted by occupation in his will as a "carpenter of Somerset County".[9] While there is no proof that he was the carpenter for John Wyckoff's house, the two were certainly friends.

It is interesting to speculate how many carpenters were kept busy in the burgeoning settlement in Franklin Township as families grew and children married and set up households of their own. According to Rosalie Fellows Bailey, the Dutch built their houses with the aid of the community, usually employing a farmer who was also skilled in carpentry to direct the house-raising and handle the precision joinery.

John Wyckoff made his will in 1736, although he lived for another decade. He passed his house and personal property to his wife and divided land among sons.[10] In the same year he made his will, John's son Cornelius (1711-1793) married Catherine Van Doren (b. 1707). Cornelius began to work a portion of his father John's farm in Somerset County and raised nine children, born between 1737 and 1751. The Wyckoff family genealogy notes that Cornelius lived in Middlebush on the ancestral farm, so he must have moved into his father's house after 1746. His mother lived until 1757, and may have lived with her son and grandchildren.

The year 1746 was a difficult one for the family. John Wyckoff died; his father Cornelius, living in Brooklyn, also died. The following year, Henrick, John's brother who had lived in Brooklyn near their father, also died. John's brother Jacob had died in 1732; his son Jacob, noted in the tax list, died a young man in 1736. But in spite of the deaths of family members, Cornelius and his wife had much to celebrate, for of the nine children born to them, all lived to adulthood and to have children of their own.[11]

The conflicts of the American Revolution came close to the Wyckoff House, as Washington and his army trooped across New Jersey. The Morgan Map prepared in 1766, a map which would during the war prove helpful to both sides of the conflict, showed major roads and buildings in parts of New Jersey, including the area of Franklin Township. The map shows Middlebush Road, but does not identify this house. Was the house not on the site? Was it simply not an important landmark and so could be dismissed by mapmakers?

That the war had an impact on the Wyckoffs and their neighbors is demonstrated by their names being included on a list of those who could prove damages from the British. The "damages" often meant food and farm supplies taken for maintenance of troops, stationed

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[9] *New Jersey Archives, First Series*, Vol. XXX, Abstract of Wills, page 188.
[10] *New Jersey Archives, First Series*, Vol XXX, Abstract of Wills, page 552-53.
[11] *The Wyckoff Family in America*, various pages.

in New Brunswick. The hope was that the new American government would somehow secure compensation, although this rarely happened. Cornelius Wyckoff is listed as "son of John" to distinguish him from another Cornelius Wyckoff, the "son of Peter". Cornelius Wyckoff "son of John" sustained damage valued at 78 pounds; Garret Voorhees of Franklin Township sustained the highest losses in the vicinity with damages of 451 pounds.[12]

Cornelius Wyckoff, "the first white child born in the settlement" died in 1793, at age 82. His will stipulated that his wife was to be supported by his children, in proportion to their share of the estate. His property amounted to a little over 140 pounds, and included "sundry carpenter's tools", farm implements, 15 cows, and the most valuable item, "horses and mares old and jong (young)" worth 43 pounds.

The second most valuable item on the inventory was "a Negro Garrell." The written script makes in unclear whether this is a phonetic spelling of "girl", perhaps a house servant, or if Garrell is the name of the person. An active farm required literal man-power to operate, and in the absence of sons nearby, Cornelius must have had men to work for him - apprentices, laborers, tenant farmers, or slaves. Although there may have been other farm workers, only the Negro was property - a slave.

Cornelius' half-brother John, and Cornelius' grandson John Probasco, were listed as executors in his will. For some reason, they declined. So his nephew William Wyckoff, and a friend, named John Wyckoff, acted as executors.[13] All of Cornelius and Catharine's children had moved away from Middlebush; none wanted the old family farm. Their five daughters were married and living in homes of their own. Sons Cornelius and Garret had moved to New York; son Petrus had moved to Harper's Ferry, Virginia. And their son Abraham had already died, at age 50.

So the property went to Peter Wyckoff (1772-1840), son of Cornelius' cousin, Simon (1730-1802). Simon is also noted to have been a farmer at Middlebush "on the ancestral estate", probably a house his father Petrus had built (see the 1735 tax list above). Peter Wyckoff married in 1795; the inheritance of property from Cornelius Wyckoff perhaps making it possible. The Wyckoff family genealogy notes that Peter was a farmer at Middlebush New Jersey, and his children, Simon, Luke, Cynthia, and John were born there. However, he sold Cornelius' farm in 1800 to Samuel Garretson, and must have moved to another farm for a time. Sometime after 1805, Peter gave up farming in Middlebush altogether and moved to Brooklyn.[14]

When Peter Wyckoff of Franklin Township sold the Wyckoff land out of the family, it had already been partitioned into lots. Of the 300 acres John Wyckoff originally owned, close to two hundred were sold to Samuel Garretson, of Hillsborough Township. One lot contained 99.7 acres, "with Buildings" and the second lot had 91.26 acres. This division of the land into two lots remained a legal distinction in sales through the 19th century.

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[12] A. Van Doren Honeyman, ed., *Somerset County Historical Quarterly, Vol. I, 1912*. Raritan, New Jersey: Somerset Historical Publications, 1977, page 286.

[13] *New Jersey Archives*, Third Series, Vol. XXXVII, Abstracts of Wills 1791-1795, page 413.

[14] *The Wyckoff Family in America*

Peter had no prior deed to the land and at the time of title transfer had to swear an oath in the deed that he was the legal owner of the land through inheritance, as no formal documents were available for prove his ownership.[15]

IV.2.2 The Garretsons 1800-1943

Samuel Garretson (1776-1847), who purchased the property from Peter Wyckoff, was a farmer and a man noted in Snell's Biographical History as "respected in the community for his integrity and fair dealing".[16] Garretson was a Dutch surname, and the family had members across Somerset County. Samuel's father James was from Hillsborough Township, and Samuel himself is noted from there in the deed acquiring the old Wyckoff farm. While members of the extended Wyckoff and extended Garretson families intermarried, there is no evidence that Samuel Garretson was related to Cornelius or Peter Wyckoff by blood or marriage. Certainly through community ties, he would have learned of the sale of the farm.

Samuel Garretson appears in the 1830 census as a head of household. He was then 54 years old, his wife, Helen, a few years younger.[17] They had married in 1799, just prior to his purchase of the old Wyckoff farm. They had 11 children; by the time of the 1830 census, only six of them were living at home. Samuel Garretson was a farmer his entire life, and a member of the Six Mile Run Church, the same founded by the Wyckoff brothers a century earlier. In 1834, another Reformed Church was established in the village of Middlebush, and Samuel served as an elder and deacon there.

By the time of the 1830 Census , the Garretson family did not hold slaves, although they had in the 1810s and 20's. When New Jersey enacted legislation in 1820 to free slaves, the Garretsons had seven.[18] However, the census shows a "free colored" male, aged 10-24, lived in the household.[19] He was probably a farm helper, particularly if he were in the older part of the age range given on the census.

James Garretson (1807-1890?) inherited the property from his father, Samuel Garretson. At the time of his father's death, he was already farming in Middlesex County, and had a family of his own.[20] He chose not to give up his own farm for his father's land, and probably rented it to other family members. The 1850 map of Somerset County shows the house as occupied by a "P. Garrison", one of three held by the family in a row on the west side of South Middlebush Road.[21] This may well have been James' younger brother Peter. Deeds confirm that Peter never actually owned the property.

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15 Somerst County Deed Book B, page 136.
16 Snell, page 825.
17 *United States Census, 1830*; Franklin Township, Somerset County, page 37,
18 Snell, page 826.
19 *Ibid.*
20 *Ibid.*
21 Otley, VanDerweer & Kelly, Surveyors, *Map of Somerset County, New Jersey*. Camden, New Jersey: Lloyd VanDerveer, 1850.

In 1857 James Garretson, listed as being of Piscataway, sold the two lots he had inherited from his father to his son, Samuel Garretson of Middlebush, for $6673.00.[22] Sale of this farm and the other one James had in Middlesex County made him relatively well off, and he soon "retired" to East Millstone, New Jersey. His biography in Snell's *History* relates "He is of quiet, unostentatious manners, a good citizen, and one who contributes his share cheerfully to the various progressive movements of the day. He is a Republican in politics, but has always persistently refused to hold office". [23]

While young Samuel lived on the property known locally as the "Garretson homestead" for the three generations of the family who had lived there, interest in the colonial past was increasing. With the celebration of the Centennial in 1876 came an increasing awareness of colonial architecture and history. The 1881 *History of Hunterdon and Somerset Counties* was an expression of this interest and pride in the colonial past and local history, and was typical of the historical tomes of the late 19th century for its lauding of pious early settlers and noble warriors of the Revolution. The book discusses Franklin Township's beginnings, and particularly notes the Wyckoff family as early settlers. The book states "John [Wyckoff] had his home in Middlebush, *where Samuel Garretson now lives...*" (Italics added).[24] This secondary source confirms the link between the two families, which do not directly connect by deed, since John Wyckoff's land and house passed to a son and from him to a nephew without any recording of those changes in ownership in the title records.

Samuel Garretson (2) farmed and worked through the 19th century. He is certainly the "S. Garretson" who occupies the house shown on an 1873 map.[25] He seems to have suffered financially in the 1890s, perhaps related to the Panic of 1893. In November 1897, Samuel and Mary, his wife, sold their son James Garretson two lots of the farm; Lot 1 containing 101.19 acres and Lot 2 containing 10.4 acres.[26] The sale seems to have been made to remove Samuel and Mary from impending legal difficulties, which ended up in Chancery Court in January 1898. Within a month, the two properties were put up at Sheriff's sale to satisfy debts of $650.22, plus interest from May 22, 1897, plus court costs of $62.96.[27] An advertisement of the February Sheriff's Sale of the Garretson farm was made in the Somerville newspaper, but no description of the buildings or use of the farm is given, only an accounting of the size of the two lots.[28]

The successful bidder at the sale was Matthew Suydam, a neighbor. By the end of the year 1898, Matthew Suydam sold the property back to James Garretson for $2,800.00. With the farm back in the Garretson family, James stopped to pose for a picture in front of the old house, along with Katherine Garretson, Debra Garretson, "Aunt Catherine", and Anna

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[22] Somerset County Deed Book Z 2, page 176.
[23] Snell, *History of Hunterdon and Somerset Counties*, Vol. III, Everts and Peck, Philadelphia, 1881, page 826.
[24] Snell, page 827.
[25] F. W. Beers, "Franklin Township", *Atlas of Somerset County, New Jersey*. New York: Beers, Comtock and Cline, 1873.
[26] Somerset County deed Book L- 8, page 244.
[27] Somerset County Deed Book S-8, page 58.
[28] *The Unionist Gazette*, (Somerville, New Jersey) ,February 10, 1898, page 8. From microfilm files at the *Somerset Messenger Gazette*, Somerville, New Jersey.

Clarkson Garretson. More research is needed to identify who the people in the picture are relative to James Garretson. The photograph shows the house before the large dormer was added which now dominates the front of the house. It must have been added sometime between 1898 and 1914. In a 1972 newspaper article, a later owner recalled that her uncle, James Garretson, had "added the peak in front of the house."[29]

Absent from the photograph is Jennie Garretson, who became a widow in 1914 when James died. At the time of his death, Jennie was pregnant with their only child. Jennie inherited the property, and lived in the house with their daughter, Ann Catherine (seemingly named for Garretson relatives noted in the earlier photo). In the early 20th century, the house served as a double house, housing Jennie and Ann in one part, and Mr. and Mrs. William Smith, who were identified as Jennie's parents, in the other part.[30]

IV.2.3 The Van Cleefs & Staudts, 1943-1972

Ann married Robert Bering in 1942, and the three of them jointly sold the farm in 1943.[31] The new owners were Alice and Cornelius Van Cleef, of Belle Mead, Hillsborough. The Van Cleefs, from another Dutch family who had long lived in Somerset County, purchased the same acreage that had been the subject of James Garretsons legal problems, except now merged into a single lot. A decade later, in 1952, the Van Cleefs sold the farm to Joseph and Bertha Van Cleef Stout (or Staudt) of Franklin Township.[32] A newspaper article from the 1970s reported that Mrs. Joseph Staudt was a niece of Jennie Garretson.[33] This suggests that Alice Van Cleef was a sister of Jenny Garretson, but more research is needed to confirm this. After serving as a double house, the house was re-converted to a single family residence, as is evident today. Efforts were made to "restore" the house and to emphasize its colonial heritage, as evidenced in the change of 2/2 sash windows to 6/6 sash. These "colonializing" changes must have been made during the Staudt ownership from 1952-1972.

In 1963 Bertha Van Cleef Staudt and her husband Joseph Staudt sold a portion of the property to their son Robert and his wife Rose Marie Staudt. The 1.5 acre subdivided lot included the old house, and a barn which Robert remodeled into an apartment for his parents to live in. It was Robert and Rose Marie Staudt who sold the house to the New Jersey Department of Environmental Protection for the proposed reservoir in 1972.[34] After languishing empty for a few years, local residents became concerned that there be a way to preserve and interpret the very historic farmhouses within the reservoir lands. In 1977, the Meadows Foundation was officially formed to carry out that task.

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29 "The State Readies For Six Mile Run Reservoir", *Franklin News Record*, April 6, 1972.

30 *Ibid.*

31 Somerset County Deed Book 642, page 240.

32 Somerset County Deed Book 794, page 284.

33 "The State Readies For Six Mile Run Reservoir", *Franklin News Record*, April 6, 1972.

34 Somerset County Deed Book 1257, page 355.

IV.3 Architectural Development and Significance

The Wyckoff-Garretson House is significant as a largely intact survivor of the Dutch settlement and development of Somerset County from the early 18th century to the early 19th century. The design, materials, and substantial construction of the house document the spread of Dutch culture at the beginning of the eighteenth century via the Pieter Claessen Wyckoff family from the Flatbush section of Brooklyn to the Middlebush area of Franklin Township, and the progression of Dutch culture at the beginning of the nineteenth century via the Garretson family, which had also come to New Jersey from Brooklyn.

The Wyckoff-Garretson House, built c. 1730 and c. 1805, and three related houses from the same period provide an exceptional documentation of Dutch-framed farmhouses in the Brooklyn-central New Jersey region. The Pieter Claessen Wyckoff House, built prior to 1718 in Flatbush by members of the same family and expanded c1750 and c1818, illustrates the Brooklyn origins of Dutch building traditions in central New Jersey. The Symen Van Wickle House (Fig. 16), built in Franklin c1722 and later expanded, and the Cornelius Stoofhoff House(Fig. 9), built in the mid-eighteenth century in Middlebush, provide interesting comparisons, although these are less documented. (The Van Wickle House also appears to have had more twentieth century alterations than the Wyckoff houses.)

Although the Wyckoff House in Brooklyn (Fig. 7) has traditionally been thought to date from the 1650s or 1660s, an historic structure report from the early 1980s cites 1718 as the earliest documented date for a house on its site. However, the west section of the house appears to be older than 1718, and could well date from the 17th century. Pieter Claessen Van Norden (1620-1694) was born in East Friesland in North Holland, emigrated in 1637, and moved around 1652 to Flatbush where he later adopted the name Wyckoff. After Pieter's son, Cornelius Wyckoff (1656-1746) of Flatbush, purchased 1000 acres in Middlebush in 1701, his son John Wyckoff moved to the site and the south section of the Wyckoff Garretson House has long been attributed to him.

Evert Van Wickelen was a carpenter also born in Friesland and he immigrated to America in 1664 and lived in Flatbush. Around 1700 he purchased two parcels of 800 and 450 acres in Franklin for his children. Historic reports indicate that his son Symen Van Wickle, born in Flatbush, built the house that bears his name on one of these parcels when he married his wife Gerradine Cowenhoven around 1722. Symen's 1755 will mentioned Negroes, who may have been quartered in the basement. Cornelius Stoothoff (1698-1781), who was born in Flatlands, erected his house in Middlebush sometime in the first half of the 18th century. The Wyckoff, Van Wickle, and Stoothoff houses all provide multigenerational documentation of Dutch culture.

IV.3.1 Dutch Building Traditions

The primary characteristics of Dutch-framed farmhouses from the late 17th-early 18th century in the Brooklyn-central New Jersey region are the one-and-a-half story profile, a floor plan with a large front room and one or more small rear rooms, anchorbent framing exposed on the ground floor, and jambless fireplaces. Secondary characteristics include doors and

windows, the selection and working of construction materials, and decorative detailing. The Wyckoff and Van Wickle houses exhibit these characteristics, and based on the HABS documentation, the Stoothoff House appears to exhibit most of them (see comparative plans in Figs. 15 and 17). (It has not been examined for evidence of a jambless fireplace or exposed interior posts.)

The roots of these features trace back to the Netherlands and Flanders, where over many centuries the low-lying landscapes lead the Dutch and Flemish to be conservative with resources. The one-and-a-half story form and anchorbent frame of Dutch-framed houses and barns evolved from the North European aisled hall house, which originally combined dwelling and barn areas under one roof. One–and-a-half story buildings were easier to build, required fewer materials, were less exposed to the wind, and retained more heat than two-story buildings. Aisled hall houses were the dominant form in Friesland, where the carpenter Evert Van Wickle and Pieter Wyckoff were both born.

Farmers in the lowlands historically lived on the ground floor and used the upper floor or loft of dwelling areas for the storage of grain, for a work area, and sometimes as a sleeping loft for children or servants. The ground floor typically had a large living-dining room within the anchorbent that included a jambless cooking hearth and built-in sleeping closets called bedsteads. The bedsteads eventually were built within the aisled portions of the structure outside the anchorbent. The gradual separation of dwelling and barn areas lead to the development of anchorbent houses with an aisle that provided space for sleeping and storage. The Pieter Claessen Wyckoff House illustrates this development in the New World - the anchorbents frame the front rooms, while the rear rooms are framed as aisles.

Many early Dutch farmhouses, including the Pieter Wyckoff House have the rectangular floor plan with a large front room within the anchorbent and one or more rear rooms in an aisle. The short portions of the rectangle defined the front and rear of the house, while the long portions defined the sides. The farmhouse configuration provided the opportunity to increase the size of an original house by expanding it along one or both sides, an important consideration for settlers who knew that their descendents would require more dwelling space.

While these anchorbent farmhouses were fairly quick and easy to build, which was an important consideration since labor was scarce in the colony, they required one major resource–large, straight timbers. The quality and size of the timber available in the virgin forests of New Jersey lead the settlers to expand the anchorbent form in houses and barns beyond that of the precedents in their homeland. In contrast to the anchorbent and aisle framing in the Pieter Wyckoff House, the Wyckoff-Garretson, Van Wickle, and Stoothoff houses all have long anchorbents that span both front and rear rooms. (Fig. 14) Reflecting the continued availability of good timber, the Dutch building tradition that survived the longest in New Jersey was exposed beams anchorbeams in one-and-a-half story houses, and tiebeams in two story houses.

The jambless fireplaces that Dutch settlers built in their main rooms were also fairly easy to build. They required less masonry than a typical English fireplace with a full chimney. Since

the early Dutch settlers relied on their bedsteads to keep them warm while sleeping, they typically did not build secondary fireplaces in bedrooms.

With the ground floor as the primary living space, Dutch settlers usually finished the second floor with minimal effort and detailing. On the ground floor walls they usually installed mud and straw over paling sticks placed between posts, and finished this with plaster, a fairly labor-intensive process. They typically finished the second floor walls and ceilings with planks, which were readily available and quick to install.

While the original settlers clung to their Dutch building traditions, their descendents gradually yielded to the influences of the dominant English culture around them. For example, when Dutch descendents wanted to heat additional rooms, they often built English-style corner fireplaces attached to end wall or corner fireplaces in an adjacent room, the combination of which required only one chimney. This configuration was employed by the Garretsons in their addition to the John Wyckoff House in Middlebush.

IV.3.2 The John Wyckoff House

Although Wyckoff family history holds that John Wyckoff built a log cabin when he settled on his father's land in Middlebush, this is unlikely, as the Dutch did not have a tradition of building with logs. It is possible that he built an earlier building on the site. Based on the recent dendrochronology, it appears that he built the south section of the current house around 1730. While it also might be possible that the current house was built as an addition to a smaller, earlier house, no architectural or archaeological evidence has been found to support this.

While the front of many early Dutch houses face towards the south regardless of their orientation to the road, the front of the John Wyckoff house is oriented more towards the east and Middlebush Road. It is a one-and-half story house with front and rear rooms like the Wyckoff House in Flatbush. However, some of the differences in the houses illustrate the evolution of Dutch framing in the New Jersey. The Middlebush house is more substantial than the original Flatbush house, in part reflecting the availability of virgin timbers in New Jersey. At approximately 22' x 32'3", the footprint of John's house is wider and deeper. It is also taller, with a steep roof pitch (approximately 10/12) that creates an attic with standing room. (While subsequent materials obscure the precise original dimensions, the house appears to follow the English measure of twelve inches to a foot, instead of the eleven-inch per foot measure used by the Dutch prior to the English takeover of New Amsterdam.) Whether John Wyckoff or a professional carpenter built the house is unknown, but it is beautifully executed, with choice wood, and precise and handsome finishing.

Floor Plan - The Dutch three room floor plan was fairly common in central New Jersey in the early 18th century, as exemplified in the early eighteenth century section of Glencairn, in Lawrenceville, and the c1740 Hand House in Dutch Neck (West Windsor). The original portion of the Pieter Wyckoff House also appears to have had a three-room plan.

In the John Wyckoff House, the large front room, measuring approximately 18 feet by 20 feet, provided cooking, dining, working, living, and sleeping space. The architectural evidence suggests that a jambless fireplace on the southwest wall dominated the room. The northwest room probably served as a bedroom. The northeast room appears to have been a rear hall with a stairway and an outside door. The Wyckoffs could have used bedsteads in the northwest room, which has no source of heat, and in the main room as well.

The front room had a door and one or two windows between the anchorbent posts on the east façade. The original dovetailed frame of one of the windows is visible, but the original location of the front door has been obscured by subsequent construction. On the west wall, a modern sash has been installed within the original dovetailed frame. The front room most likely had a window on the north wall that was removed when the house was expanded. (If there was an earlier building on this side of the house, there would have been a door on the north wall. The original doorway and two-panel door to the southwest room survive in place.

The southwest and northwest rooms were separated by a stud partition with a door. Gains for the studs and an outline of the partition are visible in the second floor joist. Outlines of the partition are also visible on the east and west walls and on the floorboards. The southwest room has one original window with a dovetailed frame on the south wall and probably had an original window on the west wall, possibly in the location of the current window. The northwest room has an original window opening with a dovetailed frame on the west wall. The current doorway on the north wall may have been an original exterior doorway. The stairway in the northwest corner of this room leading to the basement and second floor appears to be original. The second floor portion survives largely intact – the winding treads at the base of the stairs appear to have been turned 180 degrees to switch the access from the south to the north.

The original second floor plan is not clear, as much of the original fabric has been removed or obscured by alterations. It appears that there may have been two bedrooms – one in the southwest corner and one in the southeast corner – each with a window facing south. The north side of the second floor may have had one large bedroom or storage room with the stairway access in the northwest corner to the first floor, doors on the west partitions to the bedrooms, and probably two windows on the north wall. It could also have had two rooms, a bedroom in the northeast corner and a room with the stair in the northwest corner.

Foundation – The fieldstone and shale foundation reflects the substantiality of the original house. It is laid on shale bedrock and provides a cellar under the whole house. By contrast, the Pieter Wyckoff House has a cellar only under the front room. On the north, west, and south foundation walls of the John Wyckoff House, the bedrock is visible where it has been excavated by hand to provide the necessary ceiling height. The floor is currently dirt, with bedrock underneath. Like the Flatbush house, the front of the foundation originally had a wide bulkhead, which is approximately 3 feet in the Middlebush house. The original lintel of the bulkhead doorframe survives in place. It has mortises for the jambs, a dado for the door on the interior, and a bead on the exterior. It also appears to have original paint. (See archaeology report, below).

The foundation has several original window openings – one each on the east and west walls, two on the north wall, and at least one on the south wall. There may have been a second on the south wall where the current bulkhead is located. The extant south window opening has the original lintel and jambs, with pegged mortise and tenon joints and dados for a sash. The lintel has diamond mortises indicating the location and size of the original wood window grills. The window opening on the east portion of the north wall has an original windowsill with diamond mortise holes echoing the design of the west window frame. The height of the ceiling, the size and finishing of the door, the stairs from the first floor, and the number and size of original window openings all suggest that the cellar was built to be actively used for food storage.

On the south wall, the existing stone fireplace jambs are only partially tied into the original foundation, and the oven opening looks like it could have been cut into the original foundation, suggesting that both of these are alterations. The lack of an original stone foundation for a fireplace on the floor above (unless one is uncovered in future archaeology) suggests the presence of a jambless fireplace in the original construction. This possibility is supported by additional evidence on the first story, discussed below.

Framing – All the framing members of the John Wyckoff house are hand hewn on four sides. The anchorbeams appear to be white oak. The other framing members also appear to be oak, although some might be chestnut. The framing follows Dutch traditions, but shows the influence of some English building practices.

To accommodate the nearly 30-foot span and the load from the longitudinal partition between the front and rear rooms, the first floor framing has a transverse summerbeam (7"x10"). This is an English framing technique not found in the Pieter Wyckoff House, which has only a cellar under the front rooms. In the John Wyckoff House six longitudinal joists (typically measuring about 7"x9") under the front and rear portions of the house are mortised into each side of the summerbeam at about 40" on center. To support the fireplace hearth, the southeast joist measures 5" x 11", and it is set (along with its southwest counterpart) at about 5' 8" on center with the adjacent wall sill.

The sills around the foundation measure approximately 10" x 6.5". The summerbeam is currently supported by intermediate posts that do not appear to be original, but mortise holes on its bottom suggest that it was originally supported by other posts. The hearth joist has a pair of planks mortised into it that could be original or could date from the construction of the existing chimney, which obscures most of the joinery in this area.

Besides the one-and-a-half story form, the most prominent Dutch characteristic of John Wyckoff's House exists in the prominent, exposed anchorbents. This Dutch tradition of displaying a house's timber frame – the anchorbeams and posts - on the first story was common in Brooklyn in the 17th century, as evidenced by the Pieter Wyckoff House and the Jan Martense Schenck House, which has been partially restored in the Brooklyn Museum. Symen Van Wickle also prominently featured this traditional practice in building his house. The Cornelius Cowenhoven House in Holmdel in Monmouth County also has exposed posts. However, as Dutch builders became familiar with English construction, they soon abandoned the practice of exposed posts in favor of flat, plastered walls. As evidenced by

the Wyckoff-Garretson House, the Dutch use of exposed anchorbeams continued into the early nineteenth century.

The six anchorbents in the John Wyckoff House are marked with Roman numerals I-VI, starting with the north bent. (Some pieces of the north bent were removed to accommodate the north addition.) The "upper face," or framing surface, of bents I-V is on the north side, while that of bent VI is on the south side. The posts measure approximately 5.5" x 8.5" and remain exposed on the west wall. Posts on the original section of the Pieter Wyckoff House measure 9" x 6." On the east wall of the John Wyckoff House, the posts were cut back and covered with plaster, probably when the north section was added. On the transverse partition, the studs were covered with finished planks that mimicked the exposed posts on the exterior walls. A few of these planks are visible in the west rooms.

As Dutch framing evolved in the New World, the size of timbers and correspondingly the spacing of anchorbents tended to diminish. By the turn of the eighteenth century, the best timber in Brooklyn had probably been used up. As noted above, the New Jersey houses discussed here show how early 18th century settlers took advantage of the virgin forest to build houses and barns with larger and longer timbers.

The anchorbeams in the John Wyckoff House reflect the quality of virgin timber as well as the care of the builders. The anchorbeams appear to be white oak, which has long been considered the premier framing wood. They are over 32 feet in length; yet appear to have few knots. Besides hand hewing the beams, the builders hand planed them to produce a smooth finish with a bead on the bottom corners. The beams exposed in the west room appear to have never been painted. The anchorbeams measure approximately 6" x 9" or 11", except for the fireplace beam (V) which measures 6 1/2" x 12". The anchorbents are spaced 4' to 4 1/2' on center.

The original portion of the Pieter Wyckoff House has larger beams than those in the John Wyckoff House and the spacing of anchorbents is slightly wider. However, the anchorbeams in the Pieter Wyckoff House are considerably shorter since they only span the front rooms. The Symen Van Wickle House has larger beams spanning two rooms, but they are less carefully finished than those in the John Wyckoff House and do not have beaded corners. The size and length of the beams in the Symen Van Wickle and John Wyckoff houses indicate that they came from tall, straight, mature trees in a virgin forest.

Traditional Dutch builders placed the largest beam above the jambless fireplace to support the weight of the smoke hood on the second floor, as is the case in both Wyckoff houses. As further evidence of an original jambless fireplace at the John Wyckoff House, the south side of the fireplace beam is unbeaded for about seven feet below the area where the smoke hood would have been. Also, there are 3" x 5" mortise holes on the south side of the fireplace beam, which were most likely for trimmer beams supporting the smoke hood. (There is one extra mortise on the east side, the original use of which might be apparent if subsequent material was removed in this area.) The fireplace beams at the Pieter Wyckoff House also have trimmer mortises.

In a departure from common Dutch-framing practice, the outer anchorbents in the John Wyckoff House have upper tie beams joined to the top of the front and rear wall plates. The tiebeam, corner post, plate, and rafter connection is a lap dovetail joint – a joint typically employed by English house framers and its use here illustrates the influence of English framing techniques on Dutch builders in the New World. While the Pieter Wyckoff house does not have upper tiebeams, conjectural drawings of the original framing of the c. 1677 Jan Martense Schenck House in Brooklyn show them, although the joinery is unclear. The rationale for upper tiebeams in the John Wyckoff House is uncertain, but may have to do with the steep pitch of the roof with an upper loft. Most of the north tie beam was removed during the construction of the addition to accommodate the east-central room. About a third of the tie beam remains in place adjacent to the stairway. Two sections of the south tie beam were removed, probably at the same time, to accommodate the installation of the current south windows.

The anchorbents are joined on the front and rear walls by continuous plates measuring about 8" x 5.5." The house frame is reinforced with diagonal braces between the plates and corner posts on the front and rear walls, and between the anchorbeams and corner posts on the gable walls. While the anchorbeam-corner post braces are set at the usual 45-degree angle (with both sides of the resulting triangle measuring approximately 45 inches in each direction), the plate-corner post braces are set at an unusually steeper angle (with the horizontal side of the triangle measuring 45 inches and vertical side measuring 58 inches). In the latter case, the builder apparently thought that it was necessary to support the corner posts lower than usual. There may be lower diagonal braces on the corner posts, but none are currently visible. The eastern brace on the north anchorbent was removed during the construction of the addition, as were the wall studs.

The roof of the John Wyckoff House is framed in typical Dutch fashion. It has seven sets of tapered rafters marked with Roman numerals starting on the north. The rafters measure approximately 21 feet in length because of the steep roof pitch. They taper from approximately 4" x 4" at the top to approximately 4" x 5 ½" at the base. Each pair of rafters is joined at the top in an open mortise and tenon joint, and connected near the mid-points with a collar tie that supports both the second story ceiling and the attic floor. The rafter-collar tie connections are pegged dovetail joints, with the upper face configuration matching that of the anchorbents. Each collar tie is supported by a vertical strut connected with a mortise and tenon joint to a rafter near the roof peak, with about half the struts east of the ridge and half west of the ridge.

Another Dutch framing feature exhibited in both Wyckoff Houses is the use of gains to connect small timbers, like studs, lintels, and sills, to posts and beams. The gain joint is easier to fashion than a full mortise and tenon joint, and it can be easily worked in place when the frame of the building is already erect. The small timber is secured by one or more nails through the gain. In the John Wyckoff House, the carpenters used gain joints to connect the tops of the studs in the transverse partition on the first floor to the number III anchorbeam.

Doors and Windows – The oldest portion of the Pieter Wyckoff House was apparently built with pairs of Dutch casement windows that stretched the full width of the space between its

widely spaced posts – resulting in a sash opening about 3 ½ feet wide. The dovetailed frames of what appear to be the original window openings on the west wall of the John Wyckoff house provide for a sash opening about 26 inches wide by 51 inches high. These proportions suggest double hung windows. Although no evidence of the original sash has been found to date, they most likely had a six over six configuration.

The location of the original front door at the John Wyckoff House is obscured by subsequent alteration. Although the door opening on the north wall just east of the stairway might be an original door location, only alteration materials are currently visible. However, since the east and north exterior doorframes on the north addition have four pintle holes for the upper and lower sections of Dutch doors, it is fairly safe to assume that the original door openings on the south section also had Dutch doors. Evidence to support this assumption and provide details about the doorways, including the size and whether they had transoms, may become visible during the restoration.

On the interior, the only apparently original doorframe is in the first floor partition between the front and rear rooms. A two-panel door found in the basement appears to fit this doorway. It exhibits typical Dutch characteristics of the period. It has beaded planks on the west side, while the east side is framed with rails and stiles finished with an ogee molding profile within the upper and lower panels. The doorframe appears to have original pintles on the northwest side for strap hinges. The door has reddish-brown paint. (see paint report)

Another plank door with Dutch characteristics found in the attic looks like it may also date from the original construction. Instead of panels on one side, it has three battens finished with ogee profiles the middles of the upper and lower portions. The planks are thinner than those of the panel door discussed above. These details suggest that it may have come from the second floor, although no matching opening or location has been found to date. It appears to have dark brown paint. (see paint report)

Finish Materials - Exterior – Under the current wood shingles, the façade or east side of the building has $\pm$ 12" wide cedar shiplap planks fastened with wrought iron nails. Whether these date to the original construction or to the north addition may become apparent when the shingles are removed during the restoration of the exterior. The planks may be cedar or pine. Dutch frame houses in the Netherlands typically had plank siding, sometimes placed vertically and sometimes horizontally. The outline of a molding profile for a possible cornice dating to the north addition was evident on the upper plank on the north end of the east wall.

On the other sides of the house, portions of the original shingle lath are visible. They appear to be riven oak and are placed about 15" on center, indicating long shingles that might have measured from 32" to 42" in length. Taking advantage of the cedar forests in southern New Jersey, Dutch builders in Brooklyn and New Jersey commonly used cedar shingles for siding their houses. They were easy to install, and they often did not need to be painted. The original siding on the Pieter Wyckoff House was cedar shingles, as evidenced by extant lath which was also installed around 15" on center. The front of the Symen Van Wickle has long cedar shingles with half-round butts that may be the original siding. A HABS photo of the

Cornelius Stoothoff House shows cedar shingles, although these are probably not the original shingles.

Wood shingles were a common roofing material in the New World, and the Wyckoff, Van Wickle, and Stoothoff houses were all originally roofed with shingles. On the Wyckoff-Garretson House, the current shingle lath, which does not appear to be original, is spaced about 10 inches on center. Where visible on the west wall, lath is of two kinds and dimensions— a hand-split, older wood measuring 1/2" x 4 1/2" and a larger sawn lath measuring 1 1/8" x 1 7/8." While none of the original exterior trim on the John Wyckoff House has been found, it most likely included rake and eave boards.

Interior – On the first story of John Wyckoff House, the exterior walls and the transverse partition are lined with horizontal paling sticks – wood strips placed between posts and studs and held in place by vertical strips nailed to the posts and studs – filled with a mixture of mud and straw, and finished with a coat of lime plaster. The plaster was probably whitewashed. Much of these filling materials remain in place on the east, south, west, and partition walls, although some areas have been covered with subsequent materials. There is also, as common in Dutch building, some brick nogging, especially on the south wall.

Both the first and second floors of John Wyckoff's house have random width pine plank flooring. The flooring has tongue and groove joints. Most of it appears to be the original material, although some also dates to the north addition. The first floor boards are about 1 1/2" or more in thickness, but they may have been sanded.

The stairway in the northwest corner is typical for an early eighteenth century Dutch farmhouse with a floor plan of this type. Since the stair only lead to sleeping and working areas, it did not need to be prominent and was often built in rear rooms. The direction of the second floor run led towards the middle of the house, since the half story on the exterior walls would not provide enough headroom at the top. The stairs had to fit between the anchorbeams, and they often began with winding treads at the base to conserve space.

The stairway exhibits traditional Dutch carpentry. It has an exposed stringer on the south side with planks above and below. Where the planks meet the ceiling, there is a trimmer board finished with an ogee molding with a common Dutch profile. A paint outline on the stringer indicates that the trimmer board and molding continued to the original door. As noted above, the base of the stair originally turned to the south, where it had a door. When the north section was built, some of the winding treads were flipped and reused in the north facing configuration, and the door opening was infilled with planks. The westernmost plank, however, appears to be part of the original doorframe. The original planks and trimmer board have dark paint.

The stringer has been back cut by the cellar door, which is a plank door that may be original. The underside of the stair above the cellar door is currently exposed, although it would have originally been finished with planks. Within the cellar portion of the stairway, there are some lines in the plaster on the north wall that suggest some alterations in this area, but these are not clear. The cellar steps are not original.

The Symen Van Wickle House has a stair that is quite similar. Both of these are unusual survivors or of original Dutch construction. The Pieter Wyckoff House has two stairs in traditional locations, but these do not appear to be original. The Stoothoff House stairs have not been examined.

IV.3.3 Wyckoff Alterations

Sometime in the mid-eighteenth century, John Wyckoff's son, Cornelius, appears to have undertaken some alterations in several areas of the house. The jambless fireplace and smoke hood were removed, and a new chimney was built with a cooking fireplace in the basement and a heating fireplace on the first floor, each with its own flue. The cooking fireplace included a bake oven, which was partially below grade but was probably protected by a frame structure. The construction of the fireplace jambs in the basement against the south wall masonry is readily apparent. The insertion of the arch for the bake oven is less apparent but feasible given the laying of the stonework around it.

The English style fireplace on the first floor has chamfered jambs and bricks laid in a Flemish bond pattern. The hearth was probably rebuilt at this time to fit the size of the new fireplace. Between the fireplace and the transverse partition, Cornelius Wyckoff installed a two-door cupboard capped by a crown molding. Each door has one panel, and the carpentry details suggest that the cupboard was built in the third quarter of the eighteenth century. The second floor plan may have been altered at this time as well, as some of the doors and carpentry suggests. (See individual moulding details, in documentation drawings).

IV.3.4 The Garretson Addition

The dendrochronology study dates the north addition to 1805, which indicates that Samuel Garretson built this portion of the house. He married in 1799 and purchased the property from Peter Wyckoff in 1800. Garretsons were prominent in both Brooklyn and Somerset. The Samuel Garretson family eventually had eleven children and up to seven slaves. The early nineteenth century was a prosperous period when many early houses were expanded. It was also the period when Dutch builders developed what has come to be know as the "Dutch Colonial" - a hybrid design combining Dutch, English, and Flemish influences. The Garretson addition illustrates the increased influence of English construction on Dutch builders in central New Jersey, which was paralleled in the Peter Wyckoff, Van Wickle, and Stoothoff houses.

In expanding the house to the north, Samuel Garretson retained two of the four Dutch-defining characteristics exhibited in John Wyckoff's house - the one-and-a-half story form and anchorbent framing. The new floor plan was consistent with the expansion of other Dutch houses: it brought the house closer to the central hall plan with a symmetrical façade favored by English builders. As noted above, Dutch builders had long abandoned the jambless fireplace, and Garretson built a chimney serving two rooms on the north wall.

The Floor Plan – At 23' x 32'3", the Garretson addition doubled the size of the original Wyckoff House. The new plan on the first floor consisted of three rooms across the front and four rooms across the rear; the latter divided by a narrow hallway in the center. The

original Wyckoff front room was divided by an east-west partition at the third anchorbent with a door in the middle. The new southeast room, measuring approximately 11 ½ feet wide by 18 ½ feet deep, retained one window facing east, and as noted above, the south window may have been added at this time. With the fireplace on the south wall, this room was probably used as a bedroom, at least in the winter.

The new center room consisted of the two east bays of the original front room, plus the first bay of the new addition. It measures approximately 12 1/2 feet wide by 18 1/2 feet deep. The former front door of the original house became a window in the new center room. The new front door into this room was in the first bay of the addition and roughly in the middle of the façade. The new northeast room was the largest on the first floor, measuring approximately 17 1/2 feet wide by 15 feet deep. It has two windows facing east and one facing north, a corner fireplace, and doors to the middle room and to the northwest room, which was the new kitchen. The northeast room probably served as the dining/living room of the house. It also may have been used for sleeping in the winter, as it has the only other non-cooking fireplace in the house.

On the rear, the new plan added a hallway with a rear door in the first bay of the new section. The two rear rooms on the original house remained intact, except for the base of the second floor stairway, which as noted above was turned 180 degrees towards the new rear hallway. The new section had two rear rooms: a kitchen measuring approximately 10 ½ feet wide by 15 feet deep in the northwest, with a door and a walk-in cooking fireplace with a bake oven on the north wall; and a middle room, measuring approximately 6 ½ feet wide by 15 feet, which was probably used as a pantry. Each of the new rear rooms had one window facing west. There may have been a shed addition on the north wall.

The development of the Wyckoff-Garretson House is comparable in several ways to developments at the Pieter Wyckoff, Van Wickle, and Stoothoff houses, although the latter three all include a smaller wing. Wyckoff-Garretson and the main block of the other three houses were all expanded with anchorbent framing in the mid-eighteenth to early-nineteenth century period to create symmetrical, facades with center entrances. On the first floor they all had at least three large rooms across the front and four or more smaller rooms across the rear, although some of these rooms were in the smaller wings. A mid-eighteenth century addition to the Pieter Wyckoff House created a floor plan with three rooms across the front and four across the rear, although it had a jambless fireplace in the addition and a smaller west wing. The Van Wickle House had three or possibly four large rooms across the front and four or possibly five small rooms across the rear, also with a smaller wing.

The Stoothoff House was the most similar to Wyckoff-Garretson; in its symmetrical block on the first floor it had three rooms in the front and two rooms with a center hall and stairway in the rear. On the 1930s HABS plans, the middle room, which is comparable to the middle room in Wyckoff-Garretson, is titled a "sitting room". While Wyckoff-Garretson and Stoothoff retained these middle sitting rooms, the Pieter Wyckoff and Van Wickle Houses were later altered to include narrow center hallways, which was closer to typical Georgian floor plans. Stoofhoff also had corner fireplaces in the new section. Van Wickle had a rear hall with a stairway and rear entrance door quite similar to Wyckoff-Garretson.

As in the John Wyckoff House, the original second floor plan of the expanded Wyckoff-Garretson House is uncertain because of alterations. However, the Van Wickle and Stoothoff houses provide possible alternatives. The entire Garretson addition could have been an open room like the north section of the Van Wickle House, or there could have been a large storage room in the front and a smaller bedroom in the rear as in the Stoothoff House. Wyckoff-Garretson, Van Wickle, and Stoothoff all have two windows on the similar gable ends. Wyckoff-Garretson and Stoothoff also have lofts above the second floor with standing room, which have over eight feet between the collar beams and ridge.

The bell cast or Flemish eave added on to the Pieter Wyckoff House around the turn of the 19th century was not used by the builders expanding the Franklin Township houses. In contrast to Bergen County Dutch builders in this period who favored the Flemish curve for roof overhangs, Dutch builders in central New Jersey typically built straight roof overhangs, as exemplified by the Van Wickle House and the Cornelius Cowenhoven House in Holmdel in Monmouth County.

Foundation – The foundation of the Garretson addition has a crawl space, like the additions in the Pieter Wyckoff, Van Wickle, and Stoothoff houses. There is only a crawlspace under the new section, although there are two piers under the longitudinal wall. The fieldstone on the addition is similar to that of the original Wyckoff construction, but the foundation appears to be considerably less substantial. (See archaeological report) Much of the foundation's perimeter has failed, suggesting that it was built to a fairly shallow depth. If there was a shed addition on the north, the foundation of this construction is unknown. The foundation of the brick oven may also survive below grade.

Framing – The framing of the Garretson addition illustrates the tenaciousness of Dutch building traditions in America. The mid-18th century addition to the Pieter Wyckoff House had anchorbent framing. Additions to the Van Winkle and Stoothoff houses also have anchorbent framing, although the date of these is uncertain. While the two-story box frame was dominant in New Jersey by the early nineteenth century, some Dutch descendents developed two-story closely spaced bent framing for houses and barns. In 1805, however, Samuel Garretson copied the 17th century anchorbent framing of the John Wyckoff House.

The addition has hand-hewn posts, studs, anchorbeams, rafters, and collar ties. The diagonal braces and first floor joists are sawn, as may be some of the hidden studs. The anchorbeams appear to be chestnut, while the other framing members appear to be either oak or chestnut. The framing members are smaller and they are generally placed closer together than those of the Wyckoff construction.

The first floor is framed with a perimeter sill, and has a north-south summer beam (9" x 8 1/2") under the north-south partition, as in the original Wyckoff framing. The sawn floor joists measure 3" by 9" and are tenoned into the summer beam at 21" to 28" on center.

There are six anchorbents numbered I-VI south to north, with the upper face on the south side. The exposed anchorbeams measure 5" by 8" to 5 1/2 " to 8 1/2". There are diagonal braces (? X ?) between the anchorbeams and the front and rear posts on the first and sixth bent. The bents are joined by front and rear plates (? X ?), the south ends of which extend

south of the first anchorbent to connect with the original plates, although the linkage is not visible. There appear to be diagonal braces between the posts and plates in the four corners of the addition framing. All the braces are set at 45-degrees, with the points measuring approximately 38 inches in each direction from the inside corners. The anchorbeams appear to have more knots and the planing is less careful, including the lack of beading, than in the Wyckoff construction.

The roof is framed to match the pitch and construction of the earlier work. There are six sets of tapered rafters, with the numbering of I-VI in the opposite direction - south to north – of the original. The collar ties are joined to the rafters with dovetail joints with the upper face on the south side except for the north pair. There are also struts between the collar ties and rafters, as in the original construction. The use of hand hewn rafters may reflect the builder's desire to match the earlier construction, since sawn rafters should have been readily available, as evidenced by the sawn first floor joists.

To accommodate the three front rooms, much of the north wall of the original house was removed. While the posts and anchorbeam remained, on the first floor the wall studs and east brace of the original north wall of the front room were removed, as was the west brace for the change in the direction of the stairway, as noted above. The function of the braces was transferred to the first bent on the addition, which has a full east-west partition on the first floor. On the second floor, the east two thirds of the upper tie beam were removed and nearly all the studs. In the loft above the collar beams, the first rafter set, collar tie, and several of the original north wall studs remain in place.

The large cooking fireplace in the northwest room of the addition was apparently built to replace the earlier cooking fireplace built in the basement of the original section. While half the fireplace has been removed, its size appears to be unusually large for early nineteenth century construction. While this is in keeping with the overall "old style" construction of the addition, it may also reflect the need to cook for a large household, which apparently included slaves.

Doors and Windows – An expected Dutch feature of the Garretson addition are the use of Dutch doors on the front and on the north side, as evidenced by the four pintle holes visible on each doorframe. The original doors are no longer extant. The rear, west doorway may also have had a Dutch door; the evidence for this may be hidden behind subsequent casing.

The extant nine-over-six lite sash on the east façade may be original to the Garretson addition. This was a common English-derived configuration on houses of the Federal period. As noted above, the southernmost window appears to have been inserted into the earlier Wyckoff opening.

Finish Materials – Interior: The random width, tongue and groove hard pine flooring on both floors is similar to the original. In the center room the flooring appears to have been relayed to span the full width of the room. The moldings in the addition and the mantle on the corner fireplace reflect Federal period design. One Dutch feature in the center room and rear hall is the wainscot, which consists of ½" thick horizontal planks and appears to have been added after the 1805 construction. The use of wainscot by the Dutch appears in 17th

century contracts in New Amsterdam. Both the Pieter Wyckoff and Stoothoff houses also have wainscots.

Exterior: The walls are brick filled, like those on the second floor of the original construction, which may have been done at the same time as the Garretson addition. The plank weatherboards extend across the east façade. The joint between the original construction and the addition is hidden by subsequent shingles, masking evidence of the whether this feature was original to the John Wyckoff House. The north and west wall of the addition have shingle lath at 15" on center, like that of the original construction. The roof of the addition has shingle lath like that of the earlier construction. Whether it is original to the addition or replaced earlier lath is uncertain.

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IV.4.4 Maps

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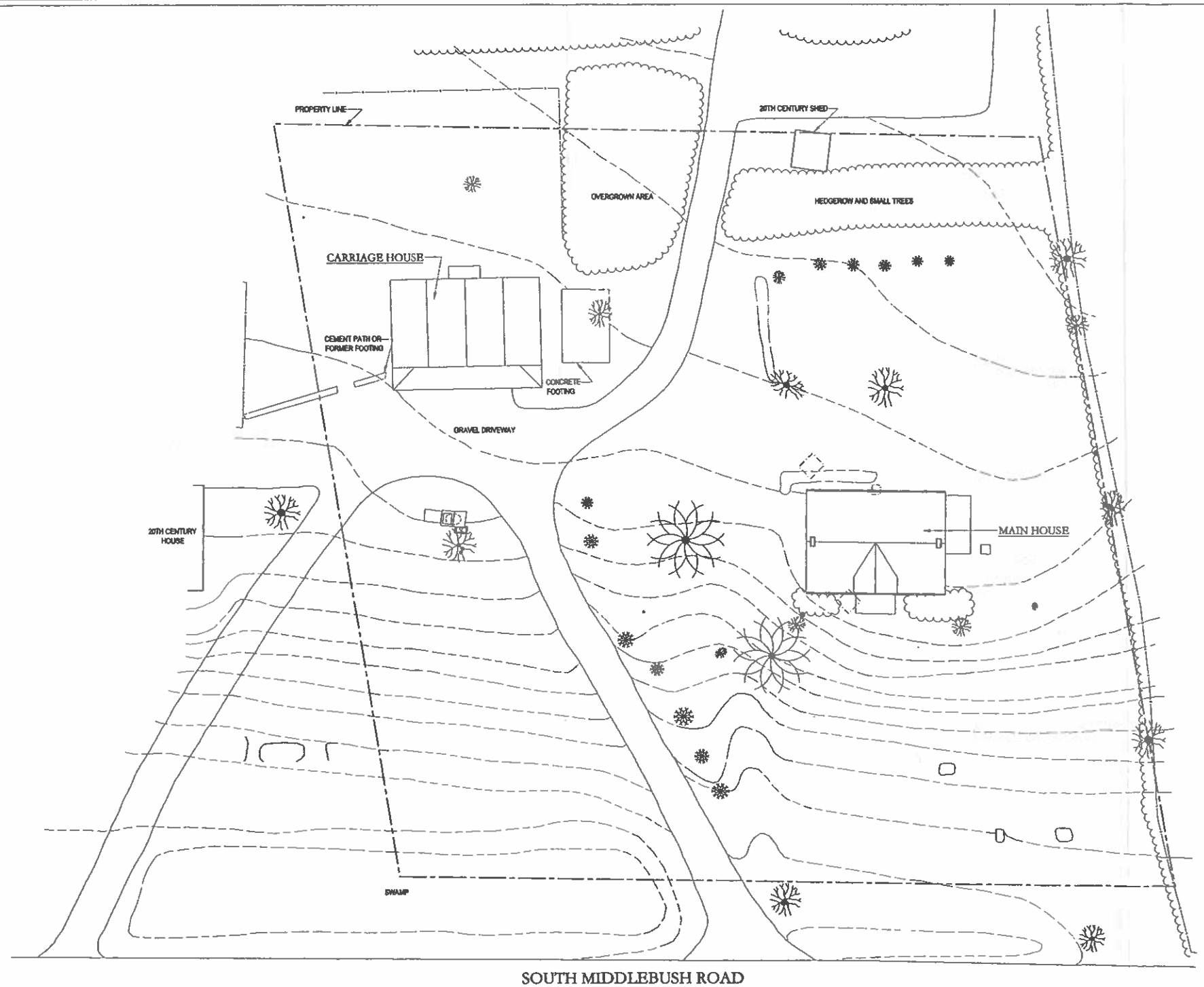
IV.4.6 Drawings: Existing Conditions

Site Plan
North Elevation
South Elevation
East Elevation
West Elevation
First Floor Plan
Second Floor Plan
Structural Framing Plans
Framing Perspectives- First and Second Builds
Building Sections
Building Details
Moulding Details

Archaeological Drawings by Hunter Research



SITE PLAN - EXISTING CONDITIONS

SCALE OF 10 5 0 10 20 30 FEET

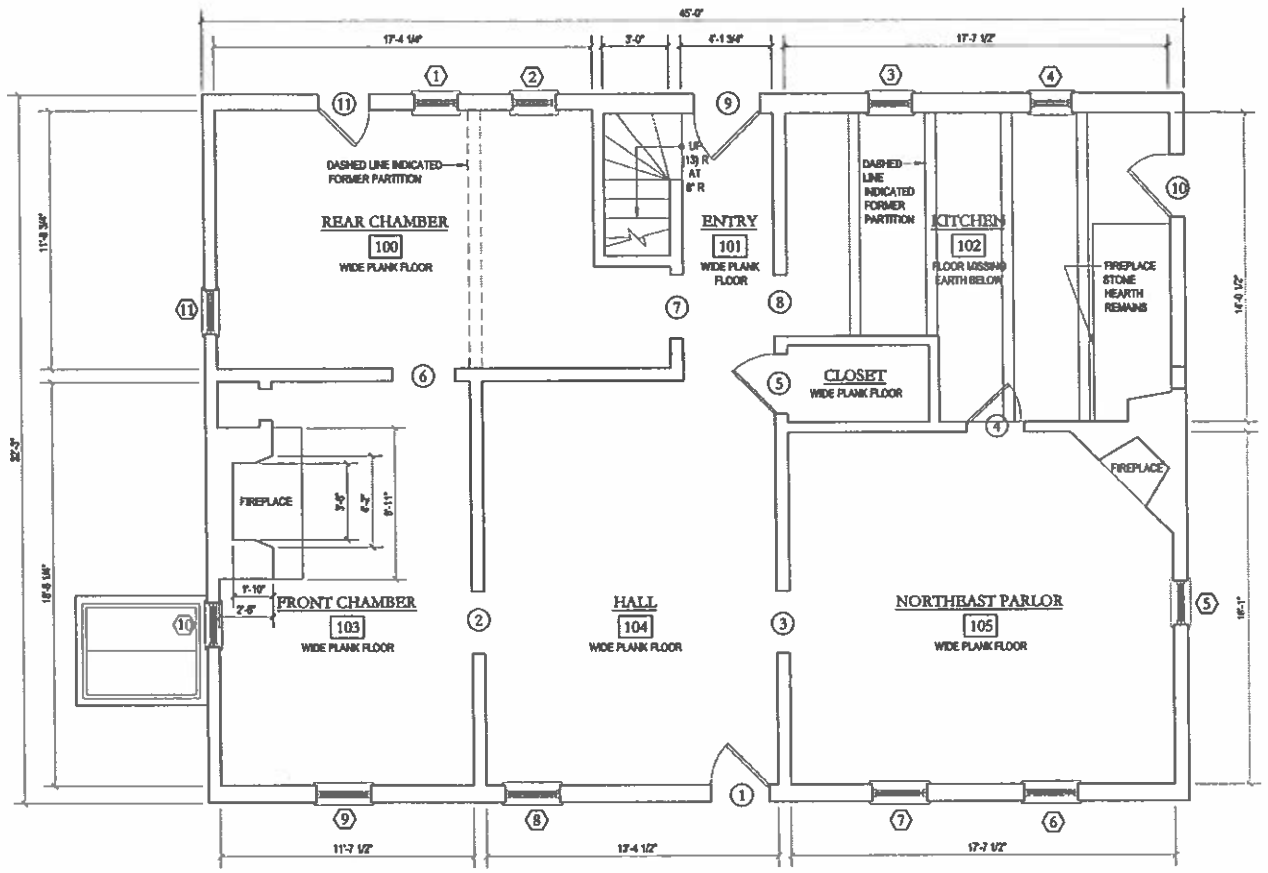
DOCUMENTATION DRAWINGS

WYCKOFF-GARRETSON HOUSE

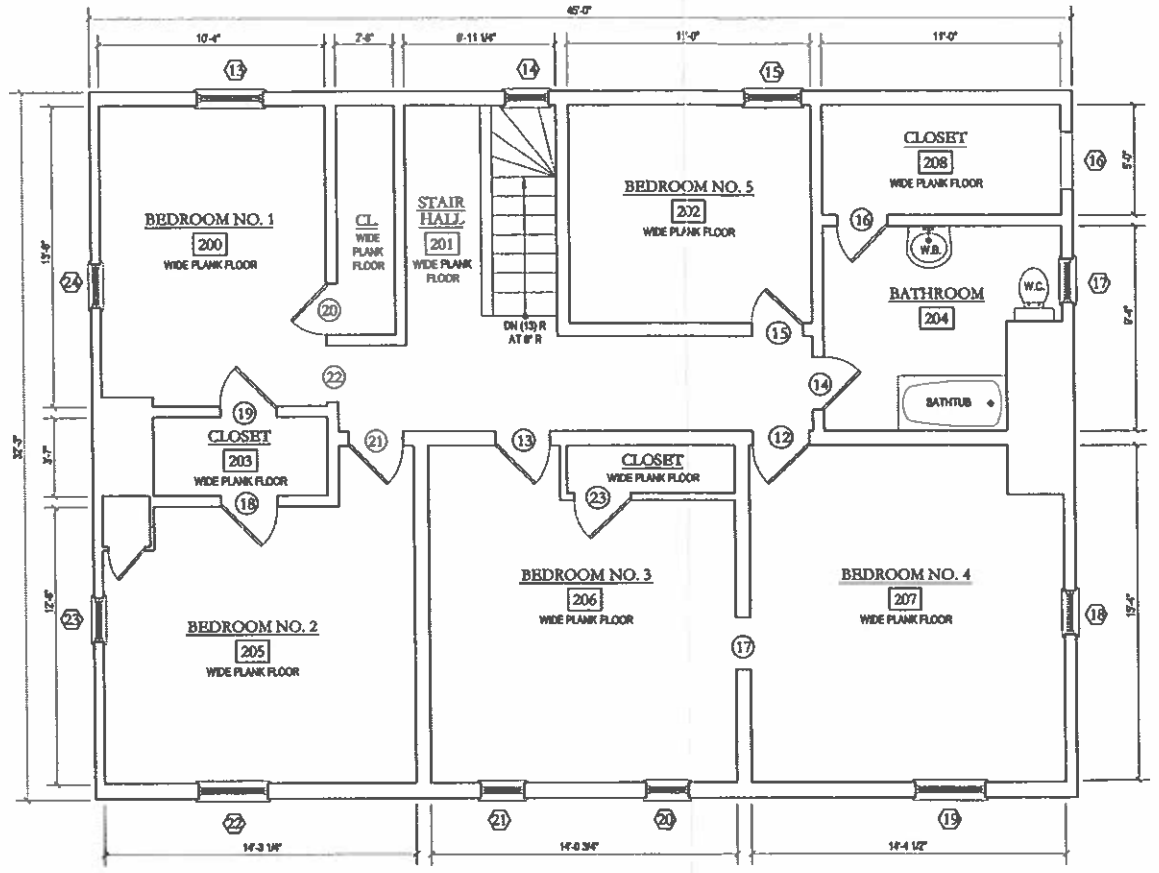
SOMERSET COUNTY, NEW JERSEY

MARK ALAN HEWITT, AIA
Architect

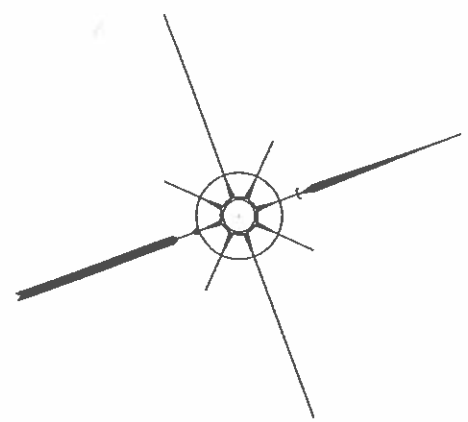
15 MARCH 2001



FIRST FLOOR PLAN



SECOND FLOOR PLAN



FLOOR PLANS - EXISTING CONDITIONS

SCALE OF 10 5 0 10 20 30 FEET

DOCUMENTATION DRAWINGS

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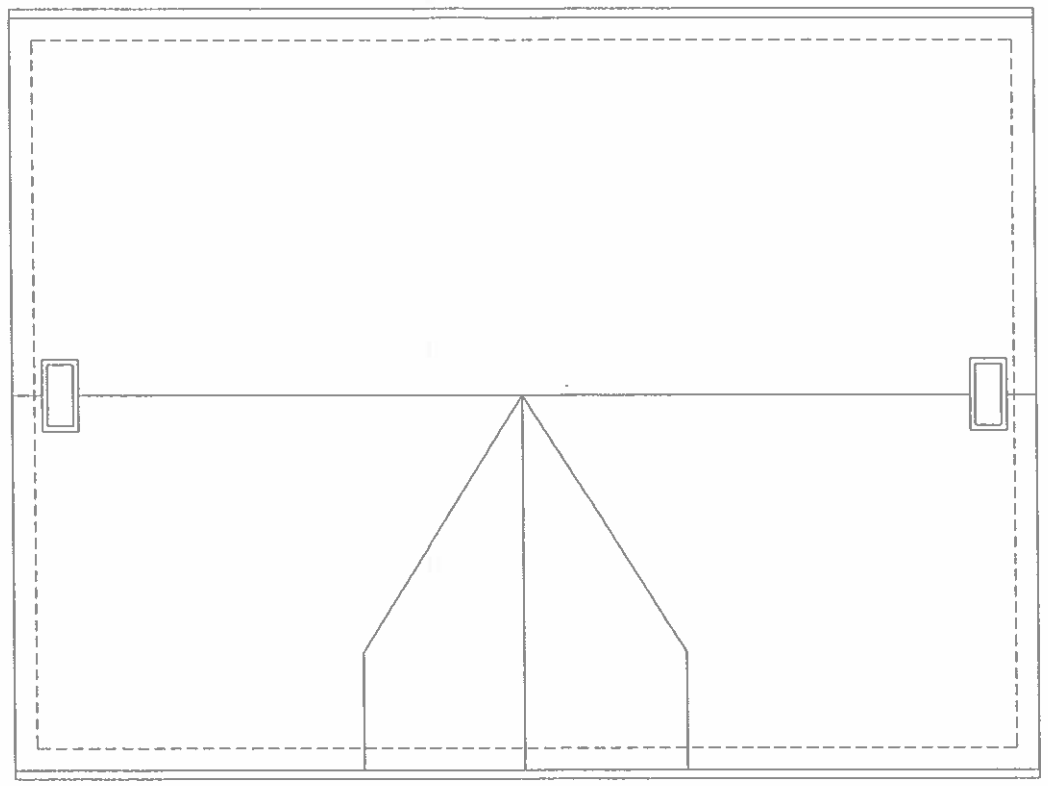

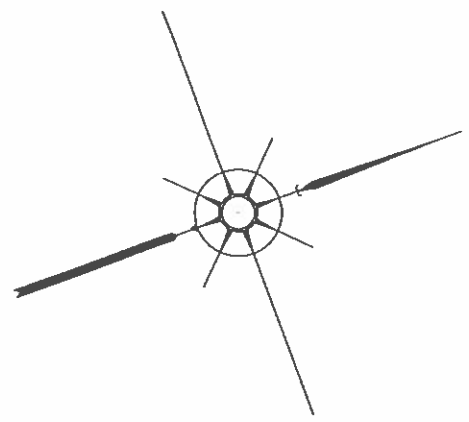

ROOF PLAN - EXISTING CONDITIONS

SCALE OF 10 5 0 10 20 30 FEET

DOCUMENTATION DRAWINGS

WYCKOFF-GARRETSON HOUSE

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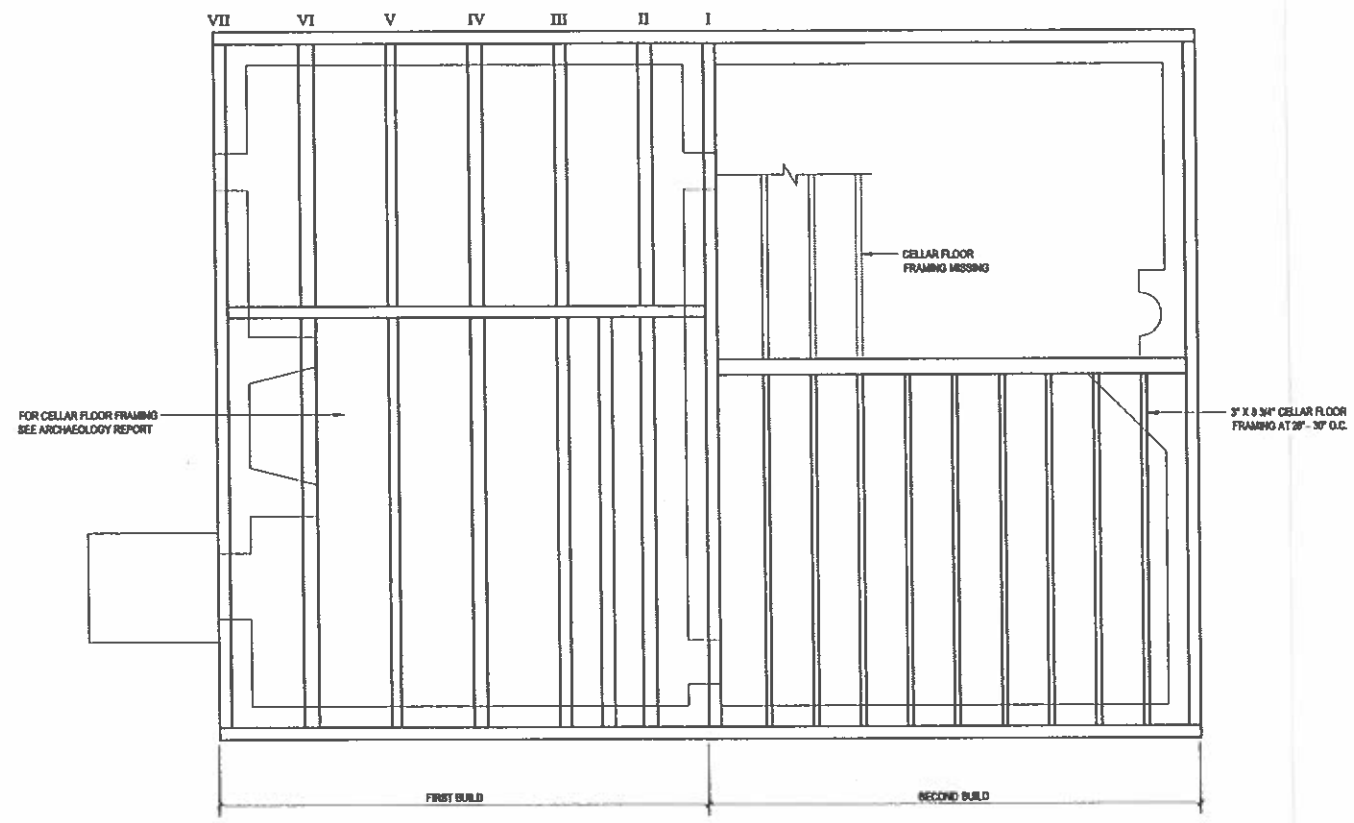
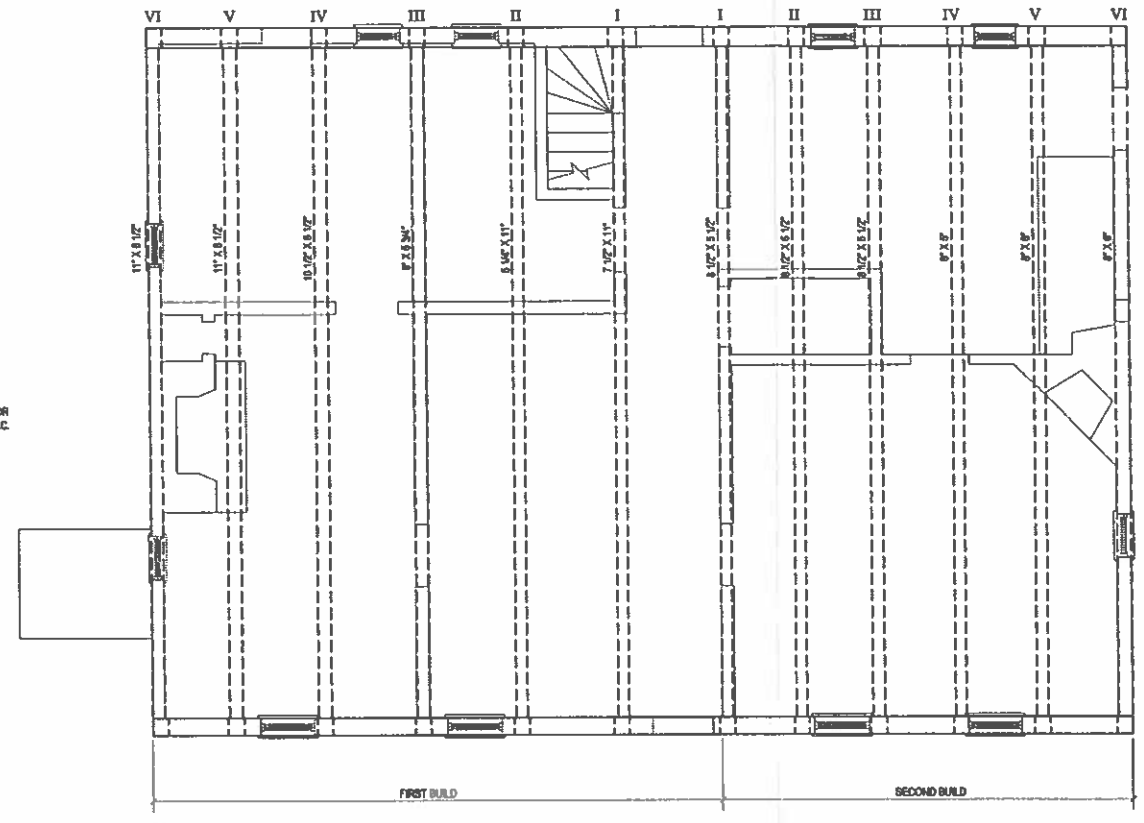


EXISTING FIRST FLOOR
STRUCTURAL FRAMING PLAN



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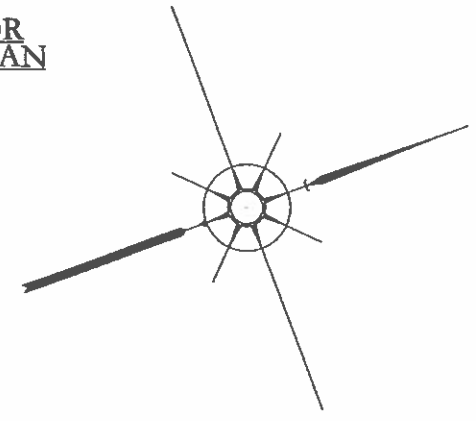
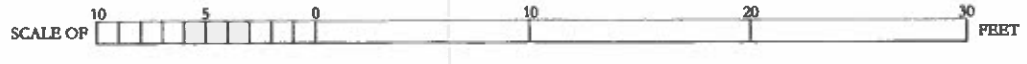
STRUCTURAL FRAMING PLAN



STRUCTURAL FRAMING PLANS - EXISTING CONDITIONS



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EAST ELEVATION

SOUTH ELEVATION

EXTERIOR ELEVATIONS - EXISTING CONDITIONS

SCALE OF 10 5 0 10 20 30 FEET

DOCUMENTATION DRAWINGS

WYCKOFF-GARRETSON HOUSE

SOMERSET COUNTY, NEW JERSEY

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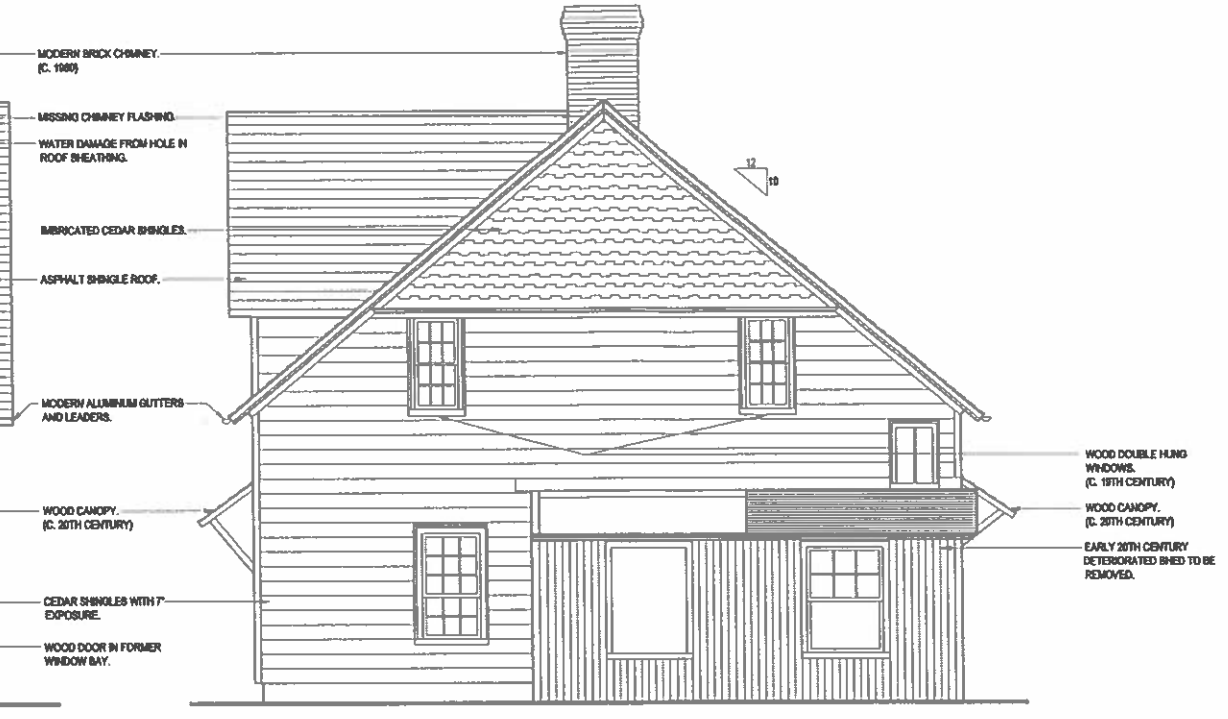
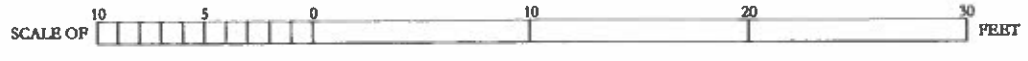
WEST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS - EXISTING CONDITIONS



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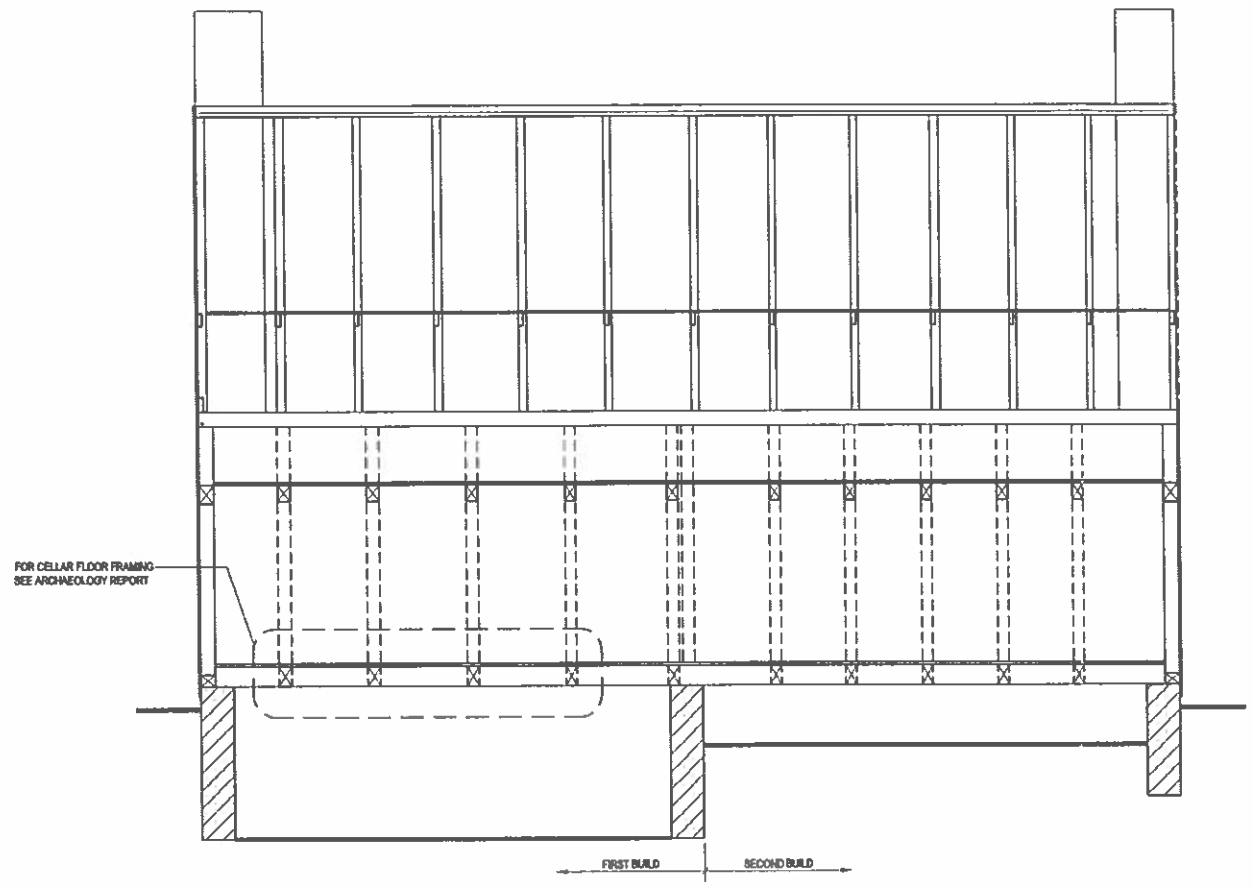
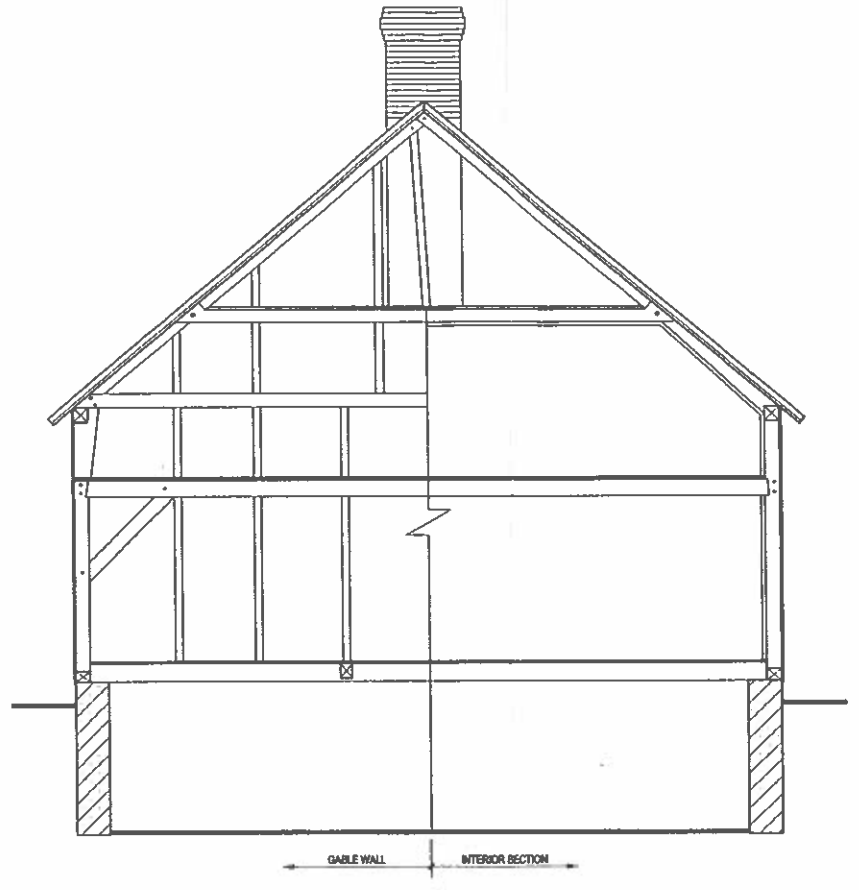


LONGITUDINAL BUILDING SECTION



TRANSVERSE BUILDING SECTION

BUILDING SECTIONS - EXISTING CONDITIONS

SCALE OF 10 5 0 10 20 30 FEET

DOCUMENTATION DRAWINGS

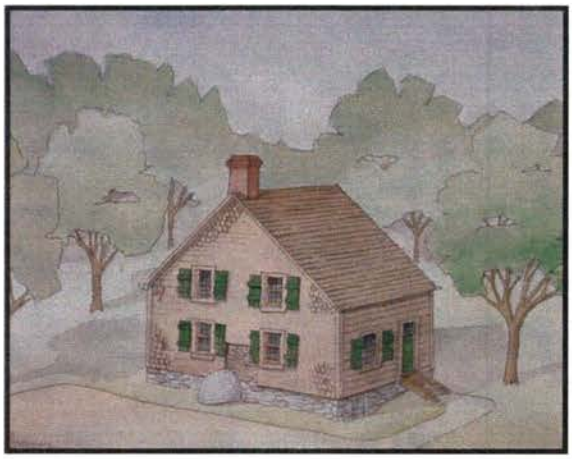
WYCKOFF-GARRETSON HOUSE

SOMERSET COUNTY, NEW JERSEY

MARK ALAN HEWITT, AIA
Architect

15 MARCH 2001

V. Conditions Assessment and Analysis



V. Conditions Assessment and Analysis

V.1 Exterior Description and Conditions

V.1.1 Form

The exterior is a strict rectangular box, of a story-and-a-half height with a steep gable roof. This form is characteristic of early Dutch architecture in the Hudson Valley, New Amsterdam and New Jersey. (See Plates 1-5). A shed-roofed addition on the north side of the building and a large, gable-roofed dormer on the facade are the only interruptions to this basic form.

The Wyckoff-Garretson House has a five-bay facade, although the center entry is somewhat off-center from the true mid-point of the building. That is perhaps the only exterior expression of the development of the house from a smaller dwelling to the present large one. A gable dormer, added about 1900, is centered on the house, and it dominates a view of the façade from the road. The dormer adds a vertical thrust to the horizontal form of the house and a touch of late "Queen Anne style" to what must have seemed a plain and ancient farmhouse.

V.1.2 Foundation

A fieldstone foundation rising from below grade to 24" out of the ground is visible on the front and sides of the building. At the rear, concrete was placed over the bottom row of shingles, presumably to eliminate direct wood-to-ground contact. This treatment was expedient but ultimately destructive to the sills and foundation walls below. The sills on the western façade of the house are now either missing or completely destroyed by rot, and there is evidence of serious sill damage on much of the east façade as well. The parging should be removed at the earliest possible opportunity and the foundation repaired.

Where visible, the foundation is constructed of local fieldstones (mainly shale), stacked and somewhat informally infilled with a predominantly mud-based mortar with flecks of lime in it. Traces of whitewash exist on the foundation and on the exterior stone of the chimney backs. The late 19th century photograph confirms this with a glimpse of a white foundation under the wood shingles of the facade. The stone foundation is in fair condition in the cellar portion of the house, and fair to poor condition in the north portion, where inadequate drainage and footing depth have contributed to decay.

The cellar entry was originally a pair of hatch doors placed on the southeast corner of the facade. This entry was closed and another cellar entry hatch built on the south gable end, presumably in the 20th century, since the 1880 photograph shows its original placement on the east façade. (Fig. 18).

V.1.3 Cladding

The house is covered with wooden shingles, approximately 18-19" long, with about half that distance to the weather. The shingles are laid in even rows, except in the gable ends and upper part of the front dormer, where they are laid in a staggered or imbricated pattern. The shingles wrap the entire building; extending inside the shed addition to the north side and seamlessly extending up the front dormer. A comparison of the photograph from the late 19th century with the facade today suggests that the same shingles are in place from that time to the present, although the dormer did not exist yet. Thus, the matching in of new shingles to old in creating the front dormer is amazing. Perhaps old shingles were in fact re-used, and the salvaged areas replaced with the imbricated shingles in the gable ends of the house.

The shingles do appear to be sawn, not hand split, and so are probably not original to the 18th century. Prominent nail heads of all types, from round-headed hand-made nails to square-headed and square-shafted nails to modern wire nails attest to the continuing maintenance to re-attach loose shingles over the years. The original shingles, as noted above, were likely to be much longer, with as much as 15-18" to the weather.

Probes revealed that underneath the layer of 19th century shingles on the east façade was an older facing of 1" ship lapped boards, 13" wide. These boards showed signs of considerable weathering, and are attached with hand-wrought nails. They are nailed directly to the vertical posts and measure approximately 9 inches to 11 inches in height. It is likely that the boards were painted at some time in the early to mid 18th century, and that they were intended to present a more formal image on the side facing Middlebush Road. The remaining three sides show remnants of earlier shingles beneath the current layer, nailed to wood lath strips that are "let into" the studs or vertical posts in a manner common to Dutch construction. The shingles may have been left to weather, as was common in the Dutch farmhouses here and on Long Island.

V.1.4 Entries

Front entry (Door No. 1): Currently, the front entry is reached by a cement slab which replaces an earlier porch or stoop. The front door is covered by a shed-roofed portico, which extends on standard milled 2" x 4" supports. The cement slab and the portico over the front entry appear to date from the mid-20th century. A late 19th century photograph (Fig. 18) shows the area now covered by the concrete pad as a simple, flat-roofed wooden porch. The porch stood on brick piers, one of which is just visible in the photo.

The front door opening measures 36" wide by 94" high. This opening size may be original to the 1805 build, but further investigation of the framing inside the wall will need to confirm this. A late 19th century photograph of the facade shows the front door topped by a transom light. Further investigation will determine if this was original to the house or a later alteration. It does not exist at present, although the opening is high enough that it might have fit within the existing opening. The front entry is currently a wooden door with nine

fixed lights in the top half and a cross-buck bottom; a type of standard door from lumberyards and building-supply houses from the 1950s through the 1980s. The framing around the front door is a mid-20th century replacement. Portions visible under the casing inside show evidence of 4 pintles— hence a Dutch door.

Rear entry (Door No. 9): The back door aligns with the front door, and has the same nine-light, cross-buck replacement door as the front door. It is protected by a similar shed-roofed portico constructed of 2x4's. The rear door appears to have been given a new enframement in the early 20th century. An earlier back door may be the Craftsman-style door with nine fixed lights which stands in the hall; however, this is clearly 20th century in origin and the original door to the rear (or front) remains unknown.

Rear entry, south corner (Door No. 11): Here, a former six-panel wooden door was modified to create an exterior door for a less-formal entry. The wood was removed from the upper four panels and replaced with glass. Interior evidence suggests that this door occupies a bay originally occupied by a window. As in the third bay in this room, there is evidence of a larger window framed into the posts with dovetail joints. Our restoration plan, below, suggests that a window should be restored to this location.

V.1.5 North fireback

The shed covered the partly exposed stone and brick fireback of the north gable chimney (Plate 12). A hole in the fireback suggests where a stovepipe had been located. The narrow exposure of the fireback and its rough, irregular construction of sandstone and brick indicates rebuilding and reworking over time. The interior fireplace is also truncated and rebuilt, but does retain some evidence of an arched oven opening, which would have projected from the rear of the interior fireplace and out the back of this gable end. The earlier shed shown in the photograph (Fig. 18) most likely a provided a covering for the back of the bake oven, and possibly a space which served as a summer kitchen or laundry.

V.1.6 Windows

See Plates 17 through 19.

The first floor facade windows are nine-over-six sash, made of wood and pegged together. The window sash and its surrounding frame have delicately profiled moldings. Each sash is 9" x 11"; the total window opening including the frame is 40" wide by 69" high. This relatively large size, the nine-over-six configuration and the delicate muntins all suggest an early 19th century construction date for the windows. This would be consistent with a replacement of all windows in the earlier John Wyckoff house by Samuel Garretson in c. 1805.

Below each window, the sills are crudely done and unfinished in the sense that there is no decorative molding or detailing. This strongly suggests that they are replacements, although further investigation of the attachment of the sills to the house framing may be instructive,

for perhaps they are actually original. The sills do appear to match across the facade and do not betray the additive nature of the house.

Small casement windows are set below the eaves, providing a floor-level window to second floor rooms at each end of the house. These casements were probably added after 1880, when a period photo shows them in place. The casements are set within deep reveals, while the sash windows throughout the house appear flush with the wall surface.

Within the center dormer there are two 6/6 sash windows, with a traditional molding profile and sash size. It is unclear if they were new when installed in the dormer, of whether they were re-used from elsewhere.

Six-over-six sash windows on the south gable end of the house, on both floors, share an interesting feature. Close examination reveals that they were originally two-over-two sash windows, and the sash was reworked to create the six-over-six sash. This consciousness of colonial detail is characteristic of much of the 20th century. An apocryphal story from a Garretson descendent reveals that the light pattern of the windows was changed to create a more consistent colonial feeling.

A small (24" wide and 40" high) six-over-six sash window is located under the eaves and beside the rear door. This provides light to the staircase. The very delicate muntins and the window's small size indicate that it is probably quite old and contemporary with the construction of the staircase. Hence, this may be the only window to survive from the 18th century house.

A round window in the uppermost part of the dormer gable is a decorative feature as charming as it is unexpected. It is undoubtedly a part of the early 20th century dormer construction. It no longer has any glass or muntins.

Surrounding the east front windows is hardware evidence of earlier features of the windows. There are rusted hooks for screen windows attached to the lintel of each window. The late 19th century photograph was taken in late spring or early summer (judged by the full leaf of a tree in the yard and the healthy size of garden plants in front of the porch), and there is no evidence of screens in use of the house. Screens were known and used in American houses since the mid-19th century, but that may have been a refinement that also came to the Wyckoff-Garretson House when the dormer was added.

Galvanized shutter holders attached with screws appear to be mid-20th century in date, and are all that remain of shutters which once flanked the windows. Three-part paneled shutters are visible on the historic photograph. Holes in the shingle siding and paint "ghosts" on the window frame suggest other hinges and shutter dogs that are no longer extant. Early Dutch houses were apt to have batten-type shutters, while later in the 18th century the two or three-panel style was prevalent.

V.1.7 Roof

The roof is covered with asphalt shingles, which are in considerably better repair on the street facade than on the rear of the building. The late 19th century photograph (Fig. 18) shows the house with a wooden shingle roof, which would have been expected on the original construction as well. There is ample evidence for the early roof in the Dutch roof rafters, which show the traditional "letting in" of the lath strips for the shingle courses. It will be possible to replace the historic lath and cut the shingles precisely to replicate their length and coursing pattern. As the roof is in poor condition, it will have to be replaced with an interim fibreglas shingle before restoration of the cedar (this replacement is ongoing in 2001).

The house suffers from the broken gutters and missing leaders which are evident. The late 19th century photograph shows a half-round gutter attached across the facade just below the roof edge. During the 18th century the early house probably had a more primitive wooden "v" gutter, without leaders.

The simple molded board which marks the top of the wall and sits below the extended eaves was installed during the 19th century. The rest of the eaves are replacements from the early to mid-20th century, based on the appearance of the wood, its dimensioning, and attachment with wire nails. These will likely be rebuilt when the house is restored.

V.1.8 Chimneys

The brick chimneys at each end of the house are replacements above the roofline, done circa 1987. They replicate the typical placement and form of a traditional New Jersey vernacular residence. Reglets were cut to install a flashing, but since this was never completed the roof has leaked consistently at this junction. Steps to correct this are being taken with 2001 repairs.

V.1.9 Lean-To

The present dilapidated shed-roofed wing off the north gable end is at least the second construction of that form in this location. The late 19th century photograph of the facade shows a shed addition off the north gable as well. What can be seen in the photo indicates that the earlier shed had a steeper roof pitch than the present one. The roof formed an overhang to the north side, although the edge of the photo is reached before the edge of the porch, so we cannot determine visually if it was cantilevered or supported with porch posts. A small fixed six-light sash in the shed's east wall sits within a shingled wall.

Today, the shed has gaping holes in its asphalt-shingled roof and the vertically grooved boards which make up the siding are deteriorated. Both the visible framing and the exterior materials of the shed are mid-20th century in date, as are the 6/1 wooden sash windows which were in the shed. The shed stands on a concrete footing.

The shed includes cast iron pipes and electrical outlets, indicating that in its 20th century use the shed may have been a bathroom and laundry. The cast iron vent pipe which served the first floor plumbing in the shed and the second floor bathroom extends up from the chimney.

The exterior siding extends along the wall of the main part of the house inside the shed, suggesting that the house was reshingled during a time when no shed existed on this side. The subsequent rebuilding of the shed was done cheaply and with poor quality materials, so it should be no surprise that it is in far worse condition than the much older main house to which it is attached.

N.B. The shed was removed by the Meadows Foundation during the course of this study when it was determined that no significant historic fabric was found.

Note: Conditions in the cellar are described in the Archaeological Evaluation, below.

V.2 Interior – First Floor

V.2.1 Room 104 - Hall

The hall of the house (Plate 21) includes both a roughly square room at the front of the house and the connector between this space and the back door. The enclosed winder staircase is entered via a door from this same hall.

The "Dutch" framing is evident in the hall by exposed beams which run from the front of the house to the back. The white oak beams are smoothly finished on the sides. The bottoms were roughly hacked away in a later effort to raise the height of the beams, giving more headroom when lath and plaster was applied to the ceiling. Traces of the plaster still stain the beams. The beams are 9-11" deep and 6 to 6 1/2 " wide. A beam located above the wall partitioning the hall from the south room was not fully hacked off, as it was located over a built-in corner cabinet. There, the oak beam has a beautifully detailed beaded edge, demonstrating the craftsmanship that went into the original construction of the house. The beams in the hall are spaced about 55" on center. They appear to be beaded in both the north and south builds, indicating fastidious detailing.

A notch cut into the beam closest to the front door, and about four feet in from the front wall seems to be evidence of the diagonal brace which helped secure the frame of the original house. This was the exterior wall when the first build of the house was complete. This same beam is hacked short, but at the point it extends into the wall of the staircase, there is no evidence of it ever having been finished with a beaded edge. This is consistent with it having been an exterior wall member, intended to be hidden within the sheathing of the house.

The floorboards for the rooms above are visible between the beams in the hall. The board ceiling which is created is smoothly finished, and there are no gaps or warps in the wood. There is evidence of a bright-blue/turquoise-color paint on the ceiling, which was later removed. Only tiny flecks of the paint are still visible.

A corner cupboard stands in the southwest corner of the room. It has raised panels and there is evidence that paint was stripped from it. Knots in the wood suggest that it was intended to be painted from the start. The beaded board case interior is fitted with shelves which project to a point in the center.

A paint "ghost" in the ceiling follows the line of the corner cupboard. It shows that the blue paint found elsewhere on the ceiling is above the cupboard as well. A ridge of paint residue indicates that a corner cupboard rising to the ceiling once was located here; the present cupboard is 10" too short. There are big holes in the case of the cabinet where it was once attached to the wall. However, it does not align with any marks on the walls.

The physical evidence that this cupboard is not the one originally in the house is corroborated by Mark Else, of the Meadows Foundation, who reports that when the house was acquired by the State of New Jersey, cupboards and other interior features were removed. Later, when the Meadows Foundation took over the management of the houses, two cupboards were returned, but the original for this house was not recovered.

Wide boards on the floor appear to be original. They are in excellent condition. A prominent seam is located in the hall, indicating the division between first build and second build. The seam does not quite correspond to the dimension of the exterior wall, and this inconsistency with the building history has not been explained.

The walls of the room are plaster, although the original mud and straw plaster with a thin lime wash finish has been covered in much of the hall with a hard, modern gypsum plaster.

Horizontally paneled wainscot runs around the room, rising 30" from the floor. The smooth-planed bead-edged wainscot boards are laid flush with each other, above a crudely finished baseboard. The wainscot is capped with a bull-nosed chair rail. The wainscot is presently finished with a modern paint in a light blue-gray color. The wainscot is attached with early machine-made nails from ca. 1800.

At the rear of the hall the wainscot top molding displays evidence of a very vivid old blue paint. The wainscot is placed over a wall with a rough hewn internal support, and mud and straw nogging.

The same intense blue is also seen on the bottom stair riser. The stairs are "winders" although their tread and riser proportions are more gracious than expected.
Vertical boarding enclosure, typical of early 20th century construction, forms the stair enclosure. The small six-over-six sash window described on the rear exterior elevation sits over the stairs and provides natural light.

From the hall, there are six doorways: one to the stairs, one into the rear room of the house; one into the south room; one into the north parlor; one into the back kitchen; and one to a closet. The closet doorway is taller than all the other doors; the door itself is missing. It is clearly in function and design a much later addition to the house.

V.2.2 Room 105 – Northeast Parlor or Dining Room

The dining room (Plate 20), located north of the hall, was the principal room added in the expansion of the house. Its typical Dutch framing structure is also exposed, but in this part of the house, the beams are closer set (44" on center) and not as deep (only 8 to 8 1/2").

The beams are oak as in the hall, but there is also some chestnut in the wall framing. They are more roughly hewn, but were likely exposed as in the older portions of the house.

The lath and plaster which was in place has been removed, although there is staining from the plaster which suggests the size and spacing of the lath.

The room is dominated by a corner fireplace, with a vernacular Federal-style mantel on it. The fireplace is made of orange, handmade bricks set in a mortar whose crude composition is evident by the mud-like color and consistency, flecked with spots of lime. The fireplace brick has been cleaned . The bricks above the firebox are arranged in a slightly angled soldier course to create a flat arch, the "keystone" of which is a triangular brick, lodged point-side down. At the back of the firebox, metal tabs are embedded in the mortar. These appear to be the attachment points for firebacks or other hardware. There is also evidence of a metal lintel bar to aid the span of the flat arch. The masonry is in good condition and may be conserved.

The wooden mantel combines a relatively sophisticated bit of carving, creating a basketweave pattern in the center panel, with more crudely carved triglyphs and applied half-urns. The neo-classical vocabulary of the Federal style is here, but in a very vernacular form. This seems to corroborate a dating of the room to 1805.

The walls have been covered with sheetrock. The condition of original wall plaster and finishes is unknown. A simple baseboard, composed of stock 1x3" lumber, circles the room.

The door into the rear "kitchen" is a four-panel wooden one, standard for interiors from the second half of the 19th century. The door is attached with decorative hinges, also typical of the late 19th century. No door knobs survive but the metal lock box is extant.

The nine-over-six sash windows of the facade are also found as a side window in this room. The wood is in excellent condition, and the windows appears to contain original glass in most panes. There is no window hardware, and no evidence that any was ever applied.

A steam radiator has been removed from the room, evidenced by the floor valve still in place. A pipe extends through the room up to the second floor. The radiator and pipe are beside the fireplace; the radiator below the north-facing window.

The parlor face of the doorframe to the hall has a delicate profile, and could be late 18th or early 19th century in design. The door itself does not survive in situ. The hinge remains,

and it is quite crude, with three large screws in an unornamented plate. A door found in the house matches both the frame and color of the trim in this opening.

V.2.3 Room 102 - Kitchen

The former kitchen (Plates 25-27) is identified in this room because the fireplace appears to have been fitted with a stovepipe at one time. The room is likely to have served the purpose of cooking until late in the last century.

The floor was removed in order to carry out an archaeological dig a decade ago; floorboards remaining in other places in the house presumably include those which belong in this room.

The Dutch framing is again visible in this room, although the beams appear smoother and lighter in color than in the front room. The same beams continue through both rooms. The floorboards from the room above form the ceiling and there is evidence of considerable paint having been applied and removed from the ceiling over time.

Because of damage to the sill and lower shingles through water and insect damage, this room is most dilapidated in terms of its safety and habitability. However, it also exposes the most original building fabric to view. The framing of the house is evident, as is the wide lath attached to the frame supporting the plaster walls. The original mud and straw "plaster" is visible and intact in several places in this room. The thick mud on the walls is covered with a thin finish layer of limewash, too thin to be called plaster. This has evidence of paint and later wallpaper finishes on it

A door frame into the hall has simple hand-made pintles on it to carry the door (which is no longer in situ). Hardware to receive a latch also remains on the door frame.

Above the doorframe, bricks remain in the wall cavity, and the impression of brick is still evident in the back of the mud plaster which would have been applied from the hall side of the wall. The lath behind most of the "plaster" wall is wider and more roughly hewn than that visible in the hall.

The brick fireplace in the north wall has a heavy wood lintel supported on a jamb of large stones. The fireplace appears to have been rebuilt somewhat in the 20th century with a hard, cement-based mortar. A tile flue liner was inserted into the chimney. To the rear, an arch is built in brick with cement mortar; behind it, the original arched opening to an oven remains. The stone hearth is now covered with a cement pad, indicating the approximate size of the original cooking fireplace, now cut virtually in half. Many stones from the original masonry work were found below the floor.

Beside the chimney, on the wall common to the parlor, a wainscot is formed of four bead-edged boards laid horizontally, similar to the wainscot found in the hall. No chair rail currently exists. The wainscot appears to have been applied with machine-made nails, of a type dating from after the 1830s.

V.2.4 Room 103 – Front Chamber (Former "Groot Kammer")

With its walls and ceiling covered by sheetrock, and the floor covered in wall-to-wall carpet, this room offered limited information until our probes removed the outer finish layer. (See Plates 22-24.) The window frames were extended to accommodate the installation of sheetrock over the existing wall material. Probes revealed both the plaster surface and a scored ground for a chair rail in this room.

The fireplace has an eared surround with bolection molding. While it is original to this location; it was apparently removed (perhaps when sheetrock was installed) and re-installed on some 1 x 6 backing boards. Probes exposed the plaster, where a "ghost" line precisely matched the mantelpiece outline. The handmade brick forms a shallow firebox with a large hearth in front. As in the parlor, a simple flat arch is attempted in the lintel, keyed by a brick which has been shaped to a triangle to act as center keystone. The brick (2x4x8) is laid in Flemish bond. Angled jambs suggest a mid-18th century date for the fireplace.

A cabinet beside the fireplace has paneled doors attached on old butterfly hinges. With one upper door and one lower door, the cabinet uses single raised panels in each door. Moldings on the cabinet match those of the mantelpiece exactly, indicating a corresponding date of installation, probably mid-18th century. The cupboard extends to the floorboards of the second floor. The upper door opens to reveal wooden shelves, with a projecting tongue on the shelf similar to what might be found inside a corner cupboard. The hinges are iron, "butterfly" type, typical of 18th century construction.

The doorway from this room into the rear room behind it has a beaded edge to the frame with mitered corners for the bead, and flat post-and-beam construction for the broad, flat frame itself. It appears to be original to the mid-18th century, when the room was remodeled.

The window onto the south gable end is a 6/6 sash, although there is evidence that the frame was modified from a 2/2 sash. The east window is 9/6 sash, and appears to be from the 1805 build, matching the other "front" windows on the east façade.

V.2.5 Room 100 – Rear Chamber (former "Binnen Kammer")

The room at the rear of the older portion of the house contains the best preserved "bents" or framing members in the house. (See Plates 39-43). They are smooth-finished oak, with a beaded edge. They are 10-11 inches deep, and 5-6" wide. The beams which carry the wide

floorboards of the second floor room above are let into vertical posts, which were intended to be a visible part of the room. Paint analysis has revealed that all of the exposed members were painted a "Venetian red" color common to Dutch room decoration from the early period.

Between the framing members, mud and straw forms a "plaster" infill over thick wooden lath strips which are set into the walls. Above the mud is a very thin finish coat, more of a layer of whitewash than a true plaster coat. Paint and wallpaper fragments are visible on portions of the walls and should be investigated for color, form and age indications. The evidence of wallpaper on the wooden partition wall of the staircase is particularly important for helping to date the construction of the stair, indicating a very early date for the straight run and stringer. We surmise that this portion was probably part of the John Wyckoff building (see architectural description above).

Traces of dark red paint on the stair wall are absent in a diagonal line, suggesting a molding that was removed. The molding extended along the wooden partition wall of the staircase; above the paint. Further changes in the boards and the ghost of a newel post in the floor indicate that the staircase which today turns toward the back hall once turned to open into this rear room. This would actually be more consistent with traditional Dutch house arrangements, and resembles the stair in the Van Wickle house. The modification of a staircase opening into a hall is consistent with the other types of changes which took place in the house in 1805, such as the plastering of the ceiling and the addition of wainscot in the front hall.

The door frame from the rear room into the south room appears to be original(Plate 43), with a simple frame of broad, flat boards and iron pintles mounted in it on which to hang the door. The door itself is missing, but a door found in the basement (plank and batten type) matches the opening and hinge pattern closely. The doorframe and the wall it is set into make a convincing case that the wall between the south room and rear room is original to the house, and thus the original house was a multi-room plan.

An exterior door to the rear exists, a modified four-panel door of the 19th century type, but it is clearly not original. The windows too are not original to the house, but framing evidence is there for larger windows— using dovetail joints, an 18th century detail. The window to the south side of the house is a 6/6 wooden sash, which has been modified from a 2/2 sash window. There is also good evidence— gains visible in the anchorbent joist in the middle of the room— for the existence of a partition dividing this space roughly in half. Our restored plans show this putative arrangement.

V.3 Interior - Second Floor

Room 200 – Bedroom No. 1 (Plate 35)

Room configuration: The upper floor of the original John Wyckoff house was a sleeping loft used by slaves or for storage. It was probably divided into two or three rooms for privacy. The south and east walls of the present bedroom and closet were either created when the family expanded in the mid-18th century or when the Garretsons created their addition.

Walls: All the walls are presently plastered, although 20th century repairs are evident. In the corner of the room there is an exposed post with the characteristic "gunstock" flare. (Our probe exposed the joint and removed a portion of plaster in the corner). Connected to it, and running along the south wall, is the gable-end cross beam that uncharacteristically appears on both sides of the original Wyckoff house. The west wall is only half-height, as the sloped plaster ceiling begins barely three feet from floor level.

Ceiling: The low flat ceiling and sloped portion are covered in plaster. The plaster on the walls and ceiling is in fair condition, and may be maintained. There is sawn spruce lath behind the plaster layer.

Floor: The original wide plank floor is in place. It is in good condition for its age and wear.

Windows and Doors: The door to the room from the hall (No. 22) is missing. A batten-type door (No. 20) gives access to the closet adjoining the room. It is in good condition. A similar door (No. 19 is also in good condition. The low window (No. 15) on the west side is a 20th century reglazing and in poor condition. Window No. 11 is one of the 2/2 Victorian sashes, and is in poor condition. We recommend conservation by epoxy repair and dutchman patching before reglazing.

Room 201 – Stair Hall (Plate 30)

Room configuration: The upper hall was originally part of a divided second floor loft. The stair balustrade and upper steps appear to be original to the first build of the house, and would correspond to Dutch stair types seen in houses such as those Symen Van Wickle in New Jersey.

Walls: The wall dividing the closet to Room 201 is a wooden plank partition, and may be the oldest in the space. Adjoining the stair is another wooden slat wall created in the 19th century when the space was created to form multiple bedrooms. The curving profile at the top of the stair was a result of carving away the massive upper tie beam to allow for the hallway. The long center dividing wall was revealed by probes to be a modern lath and plaster wall, probably from the latter years of the 19th century.

Ceiling: The ceiling is plaster on sawn sprucewood lath, attached to 2x6 joists running at the midpoints between the original 18th century collar ties dividing the attic from the second floor areas.

Floor: The floor here, as in most rooms on the second floor, consists of wide random length planks nailed directly to the anchorbent beams below. There is every reason to believe that these boards were maintained and repaired from 1805 century to the present.

Windows: One window on the west wall may be from the 18th century, and should be retained and conserved in situ. It is in fair condition.

Room 202 – Bedroom No. 5 (Plate 34)

Room configuration: This small room is somewhat puzzling, as it can only have been habitable after the addition of a small low window during the late 19th century. The north wall is part of the original first build, displaying characteristics of a former outer wall. The remaining walls were created late in the 19th century.

Walls: All walls are painted gypsum board. Below the gypsum board is a painted plaster surface with green paint on the outer layer. Our probe in the southwest corner revealed some water damage at plate level. When this floor is adapted to offices, careful demolition may reveal more about the original finishes in the room.

Ceiling: As in Room 200, the ceiling slopes toward the rear of the house, making much of the room claustrophobic. It was orginally covered in 19th century three-coat plaster and a white paint, but presently the room has a layer of gypsum board over the plaster

Floor: The original wide plank floor is in place. It is in good condition for its age and wear.

Windows and Doors: The room has a small low window on the west wall, repaired during the 20th century. The door (No. 15) is a plank type door that has been cut down and re-used from another location.

Room 203 - Closet

Room configuration: This closet divides the two older bedrooms in the southern half of the house. It backs up to the original chimney stack and may contain evidence of the earliest construction. No probes were conducted to reveal under surface conditions.

Walls: The walls are plank construction on the interior.

Ceiling: The ceiling is plaster.

Floor: The original wide plank floor is in place. It is in good condition for its age and wear.

Doors: Two plank type doors are in place (No. 18 and 19), one with an old latch. It is difficult to ascertain whether they are original to this location.

Room 204 – Bathroom (Plate 33)

Room configuration: The bathroom was added during the latest renovations to the house, probably in the 20th century. The corner of the building may at one point have been taken up entirely by a bedroom (now Room 202), from which this bathroom was split off.

Walls: The wall finishes are a variety of surfaces, ranging from tile board in the tub area to masonite, gypsum board and built in cabinets. None of these finishes is older than the early 20th century. Finishes are generally in poor condition.

Ceiling: Gypsum board over plaster. Poor condition.

Floor: This is the only area of the second floor with a finish surface over the older pine boards. It is in poor condition and may be removed.

Windows and Doors: The 19th century window is badly damaged. Door No. 14 has been cut down and re-used from another location. Like most of the doors, it is a batten-plank type.

Other: The bathroom fixtures are all 20th century types, including a bathtub, toilet and missing sink.

Room 205 – Bedroom No. 2

Room configuration: This bedroom was created when the three rooms on the east side of the house were made from an earlier two-room configuration. Its two outer walls are from the 1805 build, while the inner walls date to the early 20th century.

Walls: The wall dividing Rooms 205 and 206 is gypsum board. The outer walls are plaster.

Ceiling: The ceiling appears to be plaster, but may be covered in a layer of gypsum board, as in other recently renovated areas of the second floor.

Floor: The original wide plank floor is in place. It is in good condition for its age and wear. Evidence in the floor boards indicates the presence of a jambless fireplace below.

Windows and Doors: The double-hung window is similar to the one in the adjacent older bedroom and is in fair condition. The low casement window has been repaired recently but is in poor condition.

Room 206 – Bedroom No. 3 (Plates 29 & 32)

Room configuration: The early 20th century dormer (installed during the Garretson tenure, circa 1910-20) was added to create a separate central bedroom with a high ceiling and ample light, perhaps for the "master" of the house. This room is the largest and most pleasant of the upper floor spaces, covered in handsome wallpaper. It contains its own large closet on the west side.

Walls: Gypsum board over plaster and lath on the east and west.

Ceiling: The ceiling is flat all the way to the east wall, and may be seen from above to be lath and plaster.

Floor: The original wide plank floor is in place. It is in good condition for its age and wear.

Windows and Doors: The two large windows are of modern c. 1920s vintage, replicating those in the lower portion of the house (double hung, 6/6)

Room 207 – Bedroom No. 4 (Plate 31)

Room configuration: This room is similar to bedroom No. 1 (Rm. 200).

Walls: The walls are plaster, in good to fair condition. There is a dividing wall between Rooms 206 and 207, made of modern studs and gypsum board, and a recently cut opening.

Ceiling: The ceiling is plaster, in good to fair condition.

Floor: The original wide plank floor is in place. It is in good condition for its age and wear.

Windows and Doors: Similar to those in Room 200.

Room 301 – Attic (Plate 36 & 37)

Room configuration: With the exception of the flooring and dormer addition, the space is as configured when the second build took place in 1805.

Other: The structural members and condition of roof planking are described in the Structural and Buildings Systems section of this document.

V.4 Structural and Building Systems Evaluation

V.4.1 Structural System

A. Foundations

The foundation of the John Wyckoff house (first build) is constructed of fieldstone and shale slabs. The shale slabs may have been excavated from the basement (see archaeology report). The walls are typically 16" to 18" in thickness, and appear to rest directly on the parent shale bed. The original mortar, if any, was likely a clay mixture, and much of this material has eroded.

The foundations beneath the Garretson addition (second build) are much shallower and appear to be constructed entirely of fieldstone. The visible evidence suggests that the foundation walls extend only about one foot below grade.

The basement walls appear to have been modified in several places. Because the fireplace jambs are not integrated into the perimeter masonry, it would appear that the jambs were added after the initial construction of the walls. A former basement entry at the south end of the east wall has been filled with stone and brick masonry, and at least two window openings have been filled with brick. A new entry was cut in the south wall, and the rough opening trimmed with brick.

Those portions of the basement walls below grade are generally in satisfactory structural condition. The exposed portions of the exterior walls at or above grade, however, appear to have suffered from water and ice damage. This damage is particularly evident on the west wall of the basement, where the outside grade is within a few inches of the sill plate. The combination of saturated soil conditions here and many freeze-thaw cycles have resulted in some movement of stones in the upper portions of the wall. The existing sand-cement parging on the exposed portions of the exterior of the foundation walls may have been installed in an effort to stabilize the deteriorating walls, and keep water out of the exposed stonework. Unfortunately, no water detail was provided, and the water running down the wall shingles has been, and continues to be, directed into the masonry wall (and sill plate) rather than away from it. As it stands, the parging is accelerating the deterioration of the masonry walls and the sills. (It is probable that these factors are responsible for the failure of the foundation and sill plate on the west side of the kitchen.) It is recommended that all of the parging be carefully removed, and that the upper portions of the basement walls be rebuilt as required. It is also recommended that the east and north foundation walls of the Garretson addition be disassembled, that new footings be installed at least 36" below grade, and that the masonry walls (including the missing west wall) be reconstructed. (Note that it will not be necessary to reconstruct the masonry supporting the summer beam of the Garretson addition. This stonework appears to have remained dry, and is in relatively good condition.) This work can most efficiently be done in conjunction with the repair/replacement of sill plates (see Framing below). It is expected that, following the reconstruction of the stone walls, rainwater running off the wall shingles will drip clear of the foundation, as it does in only some locations now. Should this not be the case, it will be necessary to install flashing (or other suitable means) to protect the sill and foundations from water intrusion.

B. Framing

The materials, framing techniques, and their historical context are discussed elsewhere in this report. This section deals specifically with structural aspects of the principal framing elements.

At the first floor level of the John Wyckoff house (first build), a summer beam measuring approximately 10" x 7" spans north-south directly beneath the partition wall between the front and rear rooms of the original structure. There are currently two posts supporting the summer beam at approximately the one third and two-thirds points. Although the existing posts do not appear to be original material, calculations indicate that there must have been some form of intermediate support for the summer beam. The summer beam is not capable of carrying the imposed load over its span without severe deflection or failure. Given the exposure of the end grain of the posts to the damp floor conditions in the basement, it appears likely that the original posts decayed and had to be replaced. The visual evidence suggests that the existing posts may have been salvaged from another structure.

There are five paired sets of joists over the basement area. One additional joist appears between the fourth and fifth joists (counting from the south) on the east side of the summer beam. The reason for this extra member is not clear. It does not coincide with any walls or other irregular loads above. It is also interesting to note that the joists do not coincide with the anchor bents above. Three wood posts and one steel jack column have been added to provide support for individual joists. Two of these posts appear under the third and fourth joists on the west side of the summer beam. It is evident that the post under the fourth joist was needed as a result of substantial decay and insect damage at the western end of this joist. That portion of the joist to the west of the added post has been replaced. The post located near the western end of the third joist may have been installed after a deep notch was cut in the bottom edge of this joist. The purpose of the notch is not known, but it is likely that it was cut to accommodate a plumbing or heating line. Another post appears under the approximate midpoint of the fourth joist on the east side of the summer beam. This joist is in approximate alignment with the wall above separating the parlor from the hall. A steel jack column is located near the east jamb of the fireplace and supports the first joist on the east side of the summer beam. The reason for this steel column is not immediately clear.

Overall, the first floor framing of the John Wyckoff house is in good to fair condition. With the exception of the damage noted above to the west ends of the third and fourth joists on the west side of the summer beam, the joists appear to be in good condition. As a result of high humidity in the basement, there is mold growing on the surfaces of some of the beams and floorboards. Once the sources of the moisture have been reduced or eliminated, the mold can be scrubbed off using a weak solution of sodium hypochlorite (liquid bleach). It is recommended that the wood posts be isolated from the damp concrete and earth at their bases. The details of how this separation can best be accomplished will depend directly on whether or not the basement is to be part of the interpreted space.

The condition of the sill plates surrounding the basement varies considerably. The west sill plate appears to be in poor condition overall. One section of this plate has already been

replaced with CCA treated 2x_ SYP stock. It is likely that this west sill plate will require substantial consolidation and "dutchmen" repairs, or complete replacement. In order to prevent further deterioration, it will be necessary to necessary to solve the surface drainage problems, increase the grade clearance, and eliminate water intrusion at the drip edge of the wall shingles (See also "Foundations", above.) The south sill may be in reasonably good condition. Some epoxy consolidation should be anticipated, especially at the corners. On the east side, evidence suggests that some portions of the sill plate are in satisfactory condition, while others may be in poor condition. The north sill, not surprisingly, appears to be in relatively good condition. It is important to note that the exact conditions in any portion of the sill plates will be evident only after the wall shingles are removed. It is recommended that sill repair be approached conservatively, in order to keep as much of the original fabric as reasonably possible. Since the inside and top faces of the sills have remained dryer and in better condition than the bottom and outside faces, it may be possible to make most of the repairs relatively invisible in the restored structure. As noted previously, it makes sense to execute the sill repairs in conjunction with the work on the stone masonry foundations.

The first floor framing under the northeast parlor consists of sawn members measuring approximately 3" x 8-3/4" and spaced between 26" and 30" O.C. The ends are notched over the masonry foundation walls, and the joists are fastened to the sill plate with mortise and tenon joinery. There are numerous short wood posts in the crawl space providing additional midspan support for individual joists. It is recommended that these supports be replaced with masonry in order to eliminate direct contact between wood and earth. The entire west sill and a substantial portion of the north sill are missing entirely, and the southern portion of the east sill appears to be in poor condition. It is recommended that the replacement sills be fabricated from white oak to match the original. It may be possible to install a 1x_ or 2x_ plate of CCA treated SYP between the masonry and the white oak sill. Though the heartwood of white oak is reasonably rot-resistant, the CCA treated SYP is more rot-resistant and will also help deter insect attack.

The main posts and second floor joists in both builds form the anchor bents. There is some evidence that the lower ends of some of the posts may have suffered rot and insect attack along with the sill plates. With this exception, the posts and anchor beams (second floor joists) appear to be in good condition.

Estimated safe total load floor capacities have been calculated for the first and second floors in both the John Wyckoff house and the Garretson addition. These capacities are based on average dimensions and spacing of the joists in each of the four principal areas. At both floors and in both builds, the longer of the two joist spans was used. Calculated floor dead loads have been deducted to arrive at an estimated live load capacity for the floors. Note that partition loads have not been deducted for two reasons. First, such loads fall only on specific members, and are not properly "averaged" over a large floor area; and secondly, the construction details (and thus weights) of the partitions are not fully known at this time. Also note that in no case did the strength of the floorboards spanning between joists further limit the floor capacities shown. The estimated live load floor capacities are as follows:

First Floor, John Wyckoff house: 56 PSF

First Floor, Garretson addition:	44 PSF
Second Floor, John Wyckoff house:	48-71 PSF*
Second Floor, Garretson addition:	61 PSF

(* The higher value applies to the unaltered (full depth) joists above the southeast parlor. The lower value applies to the joists over the current front hall, which joists have been reduced in depth.)

Under the BOCA code, these values are satisfactory for typical residential occupancies. Values below 50 PSF do not meet the requirements for "business" or "office" loads, and none of the floors meets the requirements for "assembly" areas. Under the NJ Rehabilitation Code, it may be possible to use the 50 PSF requirement for a "house museum" occupancy. In this case, assuming that the public would not have access to the second floor, only the joists under the northeast parlor would require reinforcement. This could be accomplished by installing a midspan girder and two or more piers, and would have minimal impact on the historic materials.

The two interior probes on the west side at the second floor have provided limited access to the areas where rafters and posts join the top plates. At the southwest corner of room 200 there is evidence of moderate water damage to the top plate and the lower ends of rafters as a result of roof leaks. The full extent of the damage is not known. It may be necessary to epoxy consolidate or otherwise repair some of the rafter ends. This work could be done through the roof if it is determined that removal of more of the interior finishes is not desirable.

The tie beams in the north and south walls of the John Wyckoff house (first build) have been cut and are no longer functional. In the north wall, the tie beam was terminated at the top of the staircase to permit the second floor hall to pass through. In the south wall, the two windows, presumably added later, interrupt the tie beam. Though contrary to first instincts, there is no evidence that rendering these tie beams non-functional has caused any structural problems for the building. The posts are sufficiently strong and stiff, and the joints between the anchor beams and posts are sufficiently strong to resist the lateral forces induced by the roof at the top plates. Note that the rafters are too flexible and the collar ties are located too high for these elements to be useful in resisting the spreading forces. Furthermore, if the tie beams actually had been necessary to prevent spreading of the building walls, then they would either be necessary at each bent (rendering the second floor useless), or the top plates would have to function as horizontal beams, spanning from corner post to corner post, and resisting the lateral thrust of the roof. Since the plates are much too small for such duty, the individual posts and anchor beams (bents) must necessarily resist the lateral loads.

The roof rafters measure approximately 4" in width, and taper from approximately 6" in depth at the bird's mouth to approximately 4" at the peak. At the peak, the pairs of rafters are joined in mortise and tenon joints. It is interesting to note that the spacing of the rafters is between 44" and 46", and that the rafter layout does not coincide with the anchor bents below. The collar ties (attic floor joists) measure approximately 4"x5" and are connected to

the rafters with pinned half dovetail joints. Nearly vertical struts, measuring approximately 3"x4" connect the centers of the collar ties to alternating rafters just below the peak. Shorter vertical struts measuring approximately 3"x5" are nailed between the rafters and collar ties, and are located approximately at the quarter points of the collar ties.

There is evidence that wood lath was once fastened to the tops of the rafters at a spacing of approximately 10-1/2", most likely as a base for shakes. Where the rafters were proud, the lath was let into the rafters. When the newer 1" x 10" solid board deck was installed (likely coincident with the addition of the front gable), narrow boards were nailed to each side of the rafters, apparently to provide a more nearly planar surface to which to nail the deck. These boards obscure most of the lath marks from the former roof.

The sawn softwood lumber and the balloon style framing clearly identify the front gable as a late 19th or early twentieth century addition. The portions of the rafters below the collar tie joint were cut to permit the ceiling of the room below to be extended to the front wall of the house. If it is desired to remove the dormer, the cut rafters will have to be either sistered or replaced.

In the attic, the visible portions of the rafters and the collar ties are generally in good condition. The only serious damage noted was in the vicinity of the chimneys, which, though reconstructed above the roofline, have remained for some time without any flashing. The roof members immediately surrounding the chimney openings may require epoxy consolidation, sistering, or replacement.

Though sufficiently strong for normal snow loads, the roof framing is relatively flexible. For this reason it is recommended that the attic not be used for storage. The flexing of the lower portions of the rafters, though somewhat limited by the relatively high stiffness of the posts and top plates, may result in some cracking of plaster finishes on the ceiling below.

V.4.2 Mechanical Systems

A. Plumbing - DWV System

The piping in the existing waste system consists of a mixture of cast iron and galvanized steel lines. The main 4" C.I. waste line runs along the north wall of the basement, and exits through the east wall at the northeast corner. This line contains a "house trap" and presumably leads to a septic system or cesspool somewhere in the east (front) yard. No surface evidence of such a waste disposal system was visible. The existing waste line terminates near the northwest corner of the basement. There is evidence of the previous existence of either one or two 4" branch lines connecting at this location. One "branch" may have been a cleanout.

The 4" C.I. waste line serving the second floor bath, visible above the kitchen fireplace, exits through the north wall and connects to the 4" C.I. stack on the outside of the building. The connection between the base of the stack and the main waste line in the basement no longer

exists, but presumably it ran through the crawl space under the kitchen. The stack is vented via a 3" C.I. line that runs up the outside of the north wall, terminating below the gable overhang. The branch waste and vent lines serving the tub and lavatory are galvanized steel.

The waste piping system is not currently functional, and the waste disposal system is not documented. At this time it is not clear what, if any, requirements there may be for a waste system in the future. If the entire house is to be restored to its 18th or early 19th century state, then it is possible that no waste system will be required at all. It is also possible that some minimal facilities (e.g. a water closet and lavatory) may be desirable. In this latter case, it will be necessary to investigate the existing disposal system, and make a determination regarding possible re-use of any portions thereof. It should be noted that there is a high probability that an entirely new septic system would be required.

Regardless of any decisions about future waste system needs, it is safe to say that no part of the remaining waste piping would be reused. It is therefore recommended that all the remaining waste piping be photographed and removed, and that the main building waste line be plugged or capped just inside the basement wall.

B. Plumbing - Domestic Water System

A ¾" copper water service line enters the basement through the south wall near the southwest corner. It is believed that this line runs to a well located south of the building. The characteristics of the well and pump are not known. There is a stop valve in the service line just inside the building. The line continues northward for approximately 10 feet, where it terminates. No other domestic water piping exists anywhere in the basement or at the first floor. The remnants of the galvanized hot and cold water lines (including some later repairs in copper) serving the second floor bath are visible above the kitchen fireplace.

None of the existing domestic water piping within the building is functional. As for the waste system, it is recommended that the second floor piping be photographed and removed. If there is to be any domestic water use in the restored building, it will be necessary to thoroughly investigate and test the water source. A new piping system will have to be designed, using materials and routes that minimize their impact both structurally and visually.

It should be noted that a decision to include domestic water use in the restored structure during the winter months would almost certainly require at least a minimal space heating system as well. Even though water lines can be satisfactorily and economically protected from freezing using self regulating electric heat tracing, traps in waste lines and water closets are much more difficult to protect.

C. Heating System

There is evidence that a one-pipe low pressure steam heating system once served the house. Only two (of at least seven) cast iron radiators, four 1-1/4" steel risers, and a few angle type radiator valves remain. The boiler and most of the distribution piping have been removed.

The presence of a standard 275-gallon steel fuel oil tank in the shed on the north side of the building suggests that at least the most recent boiler was oil fired. The type of radiators, valves, and fittings used suggest that the system was installed between 1900 and 1940.

The archaeology report notes the presence of an underground oil tank to the south of house. For both safety (possible collapse) and environmental reasons, it is strongly recommended that the tank be inspected and cleaned. It can then be removed or abandoned in place and filled with a lean concrete mixture.

At this time, the requirements for a heating (and cooling) system for the restored building are not yet clear. There are at least three realistic possibilities to consider:

1. No Heating or Cooling:
   Under this option, the remaining pieces of the existing one-pipe steam system would be removed, and the holes in the floor would be patched. No new systems would be installed.

2. New Heating Only:
   This option would most likely entail the installation of a new directly vented high efficiency boiler (natural gas or propane fired), along with a hydronic (hot water) distribution system, and some type of radiators, finned tube convectors, or radiant floor tubing (mounted under the first level floor planks Only).

3. New Heating / Cooling:
   This option would involve the installation of one or more directly vented high efficiency furnaces (natural gas or propane fired), with or without air conditioning coils, and a ducted air system. The use of two small systems, one located in the basement to serve the first floor and one located in the attic to serve the second floor, would eliminate the need to create a large vertical chase through the building.

Each of these possible systems has a number of potential advantages and disadvantages with respect to criteria such as visibility, preservation of the historic fabric, comfort, operating cost, and first cost. Once the objectives are determined, it will be possible to evaluate the above systems, or other alternatives, and prepare specific recommendations and designs.

V.4.3 Electrical Systems

The overhead service conductors arrive from a pole on the property to the south of the building. The PVC service head, the 1-1/4" PVC drop, and the meter pan are fastened the south side of the building very close to the southwest corner. The service enters the basement directly below the meter pan. The driven ground, connected to a #6 copper grounding conductor, is located here as well. The main service panel is located on the west wall of the basement very close to the southwest corner. The panel and main circuit breaker

are rated for 150A at 120/240V single phase. The service cable is (3)#1 type THWN copper. A #6 bare copper bonding conductor connects the service grounding lug to the water pipe and the driven ground.

All of the components of the service (head, drop, panel, grounding) appear to be relatively new, and appear to be in accordance with current standards. The inspection sticker on the service panel is dated 2/16/95. Even so, the moist conditions in the basement have already resulted in moderate corrosion of the panel box itself and some of the internal metal components

The 60A/2P feeder (to the subpanel) and the branch circuits fed from the service panel are older BX type cable with cloth insulated conductors. Visible wiring in the basement is in fair to poor condition. Damp conditions have caused corrosion of the spiral metal jacket and deterioration of the cloth insulation.

A 60A (8 space) subpanel is located on the east wall of the kitchen (room #102). The panel is surface mounted, as are the feeder and the branch circuits. It appears that this panel may have been installed as a temporary measure to provide power for some lights and convenience circuits. The panel box itself appears relatively new, as does all of the armored cable branch circuit wiring emanating from this panel.

All branch circuits appear to be of the ungrounded type. Convenience outlets, some located in the baseboards and some located in the walls, are present in most of the first and second floor rooms. A special pattern floor outlet is located near the northeast corner of room #105, and a 220V dryer outlet is located in room #203.

With an eye toward the restoration and future use of the building, we offer the following observations and recommendations:

1. The existing service is adequately sized for anticipated loads, including air conditioning, should such be desired.
2. It may be desirable, from a visual standpoint, to run the service conductors underground from the last pole to the basement. The service drop and the meter could then be relocated to the pole. This would require burying a PVC conduit, probably at a depth of 24".
3. Since normal electrical components are not designed or listed for damp locations, it is important for both safety and system life that the basement be made dry. (See also discussion of structural and grading issues.)
4. Given the existing conditions, it should be anticipated that most, if not all, of the branch circuit wiring will need to be replaced. During the design phase, careful consideration should be given to locating the necessary electrical fixtures and devices, and to routing the wiring, in order both to minimize the damage to historic building fabric and to minimize the visibility of these components.

V.4.4 Drainage and Moisture Management

The long term health and survival of any structure requires satisfactory management of moisture. The Wyckoff-Garretson house, though remarkably intact in many ways, continues to suffer from poor surface drainage and other related moisture control issues.

There are several conditions that need to be addressed. These conditions include the following: (See also Structural Systems – Foundations)

1. Grade clearance

Possible alterations to grades around the structure have been discussed elsewhere in this report. In some areas, especially on the west side, the grades are very close to the elevation of the siding and sill plates. It is recommended that the grade clearance be increased to at least 8", much more if possible. This and other grading issues need to be considered in the context of the restoration of the entire site, and not just the building itself.

2. Splash Back, Soil Saturation, and Ponding

The lack of functional gutters and leaders has resulted in both the repeated wetting of siding, sills, and foundations from splashing rainwater, and the saturation of the soils in the vicinity of the east and west foundation walls. These two conditions are likely the primary causes for the deterioration of the foundation walls, sills, and adjoining wood members. It is recommended that some type of gutter system be installed and maintained, and that leaders discharge at least 8 to 10 feet away from the building. It is essential that surface water not be permitted to pond adjacent to the building foundations, as it now does. All soil within 8 to 10 feet of the building should be regraded to provide positive drainage. On the west side, it will be necessary to provide new contours to a distance of 20 feet or more from the building, in order to redirect surface water from the hillside away from and around the structure.

3. Basement & Crawl Space Floors

Once the above-recommended steps have been executed, it is anticipated that the basement and crawl space will become substantially dryer than they are now. It is essential that these spaces be made dryer in order to protect not only the wood framing and floors, but also the mechanical and electrical systems. The reintroduction of a heating system will, of course, reduce the relative humidity in the structure during the heating season. Further observations and measurements at that time will be needed to determine whether these steps have been sufficient to maintain conditions dry enough to prevent fungus (rot) and mold growth. If further controls are needed, it may be necessary to install moisture barriers on the crawl space and basement floors, or, as a last resort, to install dehumidification equipment. Moisture barriers could be as simple as lapped sheets of 6mil polyethylene covered with a few inches of sand or stone. These measures require no intervention, and are fully reversible. Measures such as interior or exterior "waterproof" coatings are not recommended, since the only efficacious methods would require substantial non-reversible intervention.

V.5 Code and Accessibility Review

The following section provides an overview of the existing property as well as the proposed re-use scheme and applicable codes. This code analysis informed the recommendations and was used in developing cost estimates. The following local and national codes were consulted:

New Jersey Uniform Construction Code (UCC)

New Jersey Uniform Construction Code Rehabilitation Subcode (1998) NJ Administrative Code, Title 5, Chapter 23, Subchapter 6

New Jersey Uniform Fire Code (UFC)

Building Officials and Code Administrators' National Building Code (BOCA) 1993 and 1995 Editions

ADA Accessibility Guidelines for Buildings and Facilities: US Dept. of Justice, Federal Register, vol. 56, no. 144, July 1991.

American National Standard. Accessible and Usable Building and Facilities. Cabo/Ansi A117.1 - 1992.

V.6.1 Building Data

Existing Use Type:	R-1, single-family dwelling
Proposed Use Type:	I, institutional (museum) use
Construction Type:	5-B, main block
Number of stories:	2, plus attic and basement
Lot area:	1.505 acres
Building footprint:	1485 square feet

Floor areas:

Basement	660 SF
First Floor	1485 SF
Second Floor	1485 SF
Attic	1200 SF
TOTAL	4830 SF

Existing plumbing fixtures:

Toilets	1
Sinks	1
Tubs	1

V.6.2 Code Analysis

The following analysis is based upon the assumption that the first floor of the Wyckoff-Garretson house will be rehabilitated to serve for museum visitation, and that the museum staff may eventually use the second floor for offices.

According to the 1998 UCC Rehabilitation Subcode, Section 6.33, Wyckoff Garretson House qualifies as a "historic building" by virtue of its listing as "a contributing building to a historic district" listed on the National or State Register of Historic Places. Because of this, the new code allows significant deviations from previous BOCA, CABO or UCC requirements.

6.33 (a), Section 4: "When a historic building is used as a historic museum, the building shall be classified as Use Group B provided the following conditions are met: I) A limit on occupancy, not to exceed 50, is set by the construction official based on egress capacity and travel distances using the following parameters: (1) for buildings with a single means of egress, occupancy shall be limited to the first and second floors, and the travel distance shall not exceed 75 feet; (2) two means of egress shall be required from all floors above the second floor where occupancy is permitted. II) There is supervision by a guide or other employee or volunteer knowledgeable in the emergency exiting procedures during all times that the building is occupied by visitors."

6.33 (b), 1. "Exception: components of building systems hidden from public view, including but not limited to electrical equipment and wiring, plumbing equipment and piping and heating equipment, shall comply with Section 6.8 (Materials and Methods)."

6.33 (b), 4. "Roof covering – Historic buildings shall meet the intent of Section 1505.0 of the building subcode, but shall not be required to meet Section 1507.0. the existing type of roof covering may be continued or replaced with the same materials or the pre-existing materials may be replaced or restored if the materials are documented to be historic."

6.33 (b) 6, 7, 8. Existing front or main exit doors may swing inward when serving fewer than 50 people, and existing door hardware may be retained if it is historic. Interior finishes, where demonstrated to be historic, may be replaced or repaired with the same materials.

6.33 (b) 9. Stairway enclosures may be omitted between the first and second floors only. In buildings less than three stories, exit enclosures shall limit the spread of smoke by using tight fitting doors and solid elements, but without a specified fire resistance rating. "When existing stairs are replaced or repaired, the existing or original riser height and tread width shall be permitted to remain."

6.33 (b) 11. Alternative exit signs may be used when strict compliance with fire codes would damage the historic character of the building.

6.33 (b) 12. "Ceiling height – existing ceiling heights shall be permitted to remain."

6/33 (c) 1. "The floor area for historic buildings undergoing a change of use to a higher hazard category as per Table E of Section 6.30 may exceed the allowable areas specified in the building subcode for the proposed use group by fifty percent."

Section 6.5 – Renovations

(g) 1. "Windows may be replaced with windows like those existing without meeting the size requirements of the building subcode."

Section 6.6 – Alterations

(j) "In a building required by the barrier free subcode to be accessible, where the space altered is a primary function space, an accessible path of travel to the altered space shall be provided up to the point at which the cost of providing accessibility is disproportionate to the cost of the overall alteration project; a cost is disproportionate if it exceeds 20% of the cost of the alteration work."

1993 BOCA Code, Chapter 11, "Accessibility"

Provide 1 accessible parking space for a parking area of less than 25 cars, 2 if less than 45 cars. (Table 1105.1)

Provide 2 wheelchair spaces for an assembly room seating less than 50 persons. (Table 1107.2.3)

Provide an accessible route from the main parking lot to the primary function space (i.e. assembly room).

1110.2.2.1 In an alteration or historic building, provide at least one accessible unisex toilet/bathroom located on the same floor with existing toilets, and proximate to the primary function space.

1110.2.2.5 "Platform (wheelchair) lifts, installed in accordance with Part XX of ASME A17.1 listed in Chapter 35, are permitted to be used as part of an accessible route."

V.6 Archaeological Evaluation

V.6.1 Introduction

This section describes a continuing archaeological assessment of the historic Wyckoff/Garretson property and should be viewed as a supplement to and updating of the earlier report issued by Hunter Research in June 2000. (Appendix) The archaeological work described in this report focuses on four tasks directed at specific issues relating to the main house. These tasks were undertaken with a view to clarifying the age and sequence of

development of the house and re-examining some of the areas previously excavated in the late 1980s by Richard Grubb and a group of volunteers. The four tasks were as follows: 1). a detailed examination, recording and analysis of the basement in the southern section of the house; 2). excavation of a test unit adjacent to the exterior of the south wall of the house in search of evidence of the bake oven visible in the basement; 3). re-examination of areas previously excavated by Grubb and others in front of the hearth in the northwest room; and 4). excavation of a test unit adjacent to the north wall of the house to establish cultural stratigraphy and archaeological conditions.

This work has been performed by Hunter Research under contract to Mark A. Hewitt, A.I.A., Architect, whose assistance we gratefully acknowledge. We also acknowledge the input and skills of other specialists involved with this project, most especially in this instance, Clifford Zink, whose views on the architectural implications of the archaeological findings were particularly valuable. Mr. Zink's analytical expertise pervades many of the interpretations presented in this report and we appreciate his readiness to share with us his many pertinent observations.

V.6.2 Recording and Interpretation of the Basement

As an initial task, the basement beneath the southern section of the house was subjected to a detailed examination and recording through the preparation of in-field scale drawings. These drawings are appended and comprise: two plans, one of the basement floor (Figure 1) and one of the basement ceiling (Figure 2), the latter serving also as a plan of the underside of the floor of the first floor; and interior elevations of each of the four walls of the basement (Figures 3 and 4). The following paragraphs contain a narrative commentary on these drawings and then move on to a discussion of the excavation unit placed adjacent to the exterior of the south wall, partially over the footprint of the bake oven that protruded from the back of the fireplace in the basement.

The basement interior measures approximately 20 feet from north to south by 30 feet from east to west, and is presently accessed from the exterior via a bulkhead entrance at the eastern end of the south wall. **Figure A1**, the basement floor plan, shows the locations of the fireplace in the south wall, various supporting posts for the first floor framing, and the door and window openings. A detailed discussion of the fireplace is given with reference to the south wall elevation (see below).

The support posts spread around the interior of the basement all appear to have been inserted well after the original construction to counter sagging joists in the first floor framing. The current posts are all re-used beams with evidence of mortises and notches; all are seated on cement footings. A stone base located roughly in the center of the basement space appears to relate to a supporting timber that has since been removed, since there is a tell-tale shadow in the floor joist directly above. A few sherds of transfer-printed whiteware were recovered from the earthen floor of the basement, and highly trafficked areas are visible as ruts and depressions in the floor surface. The earthen floor holds some limited archaeological potential. The thin compacted deposits of which the floor is mostly composed could yield artifacts reflecting the domestic use of this space as a kitchen area.

There are no obvious indications of shaft features, such as pits, a cistern or a well, within the basement.

The present exterior basement entry is not an original feature of the southern section of the house and was most likely inserted following the construction of the northern extension. The latter construction episode would have rendered the original exterior basement entry – located at the southern end of the east wall – obsolete. In the expanded house, the original entry would have been positioned beneath and just inside the new front door. The original basement entry is clearly visible as a blocked opening and it is interesting to note that the blocking operation seems to have included the dismantling of the door frame and the re-use of one of the jambs as a header (see below, Figure A4). Interior access to the basement appears always to have been in the northwest corner of the basement space, where traces of steps and framing evidence for a stair are now visible.

With the exception of the crude opening at the western end of the north wall (probably knocked through the foundation in the 20th century to give utility access to the crawl space beneath the northern section of the house), all of the present window locations appear to be original. There is a strong possibility that there was an additional original window location to the east of the fireplace in the south wall, in the vicinity of the present-day exterior basement entry, where the pattern of whitewashed masonry implies a former opening.

Figure A2 provides a view of the floor framing for the first floor of the southern section of the house, as seen in the ceiling of the basement. This view shows sills, floor joists, the locations of supporting posts in the basement and various other minor construction features. The overall framing system, with its series of east-west joists, echoes the traditional seven-bent Dutch-American framing system seen in the floors and walls above. The 30-foot east-west span of the building is supported by a substantial, hand-hewn, north-south summer beam placed 12 feet from the west wall and 18 feet from the east wall, thereby giving the house a 2/3 front:1/3 rear floor ratio that is carried through to the story above. The smaller east west joists are mostly 6.5 by eight inches in cross-section and are mortise-and-tenoned into the summer beam. The sills and east-west joists, like the summer beam, are hand-hewn, the essential framing structure here being regarded as original. The reason for the pairing of two east-west joists in the northeast corner of the basement is unclear.

Hand forged nails, spikes and hooks have been driven into several of the joists in front of the fireplace. These most likely served as a means of hanging tools and other items within easy reach of the hearth and bake oven. A mortise in the summer beam to the west of the fireplace likewise may have related to the operation of the fireplace. Numerous 19th- and 20th-century nails and hangers are in evidence along joists in the north-central portion of the basement.

Of particular note in **Figures A3 and A4**, which show the interior elevations in the basement, are the various exposures of shale bedrock towards the base of the north, south and west walls. These show clearly that the foundations for the southern section of the house were set into the slope of an east-facing shale terrace. Several large slab-like blocks of the excavated bedrock appear to have been incorporated into the west and south walls. The basal course of the foundation for all four walls, however, was comprised of large fieldstone

blocks, apparently laid in a ledge-like recess carved into the bedrock and then overlaid by courses of shale and/or smaller fieldstone blocks. The thick layer of whitewash over much of the north wall makes it difficult to discern the underlying stone masonry in this section of the basement.

The main feature along the south wall is the large, eight-foot-wide fireplace with its projecting stone side walls, massive wood lintel and blocked brick-arched bake oven (Figure A3; Plate A1). The side walls of the fireplace clearly abut the rear wall of the fireplace (also the main south wall of the house), which suggests that the fireplace in the basement was a later insertion. The upper section of the fireplace side walls and lower part of the chimney are formed in slate "capstones" which have been laid in a corbeled fashion. These appear to be keyed into the rear wall of the fireplace which would seem to contravene the hypothesis that the fireplace is a later insertion; alternatively, there may have been some substantial rebuilding of the south wall when the fireplace (and, by extension, the bake oven) was inserted, and the slate may have been bonded into the south wall as part of this operation. Looking further up the flue of the fireplace chimney, one may view the rear wall of the basement fireplace and of the hypothesized jamb-less fireplace on the floor above. The masonry for this section of the flue is constructed of brick and keyed into the south wall of the house. Again, this masonry may have been laid as part of a reconfiguration of the basement and first-floor fireplaces and chimney in the south wall during a later (possibly mid-18th-century) modification of the southern section of the house.

A potentially important point may be made concerning the construction date of the basement fireplace from a consideration of the relationship of the fireplace to the first floor framing system visible in the basement ceiling (Figure A2). It is notable that the fireplace masonry is not fundamentally tied in to the framing of the house at the first floor level. The summer beam in the first floor framing system spans the full width of the building but is not, as one might perhaps expect with a fireplace that is part of the original construction, used to define the chimney massing. On this basis, the basement fireplace is better viewed as a later insertion to a pre-existing structure.

Turning now specifically to the bake oven in the rear of the basement fireplace, it is interesting to note that this brick-arched feature appears to be of a single "build" with the stone masonry which immediately surrounds it. There is no clear indication of a hole having been punched into pre-existing masonry to accept the insertion of the bake oven. This may perhaps be taken as evidence of a substantial rebuilding of the chimney massing in the south wall. The two courses of brickwork that define the arched opening of the mouth of the bake oven are bonded with a hard lime-based mortar. The mortar in the surrounding stone masonry is largely mud. The blocking masonry within the arch is clearly a later alteration.

The two courses of the brick arch form the mouth or opening to the bake oven. The innermost course of brickwork in the arch is slightly recessed, by approximately 3/4-inch or so, in relation to the outer course of brickwork. The recess most likely held a door that could be slid into place to seal off the bake oven while baking was in progress. A definite line is evident in the masonry along the eastern edge of the brick arch and continuing into the adjacent stonework. This line marks the eastern interior edge of the bake oven and is

visible from the exterior of the house. The interior of the bake oven within the south wall was square in cross section, having straight side walls and a shale roof.

V.6.3 Archaeological Investigations

A. Exterior of South Wall/Bake Oven [Excavation Unit 3]

An excavation unit measuring five feet north-south by 3.5 feet east-west was placed adjacent to the south wall of the house with the intention of exploring part of the footprint of the bake oven which was assumed to have protruded out beyond the building's foundation. This excavation was successful in locating the footings of the bake oven and delineating the outline of much of this feature (Figure 5; Plate 2).

The upper layers of soil and rubble removed from the unit were of relatively recent origin and were largely comprised of construction debris, demolition rubble and fill, all much-disturbed by rodent activity. Contexts 1, 2, 3, 6, 7, 9 and 11 related to multiple 20th-century repairs to the foundation and to the application of cement to the exterior of the rear wall of the fireplace [24]. Contexts 4, 5, 8 and 9 all related specifically to rodent burrows. Two metal pipes were noted at a depth of about 18 inches below the surface running from the interior of the basement, through the fireplace wall and then continuing south beyond the unit to a buried fuel tank. Contexts 16 and 17 relate specifically to the demolition of the bake oven and produced three sherds of an early variety of pearlware which provide a *terminus post quem* of around 1790-1810 for the demolition of the oven. Hand-wrought nails, some fragments of windows glass and oyster shell, and one small non-diagnostic piece of a stem of a smoking pipe were the only other artifacts recovered from these two contexts.

From the plan view of the excavation unit (Figure A5; Plate A2), it is clear that the eastern portion of the bake oven was not exposed. However, simple projection of the oven's symmetry suggests a structure, oval-shaped in plan with an interior measurement of three feet east/west by four feet north/south, excluding the oven entrance. The blocked arch of the oven was not opened up, but this would have extended to the north through the south wall of the house for an additional 1.5 to 2 feet to the mouth in the back of the interior of the fireplace.

As with the basement construction, it was necessary to cut into the natural bedrock [22, 27] to produce a suitable base for the oven. The builders' trench [23] for the oven was observed along the western edge of the excavation unit, while an equivalent trench for the house foundation was visible in the northwest corner of the unit. Unfortunately, no diagnostic artifacts were recovered from these contexts which might help date the constriction of the bake oven. The oven base was composed of overlapping, roughly square, shale blocks [25]. The first course of the oven's brick walling [18] was the only surviving intact part of the oven fabric that remained. This was constructed in relatively large, high-quality, hand-made bricks, 3.5 inches wide by seven inches long. Some of the bricks noted in the in-filling of walls on the second floor of the house had the same color as the bake oven bricks, but were of the more typical three by six-inch size. Prior to demolition, the oven's opening within the foundation was crudely sealed up with stone [15].

In conclusion, while there is a possibility that the bake oven, on purely archaeological grounds, could date from the original construction of the southern (earlier) section of the house, the architectural evidence described in the immediately preceding section of this report more strongly favors the fireplace with its bake oven being a later modification to the building. This modification, when combined with other sequential historical, architectural and archaeological information, seems most likely to have taken place sometime in the mid- to later 18th century. From the few artifacts recovered from the demolition deposit directly above the base of the bake oven, it would seem that the structure went out of service and was demolished *circa* 1800.

B. Re-examination of Sub-floor Deposits in the Northwest Room [Excavation Unit 4]

In an effort to clarify archaeological evidence uncovered in the late 1980s by Richard Grubb, some preliminary clearing of debris was performed in the northwest room of the house followed by re-excavation of a 2.5 by five-foot area designated as Excavation Unit 4 (Figure A6; Plate A3). This room presently has no flooring and is strewn with rubble and remains of the hearth that extended out in front of the fireplace in the north wall.

Excavation Unit 4 was placed in the area of Grubb's former Unit #6 primarily to re-examine the shale footing previously identified as a possible corner of an earlier foundation that ran along the eastern edge of the original unit. Re-excavation of this area found no intact soils, but did result in the identification of a builders' trench – the fill of which had been removed – that extended down to the top of the intact shale bedrock (Plate A3). Within this trench sits a shale foundation which, rather than relating to a corner of an earlier building, appears to represent part of a discontinuous north-south footing support for the existing partition wall that divides the front and rear rooms (the parlor and kitchen respectively) in the northern section of the house. A second shale footing was observed two feet to the south of and along the same axis as the section of foundation in Excavation Unit 4, giving credence to the suggested north-south partition wall foundation (Figure A6). From the field records, it is evident that the Grubb excavations recovered "scratch blue" white salt-glazed stoneware and creamware from the fill of the builders' trench which might suggest a late 18th-century date of construction for the wall.

In addition to the excavation of Unit 4, other artifacts were reviewed which had been recently discovered within the Wyckoff-Garretson house after the interior was cleaned out in preparation for restoration construction. This activity allowed for a more accurate analysis of the ceramic feature located straddling the boundary of Grubb Excavation Units 3 and 5. The overwhelming majority of the artifacts from this area consisted of sherds of creamware and pearlware, along with other late 18th-century artifacts. Other later cultural materials were also noted in the field records pertaining to the excavation of this feature, suggesting that its archaeological integrity may been impaired somewhat by an adjacent pipe trench excavated roughly one foot to the south. Also of interest is the fact that many of the creamware and pearlware sherds were quite large – too large, in fact, to have accumulated within a sub-floor deposit created through small bits of material filtering down through floor boards. On this

basis, it seems reasonable to view the ceramic feature encountered in the Grubb excavations as a primary depositional context pre-dating the construction of the north wing, but perhaps disturbed by later modifications made to the house after it was in use.

C. Exterior of North Wall [Excavation Unit 2]

A single excavation unit, Excavation Unit 2, 2.5 by five feet in plan, was placed adjacent to the exterior of the east end of the north wall of the house (Figure A7; Plate A4). This unit was intended to characterize the cultural stratigraphy in this portion of the yard and held out some hope of producing datable artifacts from the builders' trench for the north wall. The excavation essentially confirmed information derived from the program of shovel testing program undertaken by Grubb and revealed evidence of multiple soil layers containing a mix of late 18th- through early 20th-century artifacts. Evidence was found of modifications and repairs to the foundation, much like those observed in Excavation Unit 3. At the same level as the repair work, traces of a possible late 19th-century surface of stone paving were identified (Plate 4). These stones may represent a decorative or garden walk leading to the plantings in the front of the house. Excavation of this unit was halted when a terra-cotta drain pipe was located resting upon the bedrock located at 2.30 feet below ground surface.

V.6.4 Conclusions and Recommendations

This brief concluding section to the report should be viewed as a supplement and refinement of the matching final chapter in the earlier report of June 2000. In the interim, considerable additional study has taken place, especially with regard to analyzing the fabric and evolution of the building. Of particular note is the series of dendrochronological dates recently obtained from key timbers in the northern and southern sections of the house, which help to clarify both the historic architectural and archaeological interpretation of the property. In summary terms, the dendrochronological analysis now places the construction of the southern wing at *circa* 1730 and the construction of the northern wing, quite precisely, at 1805 (FAX message, Jacoby to Hewitt, January 19, 2001).

Although confirming the basic evolutionary sequence of the house, archaeological investigations *per se* have so far shed relatively little light on the original construction of the older southern wing. No diagnostic artifacts have been recovered from primary deposits, such as sealed builders trenches. However, the detailed recording of the basement summarized in this report and the uncovering of the outline of the bake oven outside the southern wall help to shed light on the original building and its modification over time. Our conclusions concerning the basement fireplace and bake oven are broadly in line with Clifford Zink's historic architectural analysis of these features, namely that they represent later (probably mid- to late 18th-century) modification of the *circa* 1730 original house, and that they probably go out of use *circa* 1800. Artifacts recovered from the demolition deposit directly above the bake oven floor certainly conform to this interpretation, and with the secure dendrochronological date of 1805 for the building of the northern wing, it seems reasonable to propose that the basement fireplace and bake oven go out of use coincident

with the erection of the northern wing and the removal of the kitchen function to the northwest room in the newly enlarged house.

The fact that the (as yet incomplete) dendrochronological analysis places the date of construction of the earliest section of the existing house at *circa* 1730 raises some interesting archaeological possibilities and may also help to explain why the material culture evidence recovered from within and immediately around the existing house dates predominantly from the second half of the 18th century onwards. Certainly, one question that needs to be entertained is: if this site was indeed settled by John Wyckoff around 1713-14, then where was his very first house located? Quite possibly, assuming the first John Wyckoff house was not located somewhere else entirely on his original homestead tract, there may be the site of an early 18th-century house on the property. It is not impossible that archaeological traces of such a structure may survive within one or two hundred feet of the existing house (most likely to the south or east). By way of comparison, recent work by this firm at the Brearley House in Lawrence Township, conducted in conjunction with a major restoration project, found hitherto unknown archaeological evidence for not one, but two, predecessor houses immediately adjacent to the existing brick farmhouse erected in 1761. The prospect of a similar situation at the Wyckoff/Garretson house clearly heightens the archaeological potential of the site and emphasizes the need for careful archaeological resource management planning as the property is developed as a focus of local heritage within the community.

Insofar as the date of construction of the northern wing is concerned, the dendrochronology provides support for the view expressed in our earlier report (Hunter Research, Inc. 2000:8) that from the stratigraphic evidence observed in Excavation Unit H-1 and from the evidence of ceramic types found both inside and outside the house, the northern extension "would appear to have been constructed towards the end of the 18th century, certainly after circa 1780, and perhaps even around 1800 when the Garretson family took over the property from the Wyckoffs." The additional re-evaluative work inside the northwest room which is described in this report only further confirms the earlier interpretation.

This second phase of archaeological study has begun to address several of the seven recommendations offered in the earlier report (e.g., items 1, 2 and 4). It is now possible to speak with greater precision and clarity about the archaeological sensitivity of the house and its immediate environs. The following three areas of specific archaeological interest may be identified, in descending order of importance (Figure 6):

1. Areas of as-yet unexcavated sub-floor deposits beneath the northern section of the house (i.e., to the north of the north basement wall of the southern section of the house beneath Room 105 [the parlor in the northeast room], Room 101 [the rear hall] and the northern portion of Room 104) – these deposits are likely to contain material culture remains reflecting the occupation of the *circa* 1730 house prior to the construction of the northern extension. There may also be shaft features and other structural remains in this area, such as portions of the original exterior basement entry into the *circa* 1730 house.

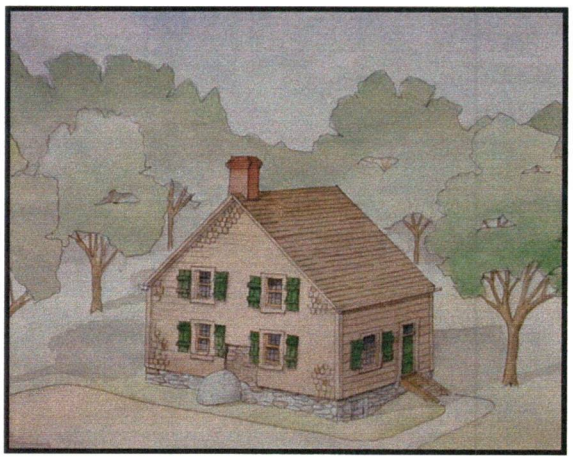
2. The area around the perimeter of the existing house extending for a distance of at least ten feet from its exterior, and most especially the eastern, southern and western walls of the southern section of the building – Excavation Unit 3, with its bake oven traces, clearly shows that there are intact archaeological features along the exterior of the south wall. Other features, such as stoops, porch footings and window wells, as well as the prospect of artifacts associated with the 18th-century occupation of the house, may also be anticipated.

3. The basement floor within the southern section of the house – since the basement was clearly a living space within the *circa* 1730 house for an extended period during the 18th century, there is the potential for evidence within and beneath the basement floor which reflect the definition and use of space within the basement.

No further work has been undertaken in the yard area surrounding the house and the recommendations offered in the earlier report still stand, but with the caveat that the potential for an earlier house site on the property substantially increases the archaeological sensitivity of the property and makes even more critical the need for systematic subsurface testing of yard areas prior to site development.

Finally, as the plans for restoring and developing the Wyckoff/Garretson property begin to take shape and archaeological issues crystallize, it is worth considering that the process of archaeological discovery, recordation and analysis can be an extraordinary educational tool which can help introduce the community and schoolchildren to the value of heritage and history in a tangible, exciting and meaningful manner. In recent years, Hunter Research has increasingly worked with local school districts running educational archaeology programs in the field and classroom. At the Brearley House, mentioned above, over a four-year period (and still ongoing), several hundred schoolchildren have been involved in a program of archaeological testing and artifact processing that has contributed greatly in binding this landmark property to the community. Likewise, this past fall at the William Trent House in Trenton, local schoolchildren have participated in what is technically Phase I level archaeological testing of this site in conjunction with its ongoing restoration. However, while these educational and community-involving activities can help considerably in addressing archaeological issues, it is important that such work only be done with professional archaeological input and in full compliance with historic preservation law.

VI. Restoration and Interpretive Plan



VI. Restoration and Interpretive Plan

VI.1 Treatment Approach and Philosophy

Our approach to the restoration of the Wyckoff Garretson House is guided by the latest edition of the *Secretary of the Interior's Standards for the Treatment of Historic Properties.* When contemplating a restoration, the guidelines *(SIS)* suggest that a definitive restoration period be chosen that will reflect the years when the property was at its peak significance culturally, historically or architecturally. We have determined to use 1805 as our "restoration period" according to the guidelines. The Garretson addition to the 18th century house shows a remarkable continuity of culture between the early Dutch-colonial farmers and the later Dutch-Americans who inhabited this area of New Jersey, later incorporating other vernacular influences into their buildings.

The Meadows Foundation has decided that it wishes to restore the house, and we thus outline below a plan for bringing the house back to its exterior and first floor state c. 1805. Accordingly, the *SIS* recommends that steps be taken to:

- Identify, Retain and Preserve Materials and Features from the Restoration Period;
- Protect and Maintain Materials and Features from the Restoration Period;
- Repair (Stabilize, Consolidate, Conserve) Materials and Features from the Restoration Period;
- Replace Only Extensively Deteriorated Features from the Restoration Period;
- Remove Existing Features from Other Historic Periods;
- Re-Create Documented but Missing Features from the Restoration Period; and
- Retrofit the House to Address Safety, Energy and Accessibility Considerations appropriate to its use as a museum facility.

The HSR documents the features that remain from both the first and second builds, and records areas where evidence is less certain about the dates of building components. We suggest below that additional work be done to fully identify all components that will be impacted by the restoration. This report provides a solid armature for all future work done to restore the building. It is suggested that the following guidelines be strictly observed as the design and construction proceeds to its next phases:

- No historic evidence may be destroyed, falsified, or removed.
- Any intervention must be the minimum necessary to meet the goals and objectives of the museum and interpretive center.
- All designs must be governed by a respect for the aesthetic, historical, and physical integrity of the building and site, in all periods.
- The proposed design should avoid any false, extraneous or inauthentic elements, and instead should employ documented precedents.

- Interior spaces interpreted as 18th and 19th century rooms should be clearly designed and marked as such, while 21st century technology should equally clearly distinguish itself.
- All decisions, design phases, policies and goals should be articulated and recorded in writing for the benefit of future generations. To the extent possible, the new work should be marked to guide future restorers.

VI.2 Restoration Plan

It is the goal of the Meadows Foundation to establish the Wyckoff-Garretson House as a center for the interpretation of Dutch culture in Somerset County. Because the house retains a great deal of its 18th and early 19th century fabric, there is a signal opportunity for restoration of the building as a house museum and interpretive center. With this in mind, we recommend that the Foundation endeavor to restore the building to its state in 1805, when both the first and second builds were in place, but during a time when Dutch culture was still very much in evidence in New Jersey. During the tenure of John Wyckoff's son, Cornelius, the house was a proud exemplar of Dutch domestic architecture in the New World, while evincing the increasing influence of English customs in the East Jersey proprietorship. The Dutch farmers of Middlebush maintained their customs and close-knit family relationships--both before and after to the Revolution. Their farmsteads were distinctive hybrids of New and Old World folkways that continued into the Federal Period and beyond. This extraordinary and well-preserved house, in its original landscape setting, can teach us much about their lives and customs.

The physical evidence in place at the house makes a strong case for the retention of both the first and second builds (c. 1730 and 1805) and for interpretation of the mid-18c Wyckoff renovation of the "Groot Kammer." When the Garretsons expanded the modest Wyckoff house in the anchorbent construction of the Old World, they maintained the 17th century massing and proportions of early dwellings, while also embracing certain new technological and stylistic trends. A pine fireplace mantle and masonry work from the Federal period give evidence that the Garretsons were interested in both English designs and heating systems. The basic spatial units of the house from that time are in place, including the formal entry hall, parlors, and kitchen. Most of the walls retain some original plaster and lath— those that do not may be restored with relative ease. The two rear rooms are remarkably intact, with evidence of the earliest finishes still on the walls. With this evidence a full restoration and interpretation of the first floor spaces is within reach. Our specific recommendations are outlined below.

The winding staircase that now turns into the main hall was once oriented to the rear chamber in the southwest quadrant of the house. This stair, like its cousin at the Van Wickle House, is a fine specimen of Dutch craftsmanship and likely retains much fabric from the earliest period of habitation. Unfortunately, its narrow, steep design does not offer the commodious ascent necessary for contemporary visitors. Hence, any interpretation of the second floor must be limited to small groups of special visitors. We therefore suggest that

the second floor be maintained in its present configuration for the near term, and used only for limited storage and staff offices. Eventually, the southern half of the space may be restored as a sleeping loft, and the dividing wall between the two builds restored to its putative position.

The exterior of the house offers the best opportunity for creative restoration, but also the largest challenge. The first phase of stabilization will be designed to address problems with roof leakage, foundation damage, poor drainage and a rotted sill plate. Once these pressing issues are solved, the phased restoration of the exterior may begin in earnest. Our research and probes have established the main components and characteristics of the exterior. There remains only the location of four upper gable-end windows to be verified. We strongly recommend that the east façade be restored to its original painted plank cladding. The remaining sides may be carefully stripped, noting the spacing of lath and evidence of earlier shingles. Lath and nogging may be repaired and replaced where necessary. After this, it will be possible to re-clad the rear and sides with long, hand-split Dutch style cedar shingles in the traditional manner, using reproduction nails. Likewise the roof, eaves, window trim and other wooden components may be reproduced with relative certainty. The roof may then be re-shingled, and historic lath be installed in its rightful positions on the roof rafters. The only questionable components may be the shutters, doors, some windows, and gutters (if any were present). All of these may be restored or conserved using similar examples from nearby Dutch houses or Long Island dwellings with documented lineage to this house (such as the Pieter Wyckoff-Cornelius Wyckoff and Hans Martense Schenk houses in Brooklyn). Even the colors and finishes of the exterior may be restored using similar lines of evidence.

Since fundraising and construction of the proposed house museum will necessarily be a long-term process, we recommend that the restoration be undertaken in four phases, each with a clear goal and end product. **Phase 1** will address the stabilization of the exterior building envelope, and is presently in progress utilizing Somerset County grant funds. **Phase 2** will target the restoration of the exterior fabric, including removal of the 20th century dormer and complete replacement of historic shingles. **Phase 3** will address the first floor interior and the need for ancillary public and staff facilities in the Carriage Barn. In addition, site archaeology will clear the way for later improvements. **Phase 4** will finish the initial project by creating a visitor center in the Carriage Barn, and will create a visitor-friendly site with parking, restored landscape features, and perhaps outbuildings from a Dutch farm. It is anticipated that the complete program will take ten to fifteen years.

VI.3 Treatment and Interpretive Program

The Wyckoff-Garretson House will be run as a not-for-profit house museum and center for the study and interpretation of Dutch Culture in Somerset County. Many families in the region still claim Dutch heritage, and the museum will benefit from local interest in the patrimony of these early European colonists. Moreover, as the Rutgers study on the economics of historic preservation in New Jersey proved, conservation and heritage tourism contribute markedly to the regional economy. The Meadows Foundation will endeavor to restore, program, interpret and maintain the museum using its own funds and grant

resources available for such institutions. The house will be open to the public on a limited basis for the initial period of restoration (three to five) years, and on a regular weekly basis (Thursday through Sunday) during tourist seasons thereafter. It must therefore comply with access for the disabled and other applicable standards for public facilities.

The mission of the museum will be to offer a restored Dutch farmhouse that presents a picture of life in Somerset County during its earliest agricultural period, from 1675 to 1850. The restored exterior of the house, on its original site, will make a strong statement about the austerity and rigor of Dutch husbandry. The first floor rooms, as now configured, will be restored to present two periods of occupation: that of the John and Cornelius Wyckoff families during the 18th century, and that of the Samuel Garretson family during the early Federal period (1800-1815). The northern rooms in the "new" build-- kitchen, northeast parlor and hall--will be restored in period paint colors and furnished to present a Federal period Dutch farmhouse. The oldest intact space, Room 100, will be conserved with finishes *in situ* to represent an antique Dutch "Binnen Kammer" in the style of New Amsterdam and the Hudson Valley. It will be subdivided as during the 18th century to segregate the small stair room behind. The front chamber will be restored to its décor and configuration during the c. 1750 period, when the new English fireplace, mantle and cupboard were in place.

The second floor of the house will not be restored or accessible as part of the house museum, but will be refurbished as offices and storage for staff functions. The house will be heated but not climate-controlled— insulation and air conditioning would adversely impact the fragile condition of the wooden building. This will ensure that historic finishes will not be disturbed, and that the structure of the building will remain intact (including nogging, framing and horsehair plaster). The cellar will be excavated, restored and interpreted as a kitchen and root storage space. The attic will remain inaccessible.

The Carriage Barn contains space suitable for modern services, such as rest rooms, storage and a museum shop, as well as a caretaker's apartment on the second floor. Phase 1 will establish the apartment, while subsequent phases will outfit the remaining spaces.

Specifically, we recommend the following treatment for each component of the house in order to comply with the SIS guidelines listed above:

Room 100 - Rear Chamber or "Binnen Kammer"

Walls:. Repair and conserve all plasterwork and patch with identical material were necessary. Maintain the historic finishes to the greatest extent possible. Where window and door restoration occurs, patch casings with new wood to match the existing. Reconstruct plaster/wood dividing wall to stair chamber, with finishes and trim.

Ceiling: Conserve original finishes on floorboards and anchorbents.

Floor: Clean and strip floor of new paint and conserve the plank flooring in situ. Patch where necessary with new wood to match the pine boards. The Dutch traditionally left floors unpainted.

Windows: Repair and conserve the sash on the south window (No. 11). Remove modern door and two modern windows (Nos. 1 & 2) on the west wall. Fill the middle opening and restore two 6/6 double hung windows in the outer bays. These windows should be researched to match similar ones in both the Symen Van Wickle and Cornelius Stoothoof houses.

Doors: Restore doors to room with reproduction batten-type units and appropriate hand-forged hardware. Models may be found in the HABS documentation for the Van Wickle house.

Other: Restore the staircase panels using wood patches. Do not repaint. Although the original stair was turned in the opposite direction, the winders may be left in their current configuration to make second floor access more expedient.

Room 103 - Front Chamber or "Groot Kammer"

Walls:. Restore all plaster finishes using a mixture commensurate with the historic horse hair plaster. Repaint using documented color scheme of Prussian Blue trim and oil based white walls from c. 1805.

Ceiling: Remove remaining gypsum board and plaster to restore original exposed anchorbents and underside of floorboards above.

Floor: Clean and strip floor of new paint and conserve the plank flooring in situ. Patch where necessary with new wood to match the pine boards.

Windows: Repair and conserve in place two existing windows (Nos. 9 & 10). Repaint and reglaze with historic trim colors (Prussian Blue, Yellow Ochre, and White).

Doors: Restore doors to room with reproduction batten-type units and appropriate hand-forged hardware. Both doors exist in the house and may be rebuilt.

Other: Mantel: Conserve and restore existing original mantelpiece from c. 1750 and repaint in documented color (Prussian Blue). Cupboard: Conserve and restore cupboard with historic finish colors (Blue and Red-Orange).

Rooms 101 & 104 - Stair Hall

Walls:. Repair and conserve all plasterwork and patch with identical material were necessary. Maintain the historic finishes to the greatest extent possible. Where window and door restoration occurs, patch casings with new wood to match the existing. Restore wainscoat and baseboard and repaint in original Prussian Blue color.

Ceiling: Conserve original floorboards and anchorbents. Consider repainting the anchorbents in their original Venetian Red color or 1805 finish.

Floor: Clean and strip floor of new paint and conserve the plank flooring in situ. Patch where necessary with new wood to match the pine boards.

Windows: Conserve and repair existing window in front hall (No. 8), a 6/9 unit from the 1805 addition. Repaint and reglaze using 1805 color scheme.

Doors: Restore doors to room with reproduction batten-type units and appropriate hand-forged hardware.

Other: Restore existing corner cupboard in present location. Although this piece is a replacement for one removed by the state in the 1970s, it is of the proper size and style for this use.

Room 105 – Northeast Parlor or Dining Room

Walls:. Remove existing gypsum board wall covering and restore historic plaster finish on all walls. Remove corner cupboard. Restore historic window and door casings using existing evidence. Investigate for evidence of previous trim and base. Repaint using evidence of Prussian Blue and White color scheme.

Ceiling: Conserve original finishes on floorboards and anchorbents.

Floor: Clean and strip floor of new paint and conserve the plank flooring in situ. Patch where necessary with new wood to match the pine boards. The Dutch traditionally left floors unpainted.

Windows: Repair and conserve sash and trim on three existing windows (Nos. 5,6, 7). Repaint in historic Prussian Blue and White color scheme.

Doors: Restore doors to room with reproduction panel units and appropriate hand-forged hardware. Replicate existing door to Room 104 in 102.

Fireplace: Rebuild firebox where necessary and repoint brickwork. Examine mantel and conduct paint investigation. Remove outer layers and restore original paint color and finish. Repair and restore plaster around mantelpiece. Tie flues to existing repaired chimney for possible function as a demonstration fireplace during interpretation. Restore corner cupboard.

Room 102 – Kitchen

Walls:. Remove existing closet and restore two room configuration. Document all original paint and plaster finishes in detail. Repair nogging and wall at floor plate when structural

repairs are done below. Restore original plaster finishes to areas where plaster is missing. Skim coat old plaster with new after canvassing (so that finish is reversible). Repaint in historic color scheme (white walls?).

Ceiling: Conserve original finishes on floorboards and anchorbents.

Floor: Rebuild missing floor structure using similar framing members. Restore wide plank flooring using salvage old-growth pine to match other rooms. Use cut flooring nails in traditional pattern.

Windows: Repair and conserve the sash in the two existing windows. Restore trim using models from adjoining room (Northeast parlor).

Doors: Restore interior doors using evidence of early 19th century doors and hardware elsewhere in the house. Restore the exterior door on the north wall with a two-unit Dutch door.

Fireplace: Using salvaged stones and new to match, rebuild cooking hearth and fireplace using cellar unit as model. Restore wood lintel and trim. Connect to rebuilt chimney above. Repoint all stonework. Restore beehive oven to working order for cooking demonstrations. Restore stone hearth.

Rooms 201 through 207 – Second Floor

The second floor will not be interpreted as part of the house museum, but will be converted to offices and storage use. Generally, plaster finishes should be repaired, doors maintained and floors conserved in situ. Once the dormer is removed in the second restoration phase, it will be possible to remove modern partitions in Room 207, 204 and 202 to establish one large room on the north side of the house as the main staff office. The former wall dividing the two builds should then be restored as well, with a new door to the space. The two southern bedrooms may be used for storage or further museum functions. Windows No. 19-22, 13 and 15 will be removed for the exterior restoration. New work may be done more economically here, with care taken that all interventions be reversible. Before beginning work, probes should be taken to discover the earliest configuration of the spaces in both builds.

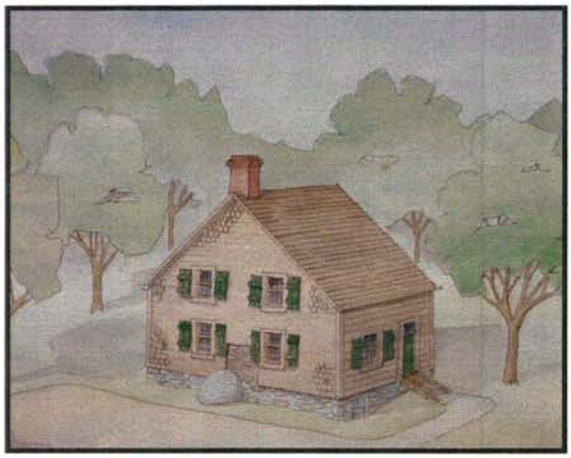
Mechanical, Electrical, Fire and Security Systems

We strongly recommend a program during the early restoration phases to retrofit the house with a refurbished electrical and new security-fire alarm system. The current 150 Amp panel may suffice for this. This should be the first mechanical retrofit. A new wiring and heating system should be installed to accommodate the museum use. With these systems in place, the house may be monitored for vandalism and fire, and lighting may be used to discourage unwanted visitors.

Prior to restoration of interior finishes, a new heating system should be installed that will allow for some winter and summer humidity control (see mechanical systems evaluation above). A forced-air system would be too intrusive, so we suggest the use of a discrete hot water baseboard system that would run along outside walls. The existing hydronic system (radiators) is not useable, but piping locations may be retained where floors are already cut. No insulation is recommended in roof, cellar or walls and thus heating may be limited to periods of peak visitation, with the system on low for winter tempering. In addition, it is suggested that a (reversible) batt insulation blanket be installed in the attic, on top of the existing floor, so as to provide some mitigation of the heat loss problem in the house.

We do not recommend the installation of modern museum lighting systems. Rather, we suggest discrete lamps and tracks that may be mounted on floor and ceiling brackets to cause as little disturbance as possible to historic fabric.

VII. Recommendations



VII. Recommendations

The following recommendations are intended to accomplish the goals outlined in the foregoing report. The main goal of the long-range plan will be to establish a historic house museum at the Wyckoff-Garretson site. We anticipate that completion of the full program of restoration will take five to ten years. This report provides only the armature for this long-range program. It is assumed that other reports, including a master plan and museum interpretive plan, will be accomplished during the planned period.

VII.1 Priorities for Repair, Renovation, Restoration

Phase 1

Timetable: Year 1

- Replace the asphalt shingle roof with a new fibreglass shingle "timberline" Class A roof as a near term solution to the roofing problem.
- Flash the chimneys with copper in a stepped, counterflashed design consistent with modern practice. The reglets for this flashing currently exist in the rebuilt chimneys. Flashing and counterflashing may be easily installed once the roof shingles have been removed.
- Shore the extant plates and structural members in the excavated rear room of the house and sealing of the space with plywood and vapor barriers to prevent moisture and pests from entering the space. No further work is recommended on the sills or frame until a full evaluation can be made. (See Huffman detail drawing).
- Install aluminum gutters and leaders to deal with roof runoff. All of the above measures are reversible and necessary to preserve the exterior of the house from further damage.
- Plastic (epoxy) or dutchman repairs to the rotted rafters and posts in the attic by a qualified restoration carpenter.
- A thorough insect and pest control evaluation by a qualified firm; followed by treatment for the pests that is non-toxic and which protects the existing fabric.
- Install a central security and fire alarm system in the house, connected to the township's central police/fire facility.
- Install a caretaker in the carriage house to watch over the house and site.

Estimated Cost of Phase I Improvements: Approximately $50,000.

Phase 2

Timetable: Years 1-2

- Remove existing concrete parging over foundation walls. Excavate and shore walls to investigate subsurface footing conditions.

- Perform mortar analysis on masonry from both builds and identify stone types.
- Rebuild, repoint and otherwise conserve all existing stone foundation walls with existing or similar masonry materials (shale, fieldstone). Establish a new concrete footing for stone walls in western section of new build.
- Repair (using epoxy and treated dutchman patches) entire sill plate of east, north and south walls. Replace missing and rotted sill on entire west wall with new treated plate of identical dimension to existing.
- Install swale and new grading at western (rear) portion of site to divert water from west façade. Install new subsurface French drains tied to leaders. Connect perimeter drains to new dry wells or run to daylight.
- Repair all damaged or rotted first floor framing. Clean all framing members with dilute solution of bleach to remove mildew. Install basement fans and heating to reduce moisture in cellar and crawl space.
- Restore/rebuild framing in old kitchen using documentation of historic framing system. Replace floor with wide pine planks, of similar dimension to other first floor planking.
- Demolish existing 20th century dormer on east façade of house. Establish previous roof framing system using existing rafters.
- Remove all existing wood shingles from exterior walls. Investigate earliest lath dimensions to establish pattern and size of original shingles. Investigate window openings to establish gable end locations.
- Remove fibreglass shingle roof and plank underlayment. Install split lath on historic centers. Fabricate and install cedar shake roof according to traditional Dutch practice.
- Fabricate and install new cedar wall shingles at 15" exposure according to traditional Dutch practice, using existing or replacement lath on timber frame.
- Restore all exterior doors using evidence from Wyckoff and other Middlebush Dutch houses.
- Conserve and restore all windows (with trim) in original 1805 locations, using existing 1805 era sash as a model. Reglaze with historic cylinder glass. Repaint in historic colors, as documented by new paint analysis.
- Restore wooden stoops in three exterior door locations.
- Conserve existing plank cladding on east façade. Seal and repaint in documented historic color.
- Replace existing cellar hatch with reproduction hatch using strap hinges, batten door construction and new steps.
- Excavate cellar to prepare for restoration.
- Add crushed stone base and polyurethane vapor barrier to cellar floor as moisture control.
- Initiate school-based archaeological education program to investigate outlying portions of the site.

Estimated Cost of Phase II Improvements: between $450,000 and $500,000.

Phase 3

Timetable: Years 3-4

- As discussed above, restore Room 100 to its circa 1730 finishes and configuration, using in situ evidence. Rehang doors with existing and reproduction units. Prepare detailed paint and finish conservation report before making final determination on extent of repainting in historic colors.
- As outlined above, restore Rooms 102-105 to their circa 1805 finishes and configuration, using in situ evidence. Restore all doors and window trim using in situ evidence and documentation from this report. Rebuild kitchen fireplace and flues to provide working cooking hearth for demonstrations.
- Restore cellar walls, using whitewash, and clean cellar for group interpretations.
- Conserve and restore all existing wide pine flooring. Refinish in the traditional Dutch manner (without paint).
- Install new code-compliant electrical wiring, including security and fire systems wiring throughout house for lighting, power service and other controls. Utilize existing 150 Amp service if possible.
- Install new hydronic, baseboard-type heating system for first and second floor using, where possible, existing pipe chases and floor openings.
- Document ground floor of carriage barn. Design and fabricate new handicapped accessible toilet rooms for public use in the building.
- Design and build new visitor parking lot in the location of the existing carriage barn driveway. Perform archaeological shovel tests to determine potential resources to be disturbed. Excavate resources before construction of lot.
- Design and install visitor signage system and other public amenities to facilitate increased public visitation.
- Hire curator or house administrator to run the facility.
- Continue site archaeology, stepping up professional input and reports.
- Display artifacts from previous excavations in the house, along with period furnishings.

Phase 4

Timetable: Years 5-7

- Design and build a museum shop, visitor interpretation center, and public lobby in the existing carriage house, to connect to the pre-existing rest rooms.
- Improve the public accessibility to both house and carriage barn. Hire landscape architect to create a historic site master plan, and implement its recommendations.
- Renovate second floor of Wyckoff-Garretson house for limited use as office space for Meadows Foundation curatorial staff (seasonal use only).
- Prepare long-range master plan and maintenance plans for house and site.
- Expand site access and parking, if possible.

- Acquire adjacent house site in order to expand the interpretation of the agricultural areas of the farmstead.
- Integrate programs and interpretation with Hagemann farm next door.
- Initiate fundraising for endowment to maintain the property in future years.

Estimated Cost of Phase III and IV Improvements: Approximately $1.2 million.

VII.2 Cost Estimates

See spreadsheets on the following pages for the breakdown of cost estimates.

Wyckoff Garretson House
Historic Structures Report

Cost Estimates - Phase I

Item	Unit	Quantity	Price	Subtotal	Mulltiplier	Grand Total
Asphalt shingle roof	SF	2500	$1.58	$ 3,950.00	1.14	$ 4,503.00
Flashing	SF	32	$6.90	$ 220.80	1.14	$ 251.71
Gutters	LF	100	$8.90	$ 890.00	1.14	$ 1,014.60
Rafter repair	EA	2	$1,000.00	$ 2,000.00	1.14	$ 2,280.00
Shoring plates	BF	160	$2.18	$ 348.80	1.14	$ 397.63
Foundation repair	SF	2000	$5.50	$ 11,000.00	1.14	$ 12,540.00
Pest control	EA	1	$3,500.00	$ 3,500.00	1.14	$ 3,990.00
Security system	EA	1	$5,000.00	$ 5,000.00	1.14	$ 5,700.00
Fire alarm system	EA	1	$3,500.00	$ 3,500.00	1.14	$ 3,990.00
Copper leaders	LF	100	$10.55	$ 1,055.00	1.14	$ 1,202.70
	TOTAL FOR PHASE I					$ 35,869.64
Contingency at 15%						$ 5,380.45
GRAND TOTAL						**$ 41,250.09**

Wyckoff Garretson House
Historic Structures Report

Cost Estimates - Phase II

Item	Unit	Quantity	Price	Subtotal	Mulltiplier	Grand Total
Demo parging	SF	500	$1.15	$ 575.00	1.14	$ 655.50
Mortar/stone analysis	EA	1	$5,000.00	$ 5,000.00	1.14	$ 5,700.00
Masonry restoration	SF	2225	$15.00	$ 33,375.00	1.14	$ 38,047.50
Sill repair/replace	LF	175	$25.00	$ 4,375.00	1.14	$ 4,987.50
Sitework/grading	EA	1	$50,000.00	$ 50,000.00	1.14	$ 57,000.00
First floor framing repairs	EA	1	$20,000.00	$ 20,000.00	1.14	$ 22,800.00
Kitchen framing	LF	90	$33.50	$ 3,015.00	1.14	$ 3,437.10
Kitchen plank floor	SF	235	$25.00	$ 5,875.00	1.14	$ 6,697.50
Demo dormer	EA	1	$5,000.00	$ 5,000.00	1.14	$ 5,700.00
Demo shingles	SF	2386	$0.66	$ 1,574.76	1.14	$ 1,795.23
Demo roof/tearoff	SF	2500	$0.45	$ 1,125.00	1.14	$ 1,282.50
New lath for roof	LF	1232	$6.75	$ 8,316.00	1.14	$ 9,480.24
Repro roof shakes, cedar	SQ	30	$2,500.00	$ 75,000.00	1.14	$ 85,500.00
Repro shingles, walls	SQ	23.86	$450.00	$ 10,737.00	1.14	$ 12,240.18
Repro exterior doors	EA	3	$7,500.00	$ 22,500.00	1.14	$ 25,650.00
Wooden stoops	EA	3	$6,000.00	$ 18,000.00	1.14	$ 20,520.00
Restore plank cladding	SF	585	$15.00	$ 8,775.00	1.14	$ 10,003.50
Restore all windows	EA	15	$3,000.00	$ 45,000.00	1.14	$ 51,300.00
Cellar hatch	EA	1	$ 7,500.00	$ 7,500.00	1.14	$ 8,550.00
Archaeology, cellar	EA	1	$ 15,000.00	$ 15,000.00	1	$ 15,000.00
Crushed stone, vapor b.	SY	75	$ 9.70	$ 727.50	1.14	$ 829.35
	TOTAL, PHASE II					$ 387,176.10
Contingency at 15%						$ 58,076.41
GRAND TOTAL						**$ 445,252.51**

Wyckoff Garretson House
Historic Structures Report

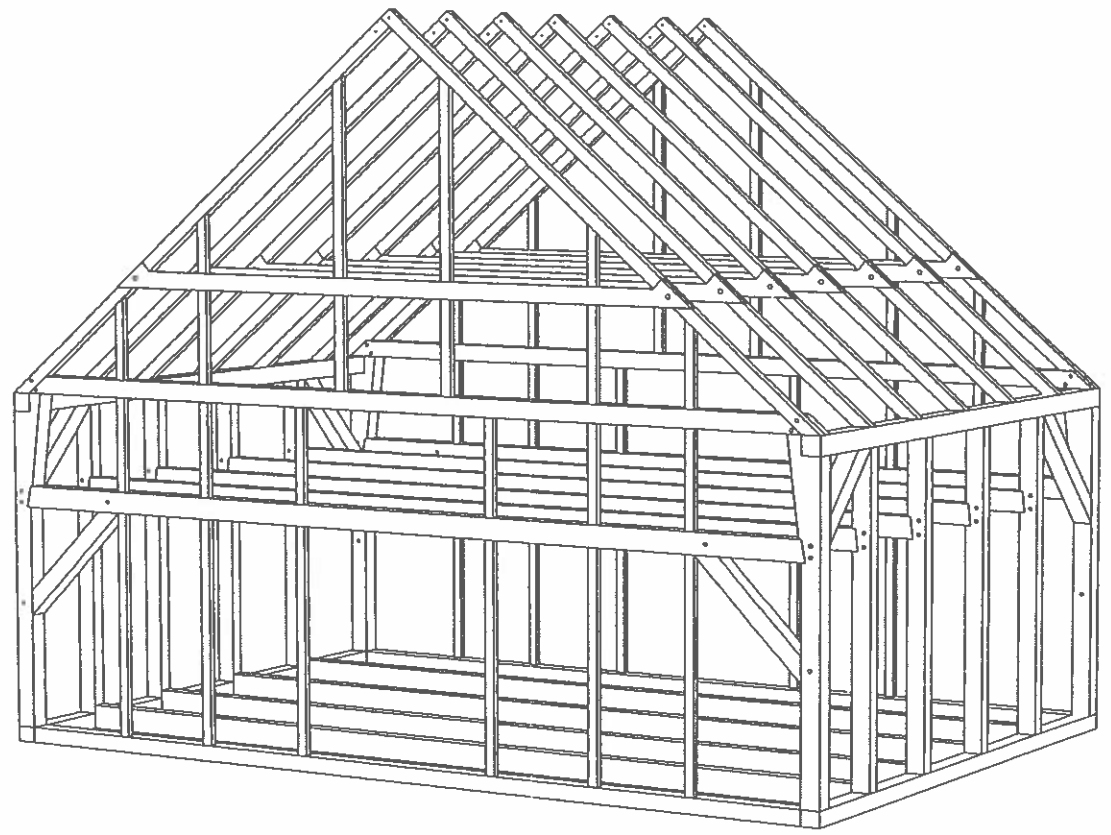
Cost Estimates: Phases III and IV

Item	Unit	Quantity	Price	Subtotal	Mulltiplier	Grand Total
Room 100	SF	200	$150.00	$ 30,000.00	1	$ 30,000.00
Room 102	SF	252	$250.00	$ 63,000.00	1	$ 63,000.00
Rooms 101/104	SF	250	$150.00	$ 37,500.00	1	$ 37,500.00
Room 103	SF	175	$150.00	$ 26,250.00	1	$ 26,250.00
Room 105	SF	280	$150.00	$ 50,000.00	1	$ 50,000.00
Stair enclosure	SF	50	$150.00	$ 20,000.00	1	$ 20,000.00
Cellar restoration	SF	640	$75.00	$ 48,000.00	1	$ 48,000.00
Masonry pointing	EA	1	$10,000.00	$ 10,000.00	1	$ 10,000.00
Flooring Restoration	SF	1408	$25.00	$ 35,200.00	1	$ 35,200.00
Wiring Upgrade	EA	1	$30,000.00	$ 30,000.00	1	$ 30,000.00
HVAC system	EA	1	$45,000.00	$ 45,000.00	1	$ 45,000.00
Carriage barn toilet	EA	1	$40,000.00	$ 40,000.00	1	$ 40,000.00
Visitor parking lot	EA	1	$75,000.00	$ 75,000.00	1	$ 75,000.00
Signage system	EA	1	$15,000.00	$ 15,000.00	1	$ 15,000.00
Exterior lighting	EA	1	$25,000.00	$ 25,000.00	1	$ 25,000.00
Site archaeology	EA	1	$30,000.00	$ 30,000.00	1	$ 30,000.00
Artifact displays	EA	1	$35,000.00	$ 35,000.00	1	$ 35,000.00
Museum shop	EA	1	$75,000.00	$ 75,000.00	1	$ 75,000.00
Landscaping	EA	1	$ 75,000.00	$ 75,000.00	1	$ 75,000.00
Master plan	EA	1	$ 50,000.00	$ 50,000.00	1	$ 50,000.00
Land acquisition	EA	1	$ 150,000.00	$ 150,000.00	1	$ 150,000.00
TOTALS, PHASES III AND IV						$ 964,950.00
Contingency at 15%						$ 144,742.50
GRAND TOTAL						**$ 1,109,692.50**

Wyckoff Garretson House
Historic Structures Report

SUMMARY PAGE

PHASE I		**$ 41,250.09**	URGENT REPAIRS/STABILIZATION
PHASE II		$ 445,252.51	EXTERIOR RESTORATION
PHASE III/IV		$ 1,109,692.50	INTERIOR RESTORATION/SITE/VISITOR PAVILION
		$ 1,596,195.10	
SOFT COSTS	25%	$ 399,048.78	PROF. FEES, PERMITS, ETC.
TOTAL		**$ 1,995,243.88**	**ESTIMATED PROJECT COSTS**



FRAMING PERSPECTIVE - FIRST BUILD

DOCUMENTATION DRAWINGS

WYCKOFF-GARRETSON HOUSE

SOMERSET COUNTY, NEW JERSEY

MARK ALAN HEWITT, AIA
Architect

15 MARCH 2001