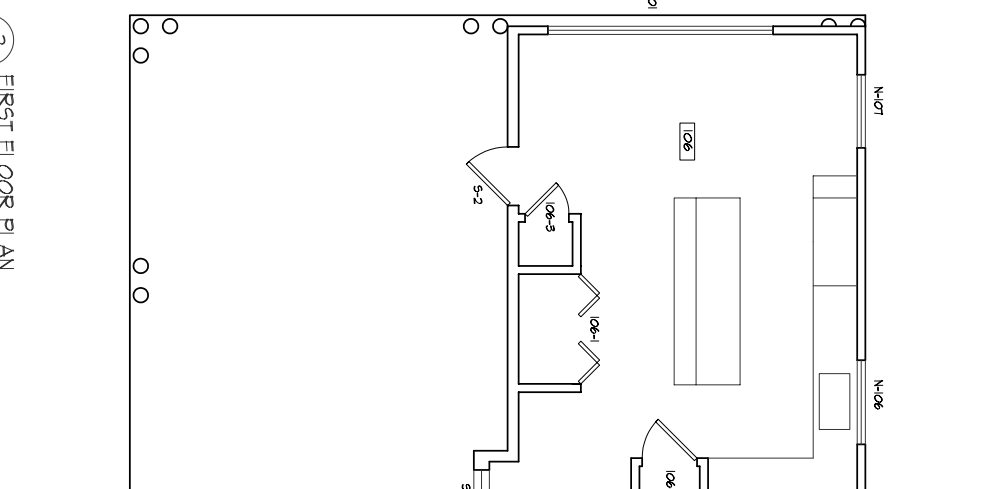
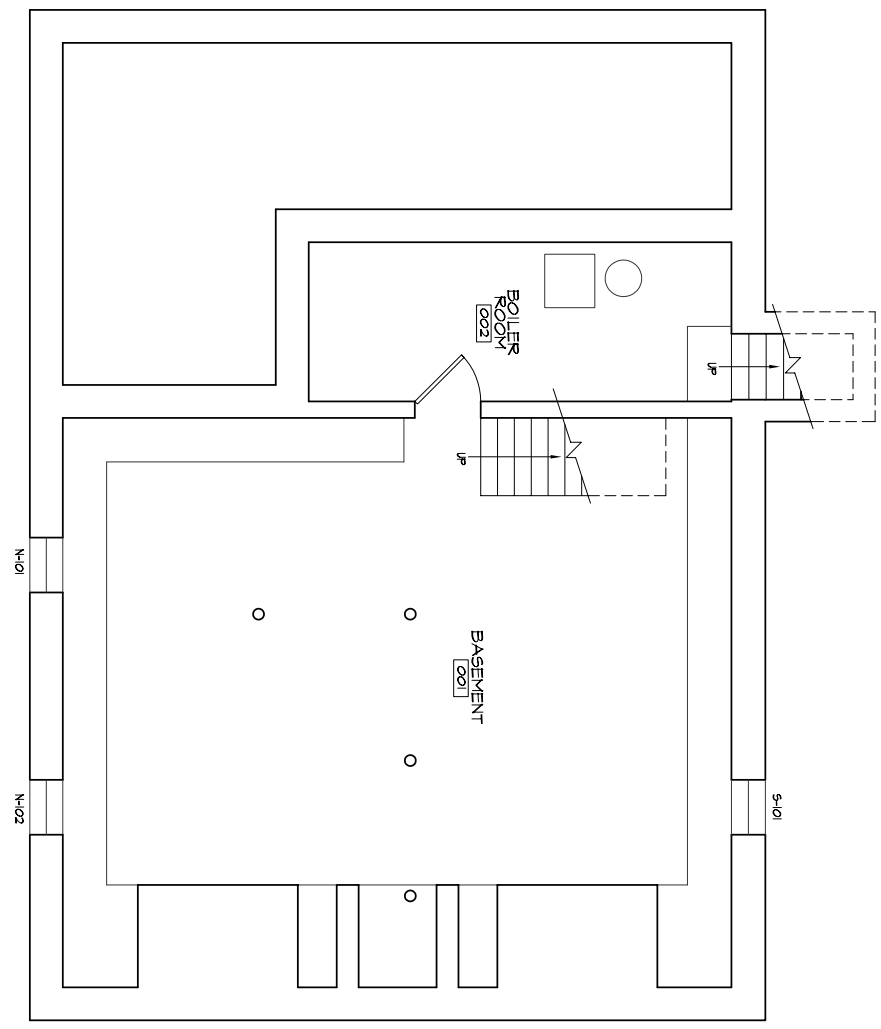


1 EX-1 BASEMENT PLAN

SCALE: 1/4"=1'-0"



2 EX-1 FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

EX-1

NO.	REVISIONS	DATE

PRESERVATION PLAN FOR

GLENBURN

RIVERDALE, NEW JERSEY

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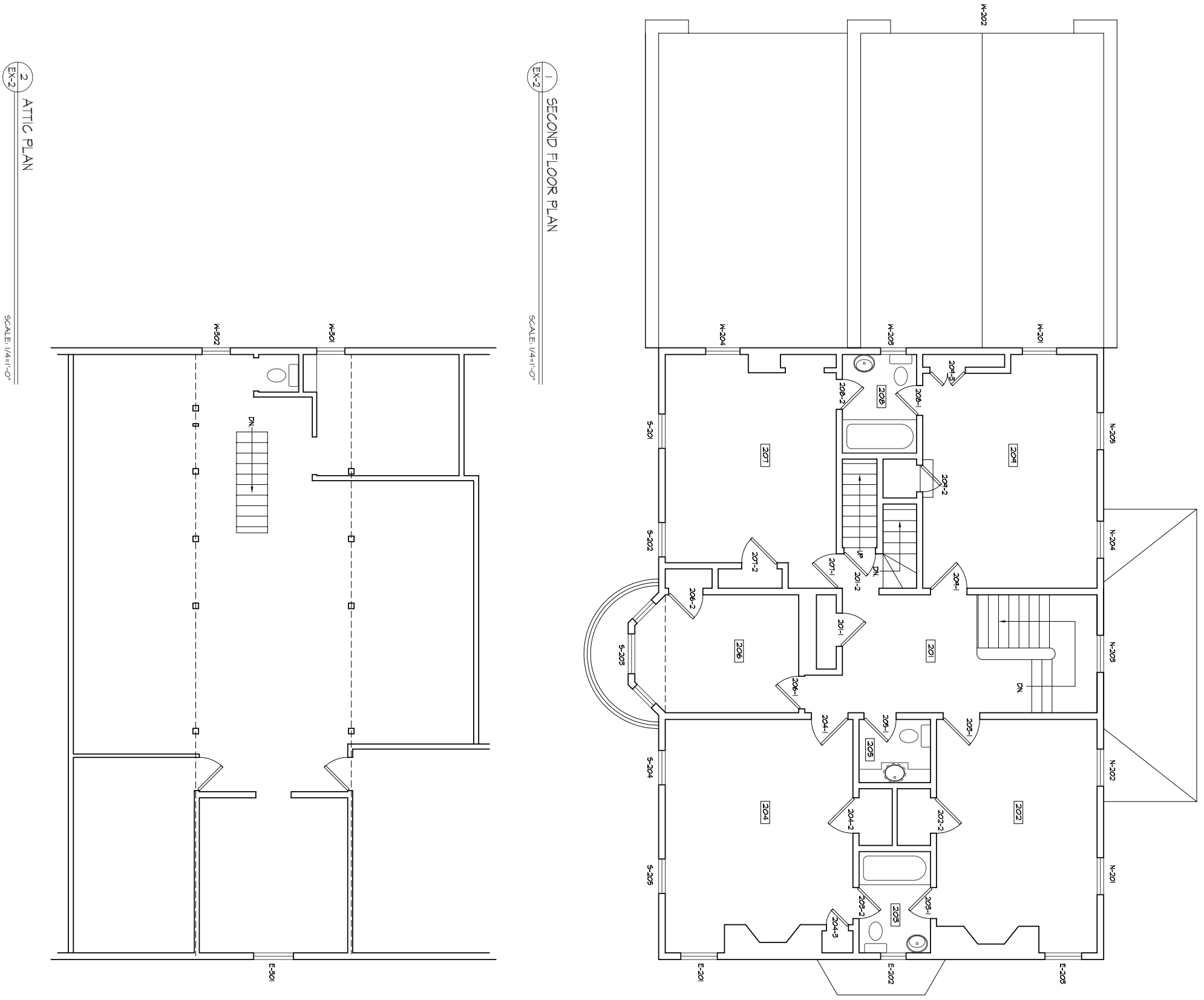
EXISTING PLANS

SCALE: 1/4"=1'-0"
DRAWN BY: WV
DATE: 04/26/07

EX-1



1 SECOND FLOOR PLAN (Ex-2)

SCALE: 1/4"=1'-0"

2 ATTIC PLAN (Ex-2)

SCALE: 1/4"=1'-0"

EX-2

NO.	REVISIONS	DATE

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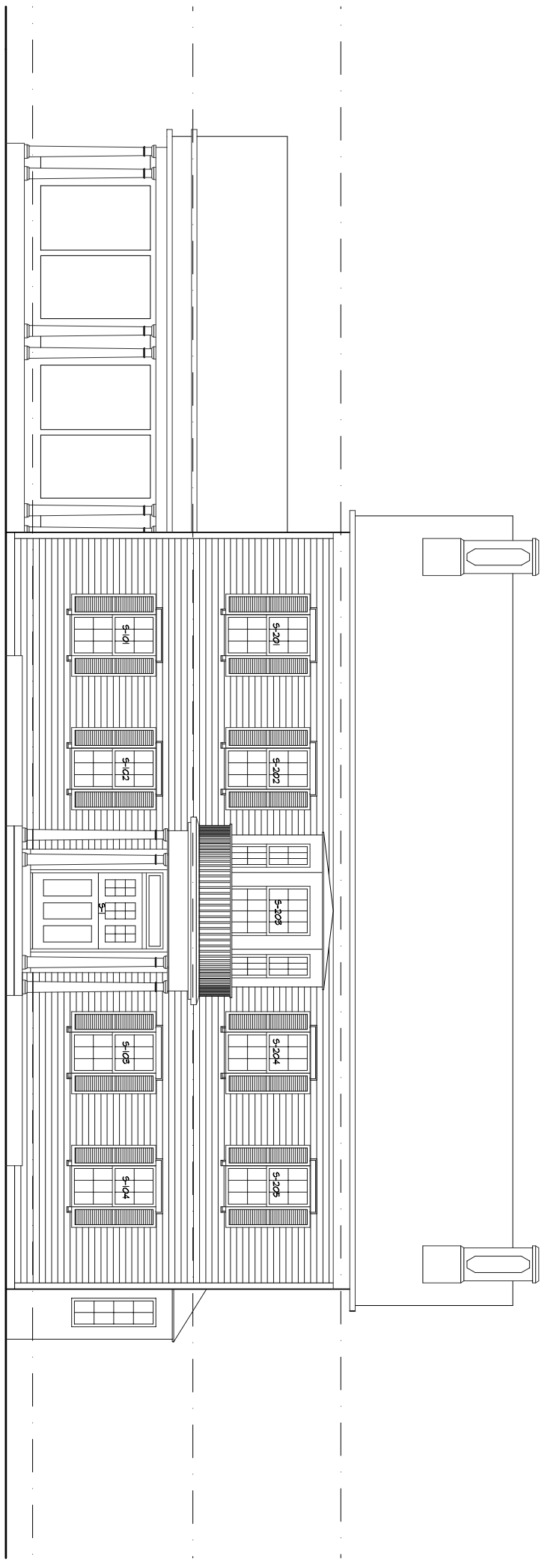
SCALE: 1/4"=1'-0"
DRAWN BY: WV
DATE: 04/26/07

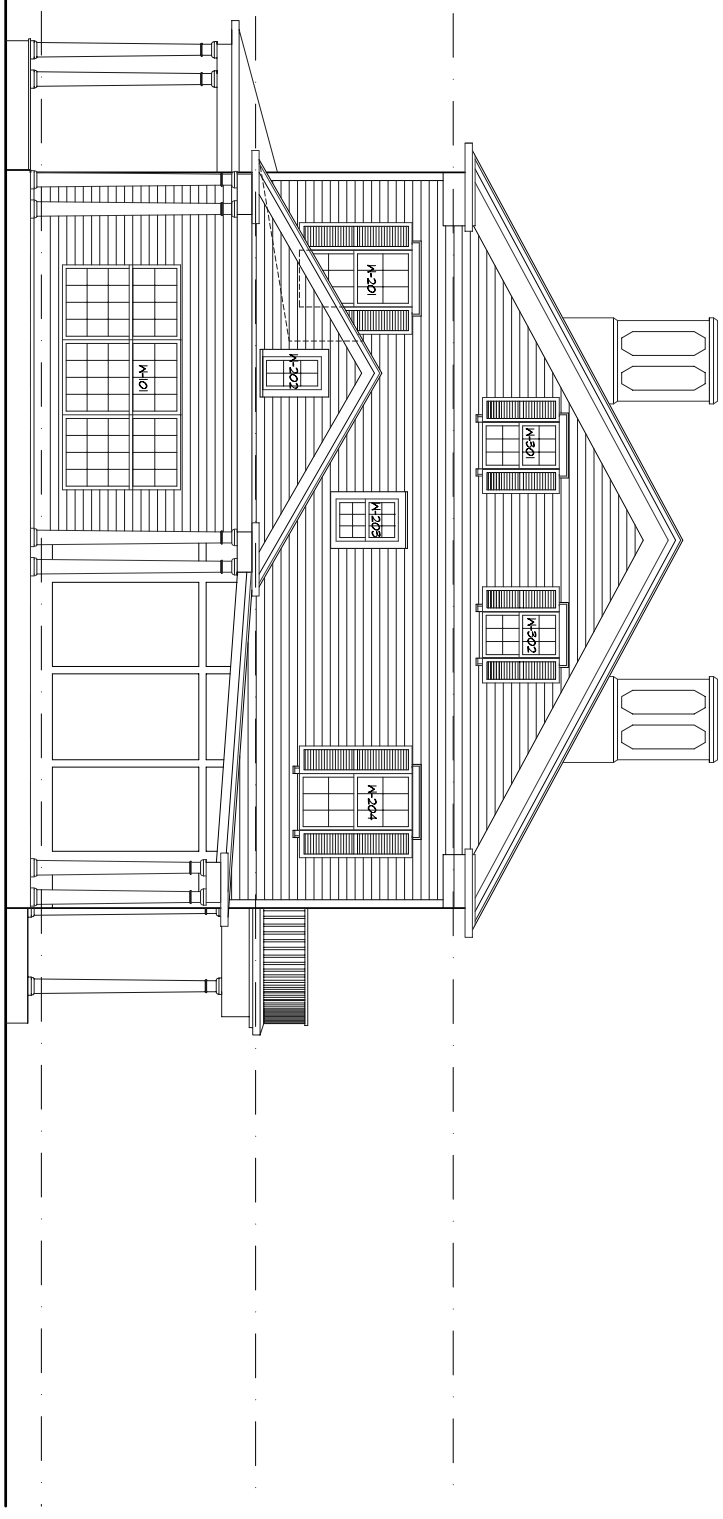
EXISTING PLANS

EX-2



1 EX-3 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



2 EX-3 WEST ELEVATION

SCALE: 1/4"=1'-0"

EX-3

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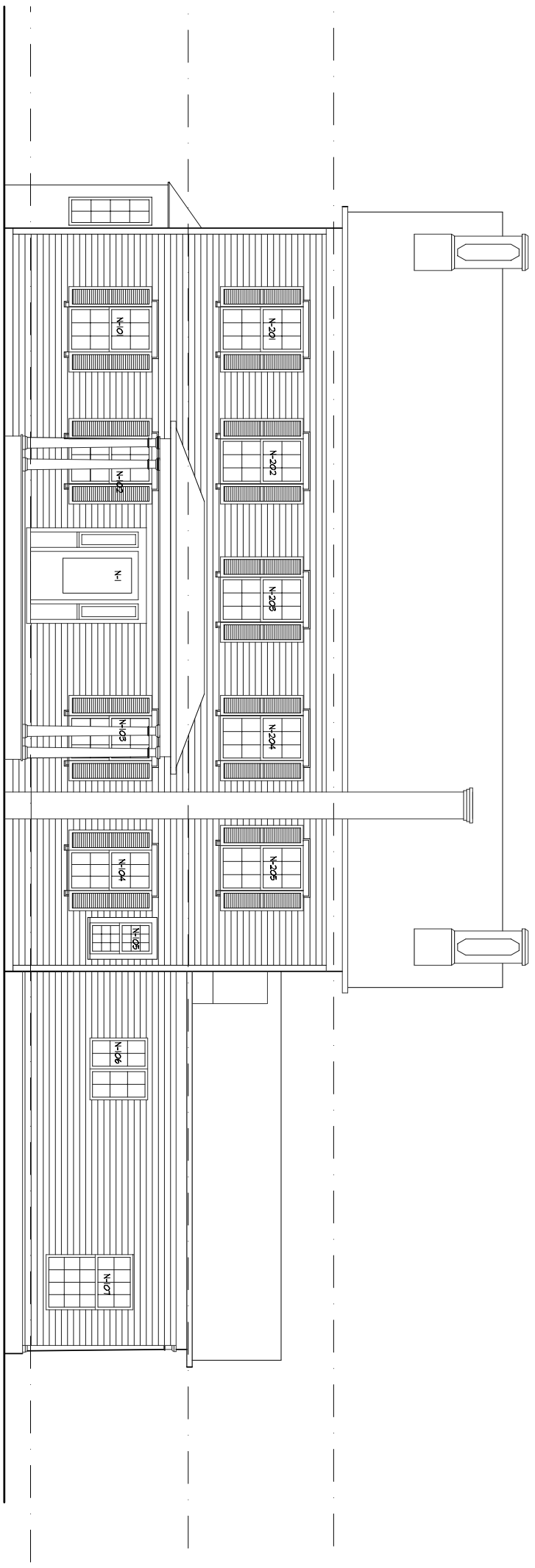
SCALE: 1/4"=1'-0"
DRAWN BY: WV
DATE: 04/26/07

EXISTING ELEVATIONS

EX-3



1 EX-4 NORTH ELEVATION

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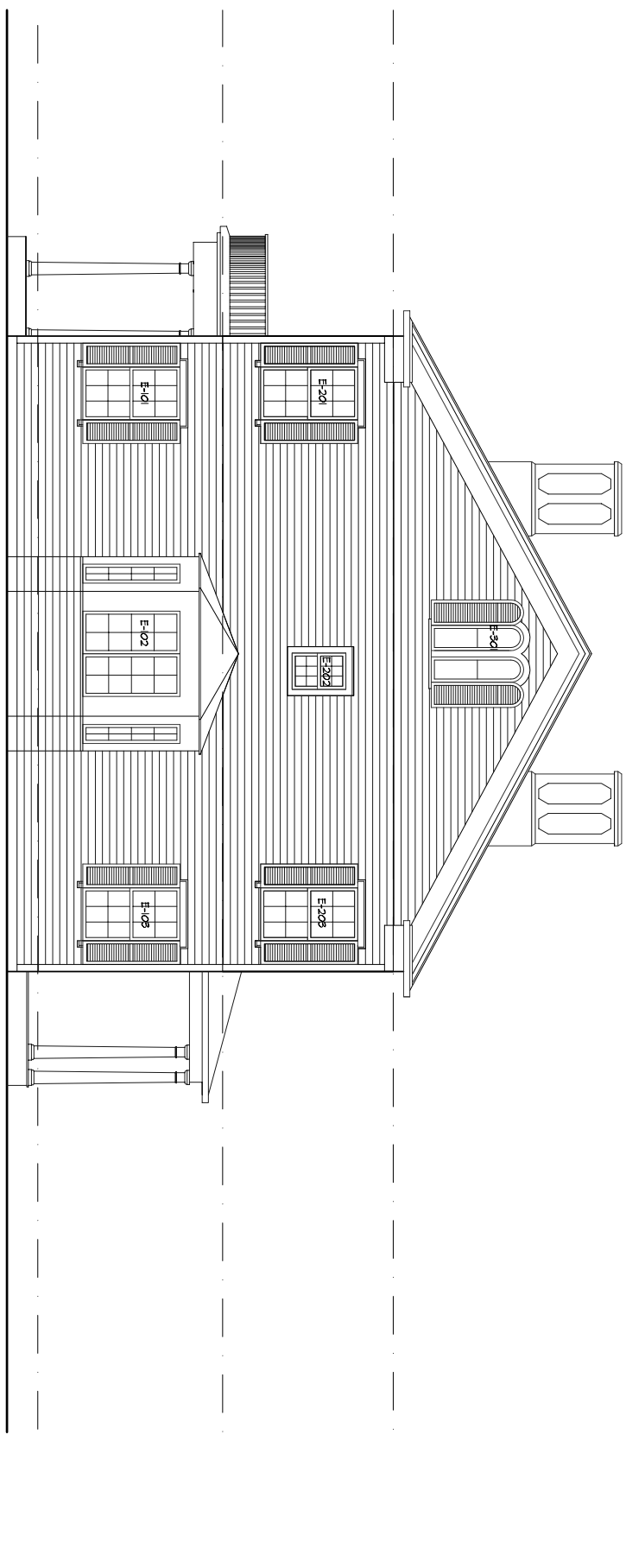

2 EX-4 EAST ELEVATION

SCALE: 1/4"=1'-0"

EX-4

NO.	REVISIONS	DATE

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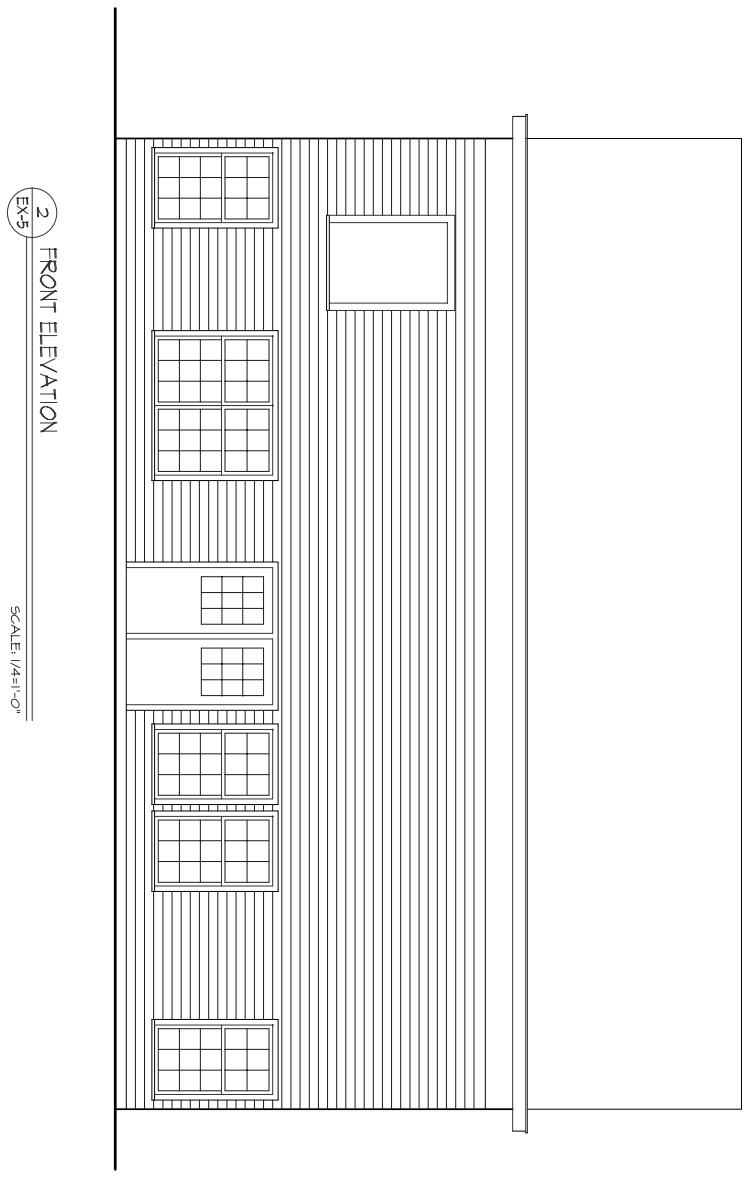
EXISTING ELEVATIONS

SCALE: 1/4"=1'-0"
DRAWN BY: WV
DATE: 04/26/07

EX-4



2 EX-5 FRONT ELEVATION

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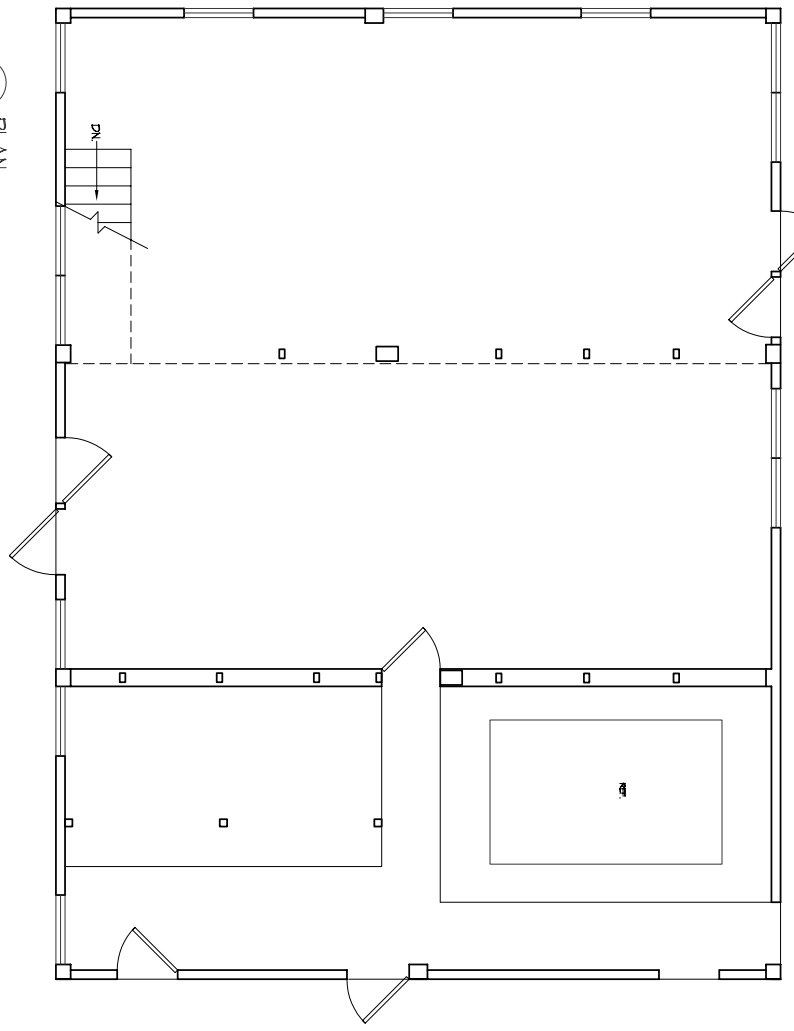
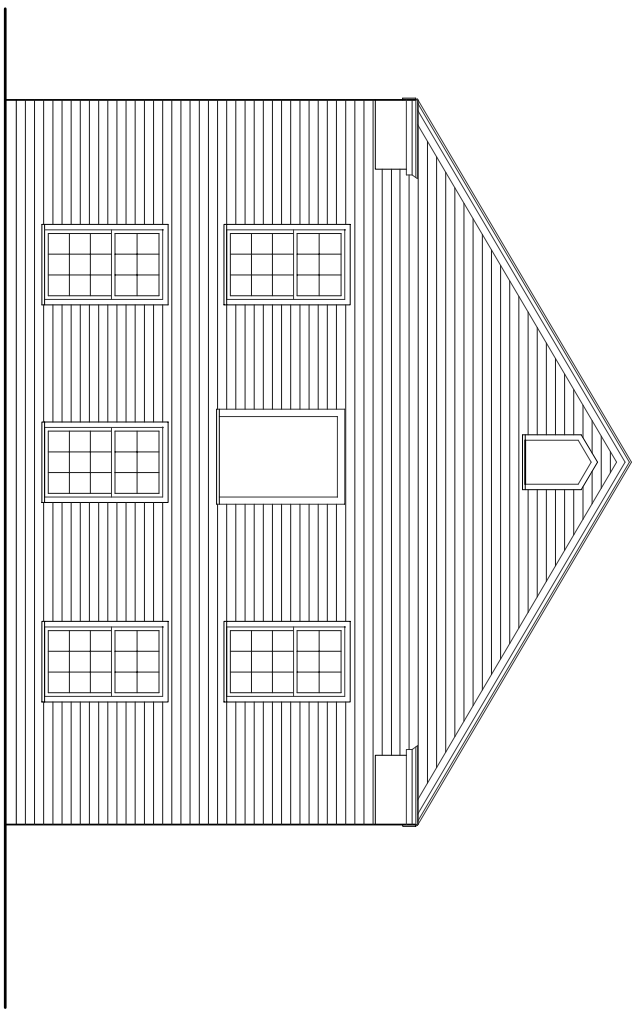


1 EX-5 PLAN

SCALE: 1/4"=1'-0"



3 EX-5 RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

EX-5

NO.	REVISIONS	DATE

PRESERVATION PLAN FOR

GLENBURN

RIVERDALE, NEW JERSEY

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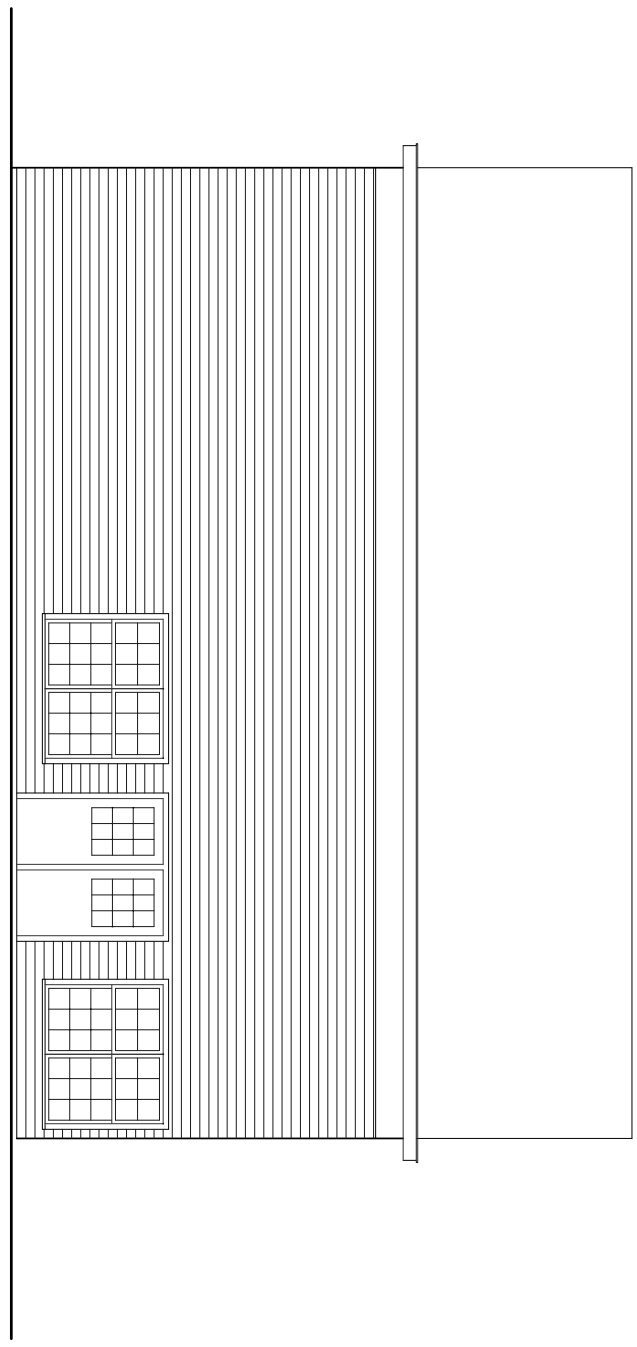
EXISTING BARN

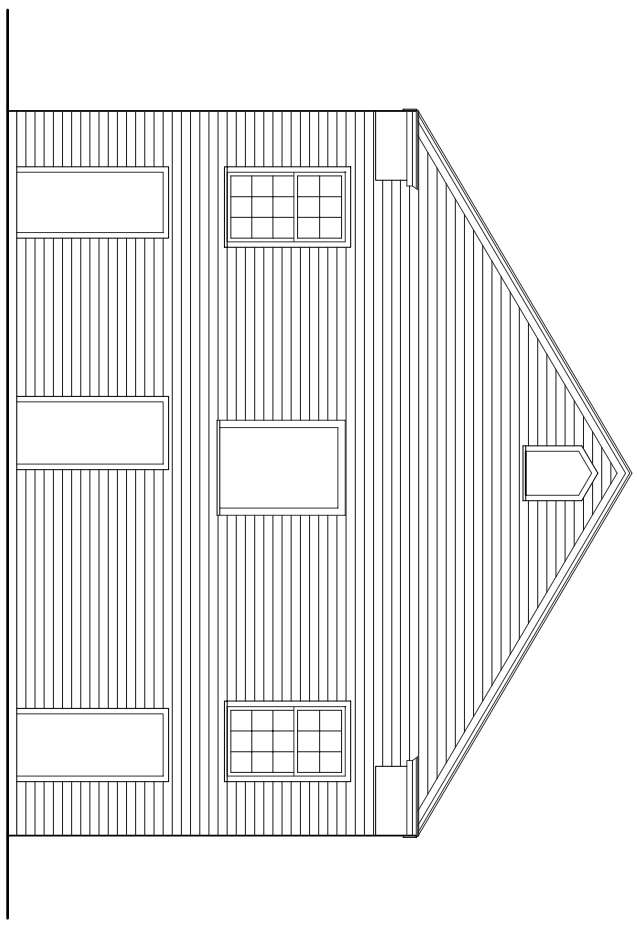
SCALE: 1/4"=1'-0"
DRAWN BY: WV
DATE: 04/26/07

EX-5



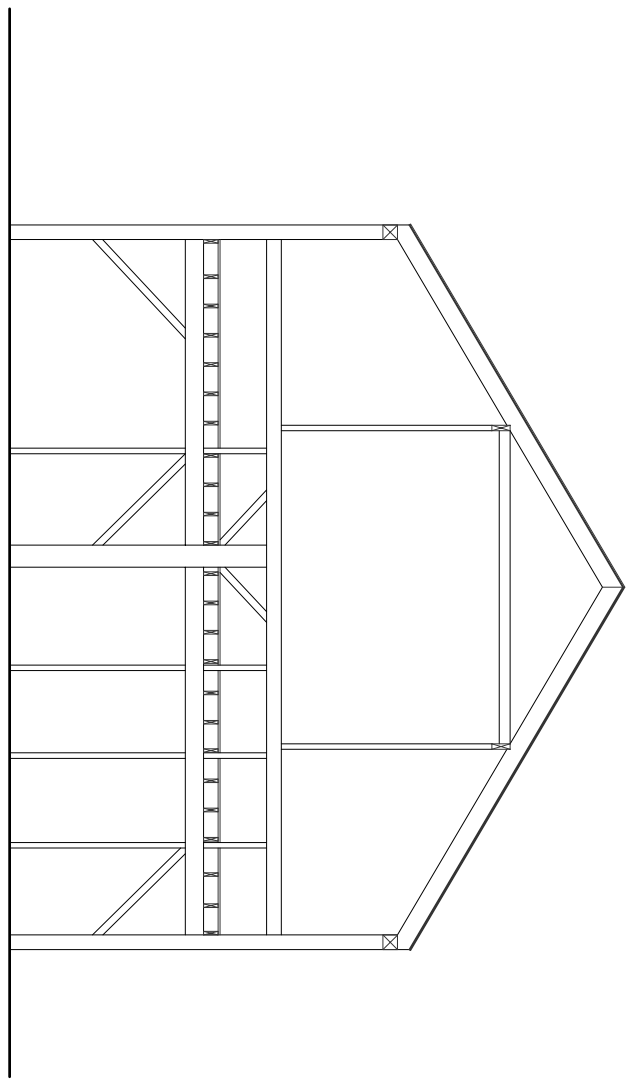
1 EX-6 REAR ELEVATION

SCALE: 1/4"=1'-0"



2 EX-6 LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



3 EX-6 SECTION

SCALE: 1/4"=1'-0"

EX-6

NO.	REVISIONS	DATE

PRESERVATION PLAN FOR

GLENBURN

RIVERDALE, NEW JERSEY

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EXISTING BARN

SCALE: 1/4"=1'-0"
DRAWN BY: WV
DATE: 04/26/07

EX-6

V. BUILDING CODE AND ACCESSIBILITY ANALYSIS

A. Methodology

The work proposed in this report for the buildings at Glenburn is subject to the requirements of Subchapter 6 of the New Jersey Uniform Construction Code, also known as the "Rehabilitation Subcode". The Rehabilitation Subcode applies to work in all existing buildings and designates four levels of rehabilitation, with each successive level having stricter requirements. In this case, the scope of work at the Glenburn House for providing ADA access, installing HVAC systems, and structural modifications will meet the requirements for "Alteration Work", which is the third category of rehabilitation work. At the Barn, work will fall into the "Reconstruction" category, the highest level, due to the extensive level of renovation required.

The Rehabilitation Subcode also includes a section that specifically addresses Historic Buildings, either individually listed, or with a Determination of Eligibility. The overall intent of the Rehabilitation Subcode and, specifically, the Historic Building section, is to allow a considerable amount of the existing building to remain, while maintaining a reasonable approach to life safety.

Because proposed uses require a change in use from the buildings previous use, addition building code requirements will have to be met, particularly where the potential life safety hazard is greater in the proposed use than in the historic residential use. These requirements are identified specifically below for each building.

As a public building, a plan for compliance with the barrier free subcode for accessibility is required. Some of the most significant changes to the building will be required for this work. Specifically, an accessible route must be provided from an accessible parking spot to an accessible entrance. Inside, accessible routes must be provided to a majority of public interior spaces. Where a second floor is open to the public but not ADA accessible, alternate means, such as provision of equivalent spaces at the first floor, must be provided. Also, a barrier-free toilet must be provided.

The attached text will address specific code requirements as they relate to the use of Glenburn House as a mixed-use office and residence, and the Barn as a woodshop. In order to establish relative life safety and hazard levels, the Building Code considers all buildings in terms of Construction Type, and Use Group. This analysis is based on the following:

Glenburn House:
Construction Type: Type V B (Wood, unprotected)
Use Group: Mixed Use, B (office) and R-5 (residential)

Barn:
Construction Type: Type V B (Wood, unprotected)
Use Group: F-1 (Factory Industrial moderate hazard)

B. Code Review – Glenburn House

Summary

Public Use triggers requirements for compliance with ADA requirements. Accommodation of barrier free requirements will necessitate construction of an accessible entrance (ramp and porch reconstruction) and a unisex barrier free toilet. As a result, the public spaces at the first floor will be accessible. An office should be provided at the first floor which is substantially equivalent to the second floor offices. Public space, such as the Meeting Room, must be provided at the first floor, not the second. Furthermore, office occupancy (B Use) will necessitate installation of emergency lights, exit signs and a fire detection system.

Occupancy of the caretaker's apartment does not deviate substantially from the previous residential use, and few changes are required. However, requirements for smoke and fire separation from the adjacent office use will necessitate some modifications to demising walls, ceilings and doors.

Relevant Code Excerpts

5.23-6.3 – Definitions

"Alteration" means the rearrangement of any space by the construction of walls or partitions or by a change in ceiling height, the addition or elimination of any door or window, the extension or rearrangement of any system, the installation of any additional equipment or fixtures and any work which reduces the loadbearing capacity of or which imposes additional loads on a primary structural component.

5.23-6.11 – Basic Requirements – all groups

(b)1. The maximum permitted occupant load of a space shall be determined by the capacity of the means of egress serving the space as calculated in accordance with Table 1.

Table 1. Capacity per unit of egress width (unit of egress width = 22 inches)
Use Group B without fire suppression system:
Stairways: 60 occupants per unit of egress width
Doors, Ramps & Corridors: 100 occupants per unit of egress width

Interpretation:
Other code sections limit building occupancy to less than 50 persons. Table 1 (above) indicates that stairs, doors and corridors exceed minimum requirements for proposed occupancy

5.23-6.17 – Basic Requirements – Use group B

(a)3. A single exit shall be permitted in buildings of not more than two stories in height, with not more than 3,000 square feet per floor when the exit access travel distance does not exceed 75 feet and a minimum fire resistance rating of 1 hour is provided for the exit enclosure and the opening protection.

(e). Means of Egress Lighting: Artificial lighting with an intensity of not less than one foot candle at floor level shall be required during all times that the conditions of occupancy of the building require that the exists be available. Lighting shall also be required to illuminate the exit discharge. In all buildings, rooms and spaces required to have more than one exit or exit access, means of egress lighting shall be connected to an emergency electrical system conforming to NFPA 70 (NEC) except that continued illumination shall be required to be provided for not less than one hour in the case of primary power loss.

(f)2. Exit signs shall be illuminated at all times when the building is occupied by a source providing at least five foot-candles at the illuminated surface …

(i)3i. No vertical opening protection shall be required for vertical openings of up to three stories in buildings not exceeding 3,000 square feet per floor or in buildings with suppression throughout.

5:23-6.29 - Mixed Use Buildings

(b) Separation: In any nonresidential use located below one or more dwelling units, when the work area exceeds 50 percent of the gross enclosed floor area of the nonresidential use, the nonresidential use shall be separated from the residential use by a one-hour fire resistance rated ceiling assembly designed to protect the dwelling unit above.

(c) Alarms: In any nonresidential use located above one or more dwelling units, when the work exceed 50 percent of the gross enclosed floor area of the nonresidential use single or multiple station smoke detectors shall be installed in the nonresidential portion of the building in accordance with NFPA 72 and provided with an audible alarm located within each dwelling unit of the residential portion of the building. The detectors shall be AC powered with battery backup. Hard-wired, interconnected smoke detectors installed throughout the building shall be accepted as meeting this requirement.

5.23-6.31 – Change of Use

(a)1. When the use of a building is changed, then the building must be brought into compliance with the requirements of this section. Each of the lettered subsections of this section establishes a specific type of requirement. This section establishes requirements for compliance with the basic requirements of this subcode, for means of egress, for enclosure of vertical openings, for height and area limitation, for exterior wall fire resistance, for automatic sprinkler systems, for fire detection systems, for structural soundness, for plumbing, electrical, and mechanical systems, and for accessibility.

Interpretation
Provision of Office space in Glenburn House constitutes a "change of use" to a higher relative group hazard for most of the requirements noted in the paragraph above. Generally, this means that full compliance is required with the Basic Requirements for B use, as listed above in 5:23-6.17, even where it requires changes to the existing structure. In particular, notable changes include fire separation between office and

residential use, and provision of emergency lighting, exit signs and a fire detection system.

5:23-6.33 – Historic Buildings
(note: requirements of this section may over-ride requirements previously noted in other sections)

(a)1. For purposes of applying this section, historic buildings shall include any building that meets one or more of the following criteria:

(a)1.i. Buildings listed on the New Jersey or National Registers of Historic Places either individually or as a contributing building to a historic district.

(a)1.iv. Buildings with a State Historic preservation Officer Opinion or Certification that the property is eligible to be listed on National Register of Historic Places either individually or as a contributing building to a historic district.

(a)2.ii. Variations to applicable barrier free requirements may be granted only if the historic character of the building would be threatened or destroyed as determined by the New Jersey Preservation Office.

(b)2. Exterior Walls: Exterior walls shall not be required to be modified to meet the requirements for fire resistive wall construction.

(b)4. Roof covering – The existing type of roof covering may be continued or replaced with the same materials or the preexisting materials may be replaced or restored if the materials are documented to be historic.

(b)5. Means of Egress – Existing Door openings and corridor and stairway widths of less than that specified in sections 6.10-6.30 of this subcode may be approved, provided that, in the opinion of the subcode official, there is sufficient width and height for a person to pass through the opening or traverse the exit.

(b)6. Doors – The existing front or main exit doors need not swing in the direction of exit travel when serving fewer than 50 people or when other approved exits having sufficient capacity to serve the total occupant load are provided.

(b)9.i. Enclosure – Stairway enclosures may be omitted in a historic building for that portion of the stair serving the first and second floor.. This provision shall be applied to only one stair per building.

(b)9.ii. When stairs are replaced or repaired, the existing or original riser height and tread shall be permitted to remain.

C. Code Review – Barn

Summary

Change of Use from a barn to a woodworking shop (Use Group F) will trigger several safety requirements, mostly related to exiting (emergency lights, exit signs) but also to provision of a fire alarm system. Because the building is small, a sprinkler system is not required. However, dedicated exhausts at dust-producing equipment are required. Also, an accessible toilet is required, although it should be possible to use the facilities at the Main House. ADA access is required, but is easily provided since the building is 1 story with a grade-level entrance.

For the purposes of this analysis, the Barn has been considered as a single-story building. Haylofts would be considered as mezzanines under the code, and would require new stairs for occupancy. However, they can be utilized for limited, non-occupied storage served by existing ladders.

Relevant Code Excerpts

5.23-6.3 – Definitions

"Reconstruction" means any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied. Reconstruction may include repair, renovation, alteration, or any combination thereof. Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the work area is not permitted.

5.23-6.11 – Basic Requirements – all groups

(b)1. The maximum permitted occupant load of a space shall be determined by the capacity of the means of egress serving the space as calculated in accordance with Table 1.

Table 1. Capacity per unit of egress width (unit of egress width = 22 inches)
Use Group F without fire suppression system:
Stairways: 60 occupants per unit of egress width
Doors, Ramps & Corridors: 100 occupants per unit of egress width

Interpretation:
Other code sections limit building occupancy to less than 50 persons. Table 1 (above) indicates that stairs, doors and corridors exceed minimum requirements for proposed occupancy

5.23-6.19 – Basic Requirements – Use group F-1

(a)2. A single exit is permitted in the story at the level of exit discharge when the occupant load of the story does not exceed 50 or in which the travel distance exceeds 75 feet.

(e). Means of Egress Lighting: Artificial lighting with an intensity of not les than one foot candle at floor level shall be required during all times that the conditions of

occupancy of the building require that the exists be available. Lighting shall also be required to illuminate the exit discharge. In all buildings, rooms and spaces required to have more than one exit or exit access, means of egress lighting shall be connected to an emergency electrical system conforming to NFPA 70 (NEC) except that continued illumination shall be required to be provided for not less than one hour in the case of primary power loss.

(f)2. Exit signs shall be illuminated at all times when the building is occupied by a source providing at least five foot-candles at the illuminated surface …

(k). Plumbing Fixtures: Plumbing fixtures shall be provided as follows. Where the plumbing subcode allows for the substitution of or omission of fixtures, such substitutions or omissions shall also be permitted under this section.

Total Occupancy: 1-15: 1 Unisex Water closet, 1 lavatory, 1 drinking water facility, 1 service sink

Interpretation:
Provision of only a single unisex toilet is based on typical occupancy of less than 16. This is different from Maximum Occupancy, which is limited by other code sections to less than 50 persons. At the Barn, it should be possible to meet this requirement with the accessible toilet facility in the Main House, contingent on approval by local construction officials.

(l)3 All newly introduced devices, equipment or operations that produce airborne particulates, odors, fumes, sprays, vapors, smoke or gases in such quantities to be irritating or injurious to health shall be provided with local exhaust

Interpretation:
Equipment which would adversely affect the interior air quality will require additional exhaust directly to the outside

5:23-6.19A - Supplemental Requirements – Group F

(b). Manual Alarm System: For buildings greater than 3 stories in height with occupant loads over 25, when the work area exceeds 50 percent of the gross enclosed floor area of the building, manual fire alarms shall be required throughout the building.

Interpretation:
While it may appear that a manual alarm system may not be required because the Barn is less than 3 stories, the Change of Use section below requires it. Furthermore, an alarm system is recommended for the valuable protection it provides at relatively low cost.

5.23-6.31 – Change of Use

(a)1. When the use of a building is changed, then the building must be brought into compliance with the requirements of this section. Each of the lettered subsections of this section establishes a specific type of requirement. This section establishes requirements for compliance with the basic requirements of this subcode, for means of egress, for

enclosure of vertical openings, for height and area limitation, for exterior wall fire resistance, for automatic sprinkler systems, for fire detection systems, for structural soundness, for plumbing, electrical, and mechanical systems, and for accessibility.

Interpretation
Provision of a woodshop constitutes a "change of use" from "U", the lowest hazard group, to "F", the second highest relative group hazard for most of the requirements noted in the paragraph above. Generally, this means that full compliance is required with the Basic Requirements for F use, as listed above in 5:23-6.19, even where it requires changes to the existing structure. In particular, notable changes include provision of a fire alarm system, emergency lighting, exit signs and particulate exhaust at dust-producing (woodworking) equipment.

5:23-6.33 – Historic Buildings
(note: requirements of this section may over-ride requirements previously noted in other sections)

(a)1. For purposes of applying this section, historic buildings shall include any building that meets one or more of the following criteria:

(a)1.i. Buildings listed on the New Jersey or National Registers of Historic Places either individually or as a contributing building to a historic district.

(a)1.iv. Buildings with a State Historic preservation Officer Opinion or Certification that the property is eligible to be listed on National Register of Historic Places either individually or as a contributing building to a historic district.

(a)2.ii. Variations to applicable barrier free requirements may be granted only if the historic character of the building would be threatened or destroyed as determined by the New Jersey Preservation Office.

(b)2. Exterior Walls: Exterior walls shall not be required to be modified to meet the requirements for fire resistive wall construction.

(b)4. Roof covering – The existing type of roof covering may be continued or replaced with the same materials or the preexisting materials may be replaced or restored if the materials are documented to be historic.

(b)5. Means of Egress – Existing Door openings and corridor and stairway widths of less than that specified in sections 6.10-6.30 of this subcode may be approved, provided that, in the opinion of the subcode official, there is sufficient width and height for a person to pass through the opening or traverse the exit.

(b)6. Doors – The existing front or main exit doors need not swing in the direction of exit travel when serving fewer than 50 people or when other approved exits having sufficient capacity to serve the total occupant load are provided.

(b)6i. Existing or replica hardware shall be permitted provided that no life safety hazard is created and that the hardware meets the intent of the barrier-free subcode if applicable

(that is, operable without pinching, grasping or twisting). Existing or replica hardware may be fixed in place or modified to meet the intent of the Barrier free subcode.

PE
GROUP

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Glenburn

Mechanical and Electrical Systems

HVAC

Main House

Existing System

Heating- The building is heated by an oil fired boiler, located in the basement *(Fig. H-1)*. Distribution is by a pumped hydronic system. The boiler is vented into a chimney which has been added to the front of the building *(Fig. H-2)*.

A circulating pump is located in front of the boiler. Terminal devices are cast iron convectors generally recessed beneath windows *(Fig. H-3)*, exceptions being the Kitchen, which is heated by cast iron baseboard *(Fig. H-4)* and free standing cast iron radiators in the attic. Only two rooms in the attic are heated, the bathroom and the room at the opposite end. A supplemental electric heater is installed in the Kitchen *(Fig. H-4)*.

Heating water distribution is by copper piping routed at the basement ceiling with risers to radiators on the first and second floors. A single pipe acts the horizontal distribution header. "Monoflo" fittings extract heating water to each radiator.

Oil for the boiler is stored in an outdoor buried tank. The oil fill and vent pipes are located outside the entrance.

The boiler is a New York Boiler Model 990-2, 184 MBH output, 1.75 gph oil input.

Ventilation- A canopy hood in the kitchen *(Fig. H-5)* provides exhaust for the rangetop. The stove is vented to the outdoors and there is a vent for a clothes dryer *(Fig. H-6)*. The bathrooms do not have mechanical exhaust, ventilation is provided by operable windows in some of the bathrooms. Two second floor bathrooms have neither windows nor exhaust. There is no mechanical ventilation elsewhere in the building.

Combustion air is provided for the boiler by infiltration.

Cooling- There is no mechanical cooling in the building.

Condition of System

The boiler is old and in fair condition. The chimney through which the boiler vents has been added to the façade of the house and is an eyesore.

It is likely that the buried oil tank is of single wall construction which poses a risk of ground water contamination and is no longer permitted.

The heating system for the entire building is controlled by a single thermostat, which does not allow for good levels of comfort. The monoflo flow control valve system can result in improper heating distribution if not properly designed and installed. Otherwise, the heating piping and radiators appear to be in good condition.

The building has been unoccupied for six years; if not properly drained, piping and equipment may be damaged by freezing. There is no visible evidence, however, that this has occurred.

The material in the boiler room ceiling may be asbestos containing.

The lack of mechanical exhaust in the second floor bathrooms which have no windows is a code violation. Bathrooms with windows are recommended to be provided with mechanical exhaust.

Plastic materials are not allowable for use as clothes dryer vents. The metal portion of the exhaust system may be retained.

Recommendations

The existing heating distribution system appears to be in functional condition and may be retained. The piping and radiators are of good quality and the radiator installation is well executed throughout most of the house. The system should be filled and put under pressure to check for leakage. All boiler controls and safeties must be checked by a qualified contractor.

The boiler room ceiling should be checked for the presence of asbestos. If present, these materials should be removed by a qualified firm in accordance with all applicable regulations.

The buried oil tank should be emptied and decommissioned as soon as possible. An indoor oil tank may be provided in lieu of the outdoor tank, but replacement of the oil boiler with a gas fired unit should be considered. The boiler is old and inefficient and gas service is available.

A gas fired sealed combustion boiler is recommended for installation, such as the Weil McLain Ultra. This would allow removal of the chimney serving the existing unit and obviate the need for an oil tank. The vent piping from the new boiler must be routed to a suitable location.

If the buried oil tank cannot be removed expeditiously, it should be tested for leakage.

The two interior bathrooms must be provided with exhaust to the outdoors. The other bathrooms are recommended to be provided with mechanical exhaust.

Mechanical cooling should be considered for the building. Several options are available:

1. Window air conditioning units would be the least expensive. However, these units are noisy, visually intrusive and provide poor air distribution.
2. Split system cooling units can provide good comfort and are less visually objectionable than window units, but the surface mounted indoor units are not appropriate for historically significant spaces.
3. A central cooling system provides the best comfort and appearance. This may be a standard ducted system or a high velocity system; the latter utilizes smaller distribution ductwork. Two indoor air handling units would be installed. One would be located in the basement, serving the first floor via floor grilles. The second would be in the attic, serving the second floor from ceiling diffusers.

Barn

Existing System

Heating- There is no heating system in the building.

Ventilation- There is no mechanical ventilation system in the building.

Cooling- There is no mechanical cooling in the building.

There is a walk-in cooler and a refrigeration condensing unit in the Barn.

Condition of System

The refrigerator and cooling system are abandoned and not usable.

Recommendations

Remove the walk-in cooler and condensing unit. Reclaim refrigerant if it is still present; refrigerant should not be allowed to escape into the atmosphere.

The Barn is being considered for use as a wood shop. The lack of insulation and porosity of the envelope make this structure a poor choice for interior conditioning. However, providing “three-season” heating may be feasible. In

order to control energy costs, the system will be designed to provide reasonable comfort during milder weather, say, at temperatures above 45 degrees.

The building should be made as tight as possible, with all major openings closed up and repairs made to the walls. A gas fired heating system will be installed which would operate only when the space is in active use. When not in use, the building will be allowed to approach outdoor temperatures. This means that any plumbing systems must be protected from freezing. If a bathroom is installed, for example, this should be an insulated structure with a separate source of heating.

An industrial type gas fired hot air unit is suggested to provide heating. The unit may be located in the barn or outdoors. Care should be taken to avoid the possibility of wood dust fouling the unit or causing a fire hazard, though an indoor unit would be easier to maintain and would have a longer service life. The least expensive installation would just allow warm air to be blown from the unit directly, but a ducted distribution system would allow warm air to be better directed to the occupants.

Ventilation during warmer weather would be provided by a new propeller fan located in one of the windows at the gable ends of the building. Doors and windows would be left open to better circulate air.

Fig. H-1- Boiler at rear of photo.

Fig. H-2- The boiler chimney is visible on the front façade.

Fig. H-3- Typical cast iron convector.

Fig. H-4- Kitchen baseboard radiator with electric heater above it.

Fig. H-5- Kitchen canopy hood.

Fig. H-6- Plastic dryer hose connected to metal vent.

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Glenburn

Mechanical and Electrical Systems

PLUMBING AND FIRE SUPPRESSION

Main House

Existing Systems

Domestic Cold Water- A copper domestic water service enters the building in the basement, equipped with a water meter (*Fig. P-1*). A water treatment system is in place (*Fig. P-2*). There is an abandoned well storage tank and pump (*Fig. P-3*) in the basement. Visible water distribution piping is copper.

Domestic Hot Water- Hot water is provided by an oil fired water heater located in the basement adjacent to the boiler (*Fig. P-4*). The heater flue discharges into the same chimney as the boiler. The heater is a Bock Model 32E, 32 gallon storage, 102 gph recovery. The burner is a Bock Model MSR with a range of 0.5 to 2.75 gph #2 oil. The hot water system has no circulating pump. This water heater serves all the fixtures requiring hot water in the building.

Natural Gas- A natural gas service supply without meter is stubbed through the wall in the basement. No equipment is presently supplied with gas in the building.

Sanitary Drainage- The sanitary system is made up of cast iron hub and spigot pipe. A 4 inch sanitary main (*Fig. P-5*) exits the building below grade and discharges by gravity to a septic field.

Storm Drainage- Storm drainage is comprised of outside gutters and downspouts discharging to grade.

Plumbing Fixtures- Toilet fixtures installed in each of several bathrooms throughout the building are made of vitreous china. Water closets are floor mounted. Lavatories are wall hung and counter top. The kitchen sink is stainless steel (*Figs. P-6, P-7, P-8*). There are older fixtures in a bathroom in the attic (*Fig. P-9, P-10*). There is a hookup for a clothes washer in a closet in the kitchen (*Fig. P-11*).

Fire Suppression- There is a hose rack in the stairwell on the second floor. There is no hose on the rack. Domestic water piping terminates at a valve and cap adjacent to the hose rack (*Fig. P-9*).

Condition of System

General- The building has been unoccupied for six years. Plumbing systems should be checked for damage by freezing, although no such damage is evident.

Domestic Cold Water- A visual inspection indicates that the copper appears to be in good condition.

Domestic Hot Water- The piping appears to be in good condition. Water heater is fairly new and appears to be in good condition. A stated goal of the project, however, is to remove the chimney used by this heater.

Natural Gas- Not applicable.

Sanitary Piping- Cast iron sanitary piping appears to be in good condition.

Plumbing Fixtures- Toilet fixtures appear to be of good quality and in good condition. However, they are not compliant with current code since they are not low flow type, nor are they ADA compliant. Kitchen fixtures appear to be in good condition.

Fire Suppression- The piping to the hose rack appears to be in good condition. This appears to have been installed as a voluntary stand pipe system to allow the occupants to fight a fire on the second floor.

Recommendations

Domestic Cold Water- Service appears to be adequate for proposed renovations. However, any proposed architectural layout must be reviewed to confirm adequacy. Remove abandoned well equipment and seal well.

Domestic Hot Water- If proved to be operating properly, the domestic water heater and piping can remain. If the chimney is to be removed, however, domestic hot water can be supplied by an indirect water heater served by a new gas fired boiler. Insulate all water piping.

Natural Gas- If a gas fired heating system is to be provided, extend natural gas piping to the new boiler. Gas may also be used for cooking and for a clothes dryer.

Sanitary Piping- Replace any worn drain traps under fixtures and upgrade lavatory waste and water piping to comply with ADA regulations as required. Repair or replace piping at leaks as needed. The sanitary main should be

internally inspected to assess its condition and the septic system evaluated for condition and capacity for expected occupancy.

Plumbing Fixtures- Replacement of plumbing fixtures with low flow type is recommended. Provide new ADA fixtures as required. Fixtures in the attic should be removed and piping capped at main.

Fire Suppression- The fire hose system is not required. Except for a small risk of damage due to leakage, this may be left in place.

Barn

Existing Systems

Domestic Cold Water- There are remnants of galvanized water piping inside and outside of the building (*Fig. P-1*). Some relatively new copper piping has been installed. The water piping was evidently part of a system for watering livestock.

Domestic Hot Water- There is no hot water system in the building.

Natural Gas- There is no gas service in the building.

Sanitary Drainage- There is no sanitary drainage system in the building.

Storm Drainage- Storm drainage is comprised of outside gutters and downspouts discharging to grade.

Plumbing Fixtures- There are no fixtures in the building.

Fire Suppression- There is no fire suppression system in the building.

Condition of System

General- Except for miscellaneous copper piping, there are no usable plumbing components in the building.

Recommendations

General- If a bathroom and service sink are desired in the building, all new services, including water and sanitary drainage must be provided. Since the building will not be provided with year around heating, an enclosed bathroom should be provided which can be equipped with separate heating for freeze protection. All plumbing piping will enter this room directly from underground services, deep enough for freeze protection.

Fig. P-1- Domestic Water Service

Fig. P-2- Water treatment

Fig. P-3- Well pump and storage tank

Fig. P-4- Domestic water heater.

Fig. P-5- Sanitary Main

Fig. P-6- Typical water closet

Fig. P-7- Lavatory

Fig.P-8- Plumbing Fixtures

Fig. P-9- Tub in attic.

Fig. P-10- Sink in attic.

Fig. P-11- Clothes washer hookup.

Fig. P-12- Piping is visible on the rear wall of the Barn.

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Glenburn

Mechanical and Electrical Systems

ELECTRICAL

Main House

Existing System

Service- The electric service originates from a utility pole on Paterson-Hamburg Turnpike. The service runs above grade to a pole on the north side of the house. (*Fig. E-1*) The service equipment and electrical meter is located on the exterior of the building. The service is a two pole service providing 120/240 volts. The main panel is rated for 200 amperes (*Fig. E-2*)

Receptacles- The majority of the receptacles were of the older non-grounded style (two holes instead of three). The quantity of receptacles appears to meet current code for locations within a residence with few exceptions.

Receptacles within six feet of sinks were not provided with ground fault protection as required by code.

Receptacles are required on the exterior of the building.

Basement receptacles are required to have ground fault protection.

Wiring- The wiring within the panels and exposed in the basement, was generally in fair condition. There was an electrical upgrade in the past that added additional circuits to the building. These circuits powered grounded electrical outlets. It appears that the older wiring serves non-grounded receptacles (*Fig. E-3*).

Lighting- The existing lighting consists of various, incandescent and fluorescent fixtures. A fixture in the basement has been plastered into the ceiling and is a code violation (*Fig. E-4).*

Fire Alarm System- The fire alarm system consists of battery powered smoke detectors. The coverage is insufficient for a residence by current code.

Lightning Protection System- No lightning protection system was discernable on the building. Lightning protection may have been accomplished by protection of the large tree at the south-east corner of the building. The down conductor has been cut off rendering the system non-functional.

Recommendations

Service- The electric service is adequate for the current usage of the building. The size of the service will have to be reviewed if air conditioning is added to the building.

Wiring- All older wiring should be replaced.

Receptacles- All non-grounded receptacles should be replaced. Ground fault circuit interrupting receptacles should be added within six feet of sinks, at the exterior of the building and in the basement.

Lighting- All lighting and switches should be replaced.

Fire Alarm System- A fire alarm and detection system should be installed to provide advanced warning of smoke within the building.

Barn

Existing System

Service- There is no active electrical service to the building. The barn appears to have had it's own electrical service as evidenced by the ground rod at the exterior of the building (Fig. E-5). The main service panel board was in poor condition (Fig. E-6). The smaller branch panelboard was in worse condition (Fig. E-7).

Wiring- The majority of the wiring within the building is knob and tube wiring in poor condition (Fig. E-8).

Receptacles- There were no receptacles worth retaining within the barn.

Lighting- There were no lighting fixtures worth retaining within the barn.

Fire Alarm System- There was no fire alarm system within the barn.

Lightning Protection System- There is no lightning protection system on this building.

Recommendations

Service- The electric service should be installed. There is a transformer on the Utility Company pole directly in front of the barn. A disconnected transformer is located on the pole that may have been serving the barn in the past (Fig. E-9). New panelboards should be installed to serve the building loads. If a shop is installed with power equipment, emergency stop buttons should be located within the shop to disable the panel that feeds the shop equipment. Lighting should not be controlled by the stop buttons.

Wiring- A wiring system should be installed to meet current code. Portions of the existing knob and tube wiring should be retained in a non-functional condition for display purposes (Fig. E-10).

Receptacles- Non-grounded receptacles should be replaced.

Lighting- Lighting should be installed appropriate for the tasks.

Fire Alarm System- A complete fire alarm and detection system should be installed to provide advanced warning of smoke or fire within the building.

Lightning Protection System- No recommendations.

Fig. E1- House Service Entry

Fig. E2 - Service Panelboard

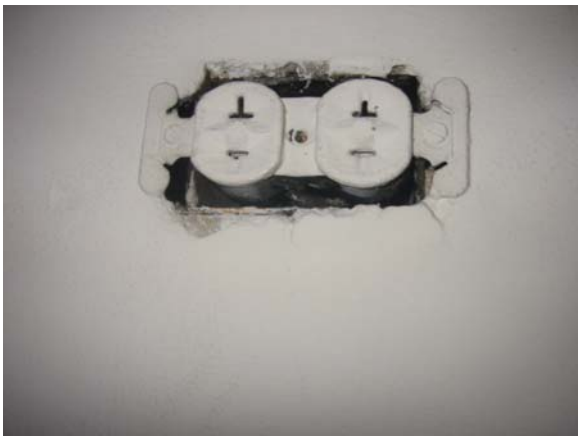


Fig. E3- “Non-grounded” Receptacle

Fig. E4- Light Fixture Plastered into Ceiling

Fig. E5 – Barn Electrical Ground Rod

Fig. E6 – Barn Service Panel

Fig. E7 – Barn Branch Panel

Fig. E8 – Knob and Tube Wiring

Fig. E9 – Existing Service Transformer

Fig. E10 – Knob and Tube Wiring and Electrical Wood-molding

VII. PRESERVATION PHILOSOPHY

A. Philosophical Basis for Period of Significance

A building's Period of Significance may be defined as the years in which a structure achieved its historic importance and the time span during which that significance was maintained. The Period of Significance usually begins when the building was constructed and continues until a change of ownership, use or appearance significantly alters or detracts from the historic importance. Glenburn is historically important for its association with the Van Ness and Linen families. It is architecturally significant for its nineteenth century and Colonial Revival features.

The Van Ness family were early settlers to this corner of Morris County. They built Glenburn and their grist mill which was across the street was an important part of the local nineteenth (and possibly earlier) economy. Glenburn is significant for this association.

In 1868, Glenburn was purchased by the Linen family. George Linen was an important New York portraitist in the mid-nineteenth century. He moved to Glenburn in his waning years. No other site explores Linen's contribution to American art.

Finally, the architectural significance of Glenburn lies in its evolution from a nineteenth century three-bay vernacular house to a five-bay twentieth century Colonial Revival residence. As stated by the certification of Eligibility, Colonial Revival updating was a form of appreciation for American colonial architecture. "The result of these remodeling was something new that reflected early 20th century attitudes and ambitions, while only giving a fair impression of actual, colonial-period buildings." Glenburn is the quintessential example of this evolution.

The Period of Significance for Glenburn, therefore, begins when the original house is constructed by Simon H. Van Ness ca. 1816. It ends in 1949 when the second Colonial Revival upgrades are made to the exterior.

B. Philosophical Basis for Period of Interpretation

The Period of Interpretation for a building may reflect or vary from the Period of Significance. In the case of Glenburn, the Period of Interpretation will differ. Rather than the full 140-year span of the Period of Significance, the Period of Interpretation will be 1949. This will encompass the original ca. 1816 construction, the ca. 1868 addition, the early 20th century Colonial Revival interior upgrades and the 1949 exterior work. It is the Colonial Revival architecture that is significant and it is these features that will be restored.

C. Treatment Philosophy

The preservation of Glenburn should be planned, designed and executed in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The building has evolved over history and this complete history will be embraced and interpreted. In addition, because the property will be open to the public, accessibility and modern facilities will be

required. This will result in changes to both the exterior and the interior. For all of these reasons, rehabilitation should be the guiding philosophy for both the exterior and interior.

On the exterior, all elements from the Period of Significance should be retained. This will include all of the construction phases through 1949. Therefore all of the nineteenth and first half of the twentieth century features will be restored including porches. In addition, accessibility will need to be configured. A ramp will be installed on the north elevation.

On the interior, because the building will become a public building, rehabilitation will again be the guiding philosophy. All efforts will be made to retain the character defining features and the surviving historic fabric from the Period of Significance. These will include the woodwork, doors, hardware, trim, fireplaces, plaster, floors and other significant features. Few alterations will be required to accommodate accessibility; the current first floor powder room will be modified.

D. Advantages and Disadvantages to Rehabilitation to the Twentieth Century

The key advantage to rehabilitating the building to 1949 is that it will allow all the major construction campaigns to remain and will emphasize the most conspicuous and significant aspect of the house—the Colonial Revival upgrades of a nineteenth century farmhouse. No speculation will be required as to earlier or original configurations; it is all extant.

The disadvantage to rehabilitating the building to this period is the significant nineteenth century history of the building will not be overtly interpreted. While the original and mid-nineteenth century floor plans are easily discernible, the detailing is twentieth century and the earlier fabric overshadowed. Often it is the earlier history of a building that captures the imagination of the public; in this case, however, the interpretation of this early history must be incorporated into the extant twentieth century context.

E. Statement of Potential Impacts of Recommendations

The impact of this rehabilitation will be visible. On the exterior, a new ramp will be installed, the added exterior chimney will be removed, the fenestration of the western section will be more sympathetic and the southern porch off this section will be opened up and restored. Besides these alterations, the exterior impacts will be limited to repairs.

On the interior, changes will be minor. The bathroom (Room 105) off the den (Room 104) will need to be modified and enlarged. Rather than encroach on Room 104, the bathroom will be enlarged to the west and the kitchen, a heavily altered space, will be impacted. At the second floor, the eastern bathroom (Room 203) will be removed but its partitions will remain.

VIII. USE OF THE RESOURCE

A. Proposed and Recommended Use

Originally constructed ca. 1816 with a ca. 1868 addition and two Colonial Revival remodellings, Glenburn was built as a house and remained a residence for almost 200 years. While returning the house to its original residential use may be the ultimate form of preservation, it is not a viable alternative now that the building has entered the public realm. For this reason, we recommend retaining some of the building for a caretaker apartment and reconfiguring the rest of public ceremonial space and offices.

An important aspect of the preservation of a building is finding a new use that is compatible with the original use and that requires minimal intervention. We believe this can be accomplished with the proposed combination use of office and apartment. The majority of the ca. 1868 western 2/5 of the building and the western section will be the caretaker apartment. This can be done with few, if any, changes to the building. The existing doors will be locked and will form the necessary partitions. The only significant change that may be required is additional fire separation. This will be accomplished with minimal intervention to the remaining historic fabric.

There is historic precedent for this east west separation of uses. When Sarah Linen died, her 1891 inventory only listed the eastern rooms. This is because her son and his family occupied the western section of the building.

The rest of the house, the eastern 3/5 and Rooms 104 and 105 will become the public part of the building. The double parlor, Room 102, will remain as is and will become a ceremonial space and conference room for the Borough. Room 104 will be an accessible office with its adjacent accessible toilet in 105. The upstairs bedrooms and bathroom (Rooms 202-206) will be offices for local non-profit organizations like the Pequannock River Coalition and the Riverdale Land Conservancy.

The barn will become a wood shop for intra-generational public programs. No such resource can be found in the near area and is a creative use of this space.

No use has been determined for the other outbuilding.

B. Impact of the Proposed Use

The impact of the proposed use will generally be minimal and for the most part, reversible. Alterations are mostly due to those that are required for public access. Because Glenburn is now a public building, no matter what the determined use is, accessibility will have to be addressed. For this reason, the proposed use of offices and caretaker requires the least amount of change necessary.

The impact on the barn will be minimal. Repairs will be made but regardless of the proposed use, these repairs would be necessary. The deepest impact will with the mechanical systems. Some systems already exist and will be upgraded. The new added systems generally will be reversible.

C. Reasoning for Capital Project

The Borough of Riverdale under took this preservation plan with a grant from the Morris County Historic Preservation Trust Fund. All future work will continue to be financed through such public/private partnerships. The plan has been written to ensure that all future capital investments are made sensitively. Capital investments are necessary or the house will deteriorate, resulting in a continued loss of historic fabric.

The rehabilitation of Glenburn into public spaces will allow public access into a previously private resource. This will expand the residents of Riverdale's understanding of its history.

D. Ownership, Stewards and Interpretation

The Borough of Riverdale purchased the building to save it from demolition. Following its rehabilitation, it will own, operate and maintain Glenburn. The Borough is new to historic building stewardship. However, by buying Glenburn and doing this preservation plan, it has shown a strong commitment to the resource.

IX. TREATMENT RECOMMENDATIONS

Glenburn will be rehabilitated to its appearance during the 1949 Period of Interpretation. This falls within the Period of Significance and allows all of the historically and architecturally significant phases of construction to be retained.

A. Exterior Treatment Recommendations

Foundation
The masonry foundation appears to be in good condition. While there is no evidence of sagging, additional analysis, particularly under the lowest levels of siding at the sill plate, should be completed as this is a common place for deterioration. If required, new wood should be spliced in; retain as much of the existing sill plate as possible.

Siding
Generally, the siding is in good condition, although in need of paint. Minor repairs are required, including on the east elevation at the north side. The siding should be repaired/replaced matching the existing in material, dimension and profile. As much of the existing siding should be retained as possible. Painting should be undertaken as soon as possible to minimize continued deterioration.

Entrances and Porches
The wood balcony of the south façade, added in 1949, is very deteriorated and will need to be rebuilt. The original drawings of the balcony exist and should be used to ensure an exact replication of the features. While some of the balusters may be able to be retained, for the most part, the columns and handrail are beyond repair and will need to be replaced.

Minor repairs and some replacement will be required at the north porch. See accessibility for additional work.

The southern glassed in porch off the western section should be restored to its 1949 design. It is now glassed in; this was done later. The corner columns remain and seem to be in good condition. The work entailed may be as simple as removing the glass inserts. The 1949 drawings should be reused to ensure an accurate restoration.

The exterior doors—north, south and west—will need only minor repairs and should be retained and reused.

Windows and Shutters
There are at least three generations of windows within the house. Most are in good condition and will need only minor repair. Triple track exterior storms/screens can be found on most of the windows. Most of the windows retain both shutters.

Basement windows are double windows. The interior sash are wood; the exterior sash are metal. The interior sash are in good condition. The exterior sash are in poor condition and will need to be replaced.

The first and second floor windows of the main block of the house generally only need minor repairs with a couple of exceptions. Where shutters are missing and cannot be found, they should be replicated, matching the existing in material, profile and dimension. The center windows on the east and west elevations, those that were added when the bathrooms were installed, never had shutters and should not be given any.

A long term solution would remove the exterior triple track system and install more a historically sensitive system. In the short run, the existing system can remain.

S103 is missing several lights; these should be restored.

W102 needs a new lower sash; the existing is probably beyond repair. Use the upper sash as the template. The upper sash needs new glass inserted where lights are missing.

The east bay window off the parlor shows signs of water infiltration. On the exterior there is heavy mold. On the interior, there is water staining. This should be analyzed further. The metal roof may need replacement. The sash appear sound.

The windows on the western section are newer vinyl replacements post-dating the 1949 remodeling. The north and west elevations of this section should be restored to their 1949 configuration. A 1907 photograph of the north and additional building investigation will guide this work. From the photo, there was originally a door flanked on each side by a window. The western end was open with a porch across the west elevation. The windows appear to be multi-light, double hung (probably six-over-six like the rest of the house) with the same louvered shutters.

The windows of the western section will changed to be more sympathetic to the historic configuration. This means that the windows will be vertically proportioned with even spacing. The western end of the north elevation will be glass, recalling the earlier porch. The west side was originally an open porch; the fenestration underneath is unknown. Again, a more historically sympathetic window arrangement will be designed that recalls the original porch.

Cornice

The cornice of the main block of the house including the north porch dates to the ca. 1868 addition. The western section cornice was added in 1949 to match the other. Both should be retained and are in good condition. While at least one bracket on the south elevation will need to be replaced, others may need repair/replacement. Additional, up close investigations will determine the extent of the necessary repairs. The west cornice of the main block of the house does not have brackets and never did; they should not be installed here.

Roof

The roof is slate and in good condition as are the snow guards. Minimal repair will be required, especially at the chimneys.

The east bay window may need replacement as may the north porch.

Chimneys

The chimneys are in fair condition and will need attention, particularly at the north. At a minimum, they will all need to be cleaned and repointed. Ideally, the protruding pipes can be

removed and a more sensitive solution configured. The northern chimneys, particularly the western one, may need to be rebuilt. The bricks should be reused if possible; the arched design must be replicated.

The exterior chimney on the north elevation is a later addition and is unsympathetic to the house. It should be removed.

Drainage
The existing system of gutters and downspouts should be evaluated, repaired or reconfigured as necessary.

Site
Glenburn was originally a part of a 300-acre tract that was split up over 200 years. Today, it is five acres. The stone fence and its entrances, concrete walkways and orchard are contributing twentieth century features that should be retained as should the rear entrance to the property. Any shrubbery and overgrown vines should be removed from around the buildings. Trees should be trimmed to ensure that no branches are near any building roofs. The tree off the southwest corner will probably need to be removed as it is too close to the house.

Additional culling of trees and of the hedgerow along the Hamburg Turnpike as well as the addition of more grass to the south lawn will provide a landscape more reminiscent of the painting by George Linen.

Accessibility
A ramp should be added to the north elevation and integrated into the existing porch. This will require raising the porch floor to meet the existing house level and adding an additional step.

B. Interior Treatment Recommendations

Basement

Little will be required in the basement. It is clean and dry. The exterior windows must be replaced, described in the exterior section and work may be required to the mechanical systems (see engineer's report for more information).

Eastern 3/5 and Rooms 104 and 105—Offices and Meeting Room

The eastern 3/5 of the house, the original ca. 1816 section, as well as the den (Room 104) and the bathroom (Room 105) in the northwest corner of the downstairs will become public space and an accessible office for the Borough. On the first floor, the parlor (Room 102) will be a ceremonial and meeting space. The den will become an accessible office with adjacent accessible toilet. The first and second floor hall will also be a part of this space.

On the second floor, there will be three offices and a bathroom. The northeast, southeast and center bedrooms (Rooms 202, 204 and 206) will be offices. One bathroom (Room 205) will remain. The bathroom between the eastern bedrooms (Room 203) will be removed. The partitions will remain, leaving the same space but this space will become a small storage space.

To accomplish this, the following work will required:

Floors
Besides the removal of the carpet in the halls, little, if anything, will need to be done to the floors. Ideally, the floors under the carpet can be repaired and refinished. If, however, they cannot, new wood floors should be installed. They should be differentiated as new.

Plaster
Like the floors, little will need to be done with the plaster walls and ceilings. Damage is limited to very minor, superficial cracking and some mold staining. It will need to be cleaned, maybe patched and then repainted. For aesthetic reasons, the hall wallpaper will likely want to be removed but it can remain if desired and be reglued.

Trim
The existing wood trim should remain. This includes the original trim in the parlor and northeast bedroom. The Colonial Revival trim and woodwork in the hall, den and center bedroom and the later trim in the southeast bedroom. This woodwork shows the complete evolution of the house and is an important character-defining feature. Work will be limited to prepping and repainting.

Stairs
The stairs are original ca. 1816 and should be restored. The missing balusters should be restored.

Windows
Like the wood trim, the window sash show the full story of the house. There are original sash in the parlor; Colonial Revival sash in the den, northeast and center bedrooms; and later sash in the southeast bedroom. All should remain. Work will be limited to minor repairs. In the parlor, the southwest sash needs replacement glass. Prep and paint.

Doors
Similar to the rest of the features, the doors show the full chronology of construction. All should remain in situ and be reused. Some are missing hardware; this should be replaced to match the equivalent complete set. Additional locking hardware may need to be added. Besides hardware, work will be limited to prepping and painting.

Fireplaces
The fireplaces are a combination of original and Colonial Revival. They are an important character defining feature and should remain. Clean and finish as necessary.

Heat
See mechanical engineers report.

Rooms 104 and 105
The most invasive work will be necessary in the den and bathroom. Because this office will be accessible, the door into it (Door 104-1) will need to be removed and the opening widened to meet accessibility requirements. A new door will be installed; this door should be differentiated as new. Door 104-3 to the kitchen should be made lockable as separation from the caretaker section.

The bathroom will also be made accessible. To accomplish this, the door will need to be removed, the opening made wider and a new, differentiated door installed. The rear, western wall will be removed and the size of the bathroom increased. This will not affect the den but rather the adjacent kitchen. New accessible fixtures should be installed.

Western 2/5 and West Section—Caretaker Apartment

The western 2/5 of the house, the ca. 1868 section (minus the den and bathroom), as well the west kitchen section will become a caretaker apartment. This division continues the historic division of the late-nineteenth century when two Linen families lived in the house. It also allows for continual presence at the site. During our analysis, it was clear that although locked up, the house was being used. Because of its isolated location, human activity is essential for the protection of the site. In addition, a caretaker ensures that the building is used. There is no better way to preserve a building than to use it.

The caretaker will have the rear parlor on the first floor (Room 103) and the kitchen. He will also have the entire western 2/5 at the second floor. This will give two bedrooms with a bathroom in between.

Because this section will become a living space, additional fire separation may need to be installed (see code analysis section). This should be as hidden as possible and the extant historic finishes retained wherever possible.

To accomplish this, the following work will required:

Floors
Little work will be required on the floors. They likely only will need to be cleaned.

Plaster
Like the east side, the plaster ceilings and floors are in good condition and will need only minor repairs and repainting.

Trim
The existing wood Colonial Revival trim should remain. Work will be limited to prepping and repainting.

Stairs
The back stairs are original ca. 1868 and should be restored.

Windows
The nineteenth and Colonial Revival sash should remain. For the most part, work will be limited to minor repairs, prepping and painting. The western sash in the rear parlor (W102) will need a replacement lower sash and more extensive repair to the upper. The lower sash should match the upper in material, profile and dimension.

Doors
Similar to the rest of the features, the doors show the full chronology of construction. All should remain in situ and be reused. Some are missing hardware; this should be replaced to match the

equivalent complete set. The closet door in the northwest bedroom (Door 209-2) may be a nineteenth century door; it is essential that this door remains.

Additional locking hardware may need to be added. The door into the rear parlor is a swing door that cannot lock. This will need to be changed to allow the caretaker to lock off his space. Similarly, on the second floor, to separate the space, an additional door will need to be added just to the east of the attic door. These doors should be differentiated as new. Locking hardware will need to be added to Door 209-1 into the northwest bedroom. Unfortunately, movement between the rooms on the second story will be awkward: either the bathroom will have to be passed through to get between the bedrooms or the public hall will need to be used.

Fireplaces
The fireplace in the parlor is an important character defining feature and should remain. Clean and finish as necessary.

Heat
See mechanical engineers report.

Kitchen
Because of the need for an accessible toilet, the east wall of the kitchen will need to be moved to the west, making the kitchen smaller. Because of this, it is unlikely that the western open porch will be restored to its 1949 configuration which would further reduce the size of the kitchen. The fenestration of the west wall still should be make more sympathetic. The fenestration of the north wall will also be made more sympathetic to the historic configuration of the house. This will be done by consulting the 1907 photograph as well as additional building investigations.

Attic

Little work will be required in the attic and will be limited to removing the modern finishes and cleaning.

C. Barn

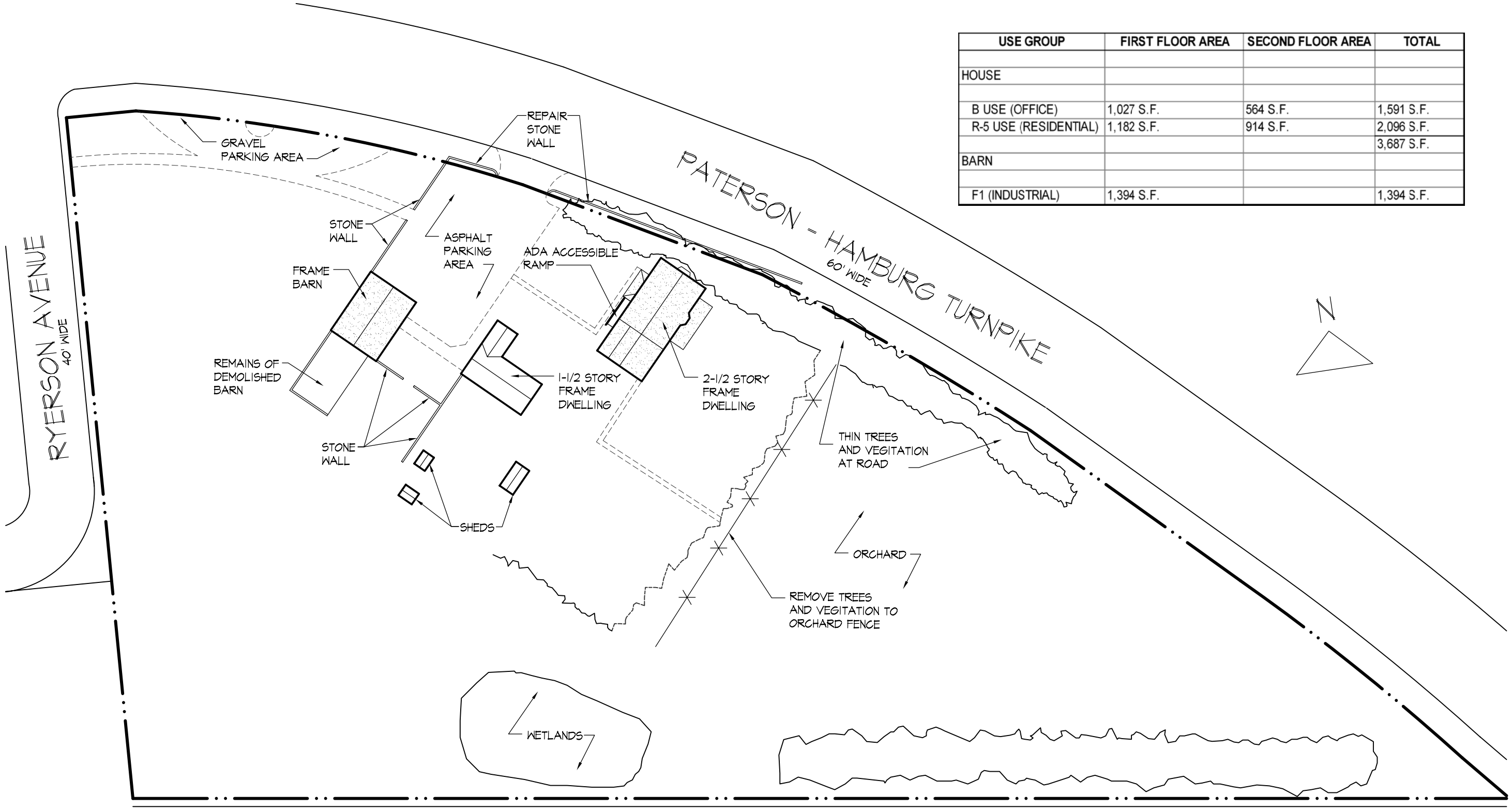
The barn will become a woodworking, intra-generational forum for community use which does not presently exist. Work will include:

- Repair structural frame
- Repair/replacement of siding. Match existing in profile, dimension and material
- Replace roofing. Install new wood shingle. Configure drainage system
- Repair windows
- Restore large threshing floor door openings. Install new doors
- Restore man door
- Install heat, water and electric (see mechanical engineer report)

D. Frame Outbuilding

This outbuilding is an important character-defining feature of the site. It should be retained. There is no current use for it so it should be stabilized and secured until a use is determined. Work should include a complete cleaning of the building and the removal of all the extra debris, the repair/replacement of the roof and the repair of the windows and walls to ensure a secure envelope.

USE GROUP	FIRST FLOOR AREA	SECOND FLOOR AREA	TOTAL
HOUSE			
B USE (OFFICE)	1,027 S.F.	564 S.F.	1,591 S.F.
R-5 USE (RESIDENTIAL)	1,182 S.F.	914 S.F.	2,096 S.F.
			3,687 S.F.
BARN			
F1 (INDUSTRIAL)	1,394 S.F.		1,394 S.F.



THE NEW YORK, SUSQUEHANNA & WESTERN RAILROAD

100' WIDE

1 / S-1 SITE PLAN

SCALE: 1"=60'

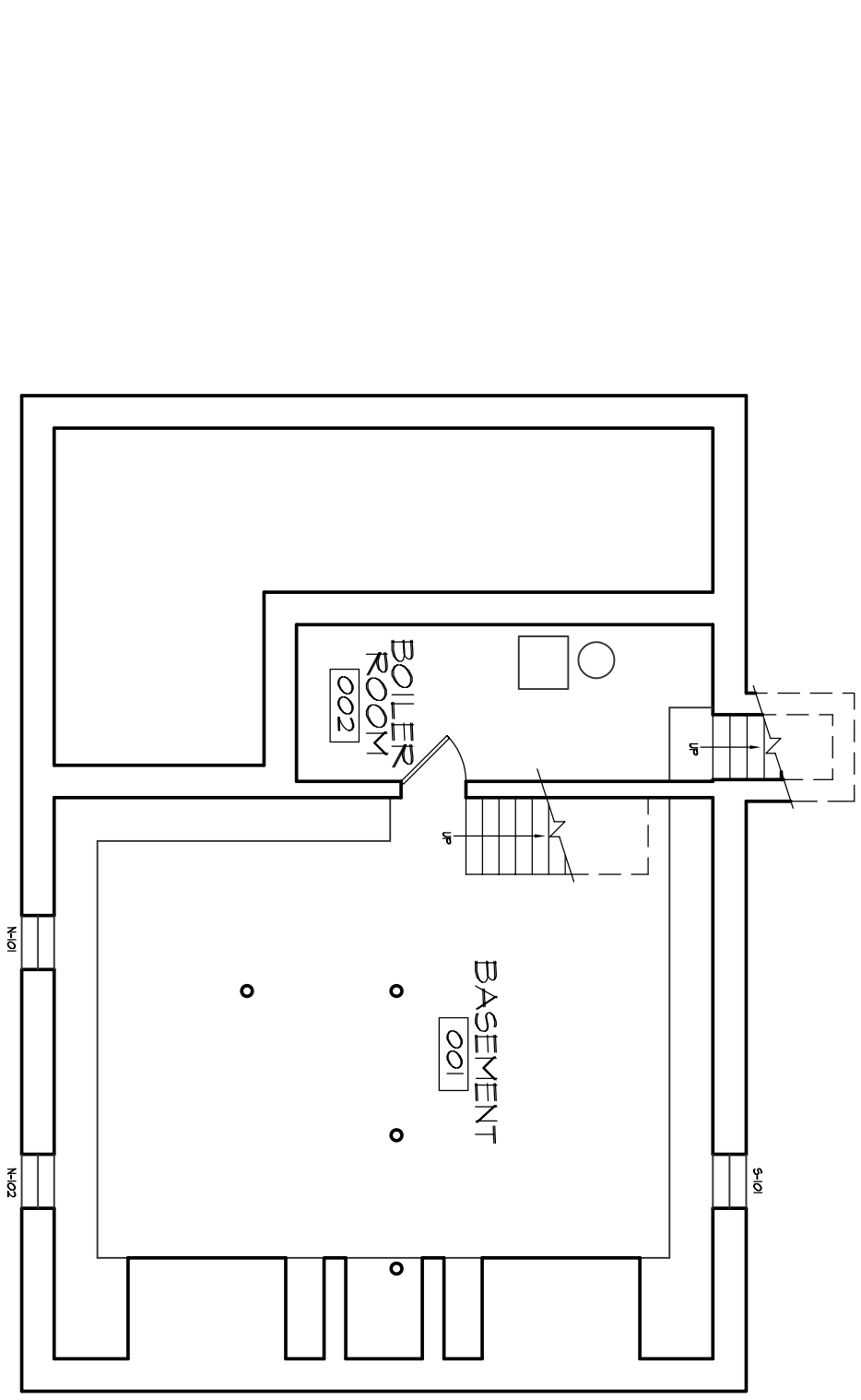
SCALE: 1"=60'
DRAWN BY: WV
DATE: 08/10/07

S-1

HMR ARCHITECTS
HOLT MORGAN RUSSELL ARCHITECTS, PA
350 Alexander Street, Princeton, NJ 08540
T 609.924.1358 F 609.924.5985

SITE PLAN

PRESERVATION PLAN FOR
GLENBURN
RIVERDALE, NEW JERSEY



1 / A-1 BASEMENT PLAN

SCALE: 1/8"=1'-0"

N

PRESERVATION PLAN FOR
GLENBURN
RIVERDALE, NEW JERSEY

HMR ARCHITECTS
HOLT MORGAN RUSSELL ARCHITECTS, PA
350 Alexander Street, Princeton, NJ 08540
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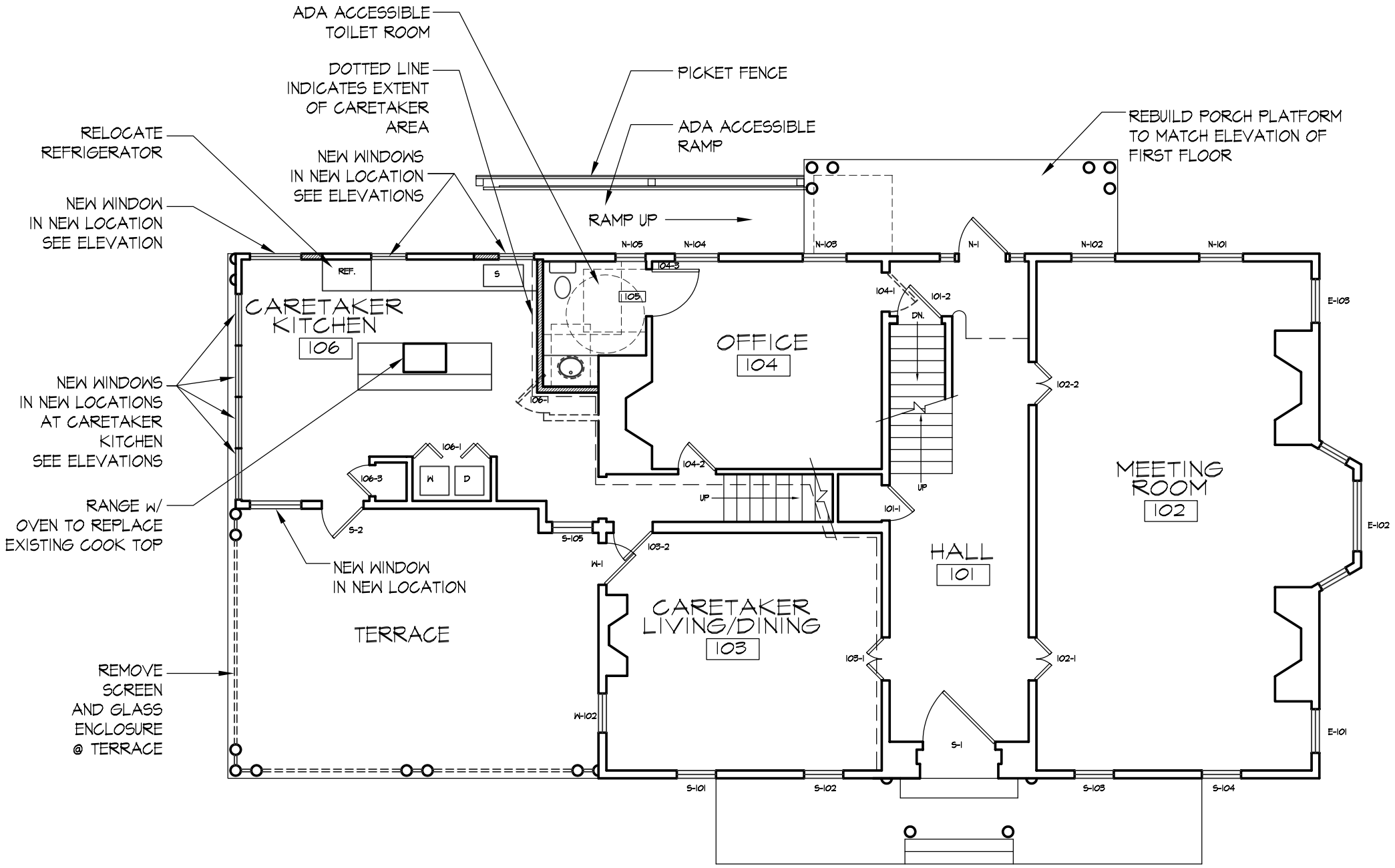
PROPOSED BASMENT PLAN

SCALE: 1/8"=1'-0"
DRAWN BY: WV
DATE: 08/09/07

A-1



1 / A-2 FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

N

SCALE: 1/8"=1'-0"
DRAWN BY: MV
DATE: 08/09/07

A-2

HMR ARCHITECTS
HOLT MORGAN RUSSELL ARCHITECTS, PA
350 Alexander Street, Princeton, NJ 08540
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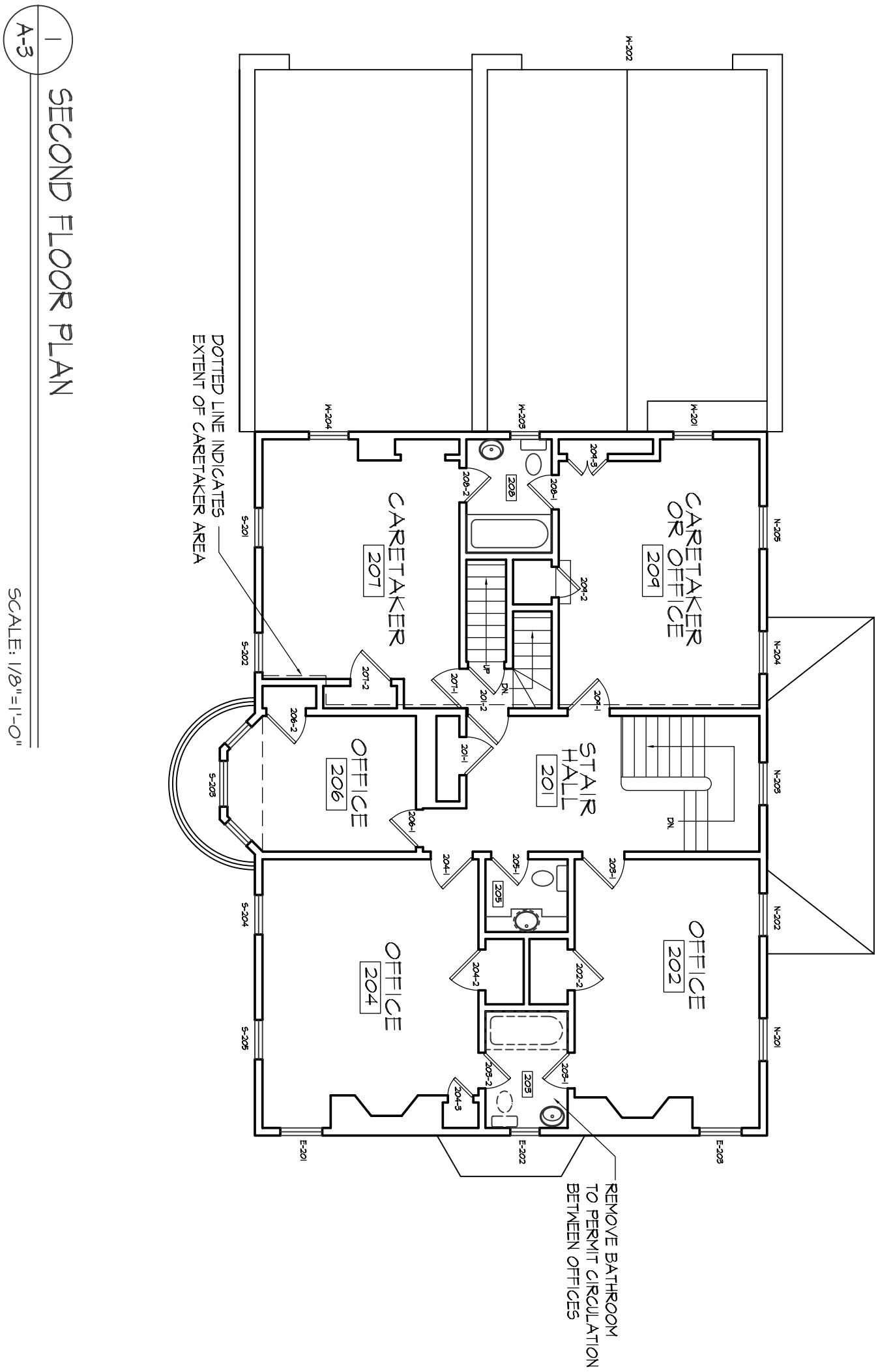
PROPOSED PLANS

PRESERVATION PLAN FOR
GLENBURN
RIVERDALE, NEW JERSEY



1 / A-3

SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

N

PRESERVATION PLAN FOR
GLENBURN
RIVERDALE, NEW JERSEY

HMR ARCHITECTS
HOLT MORGAN RUSSELL ARCHITECTS, PA
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PROPOSED PLANS

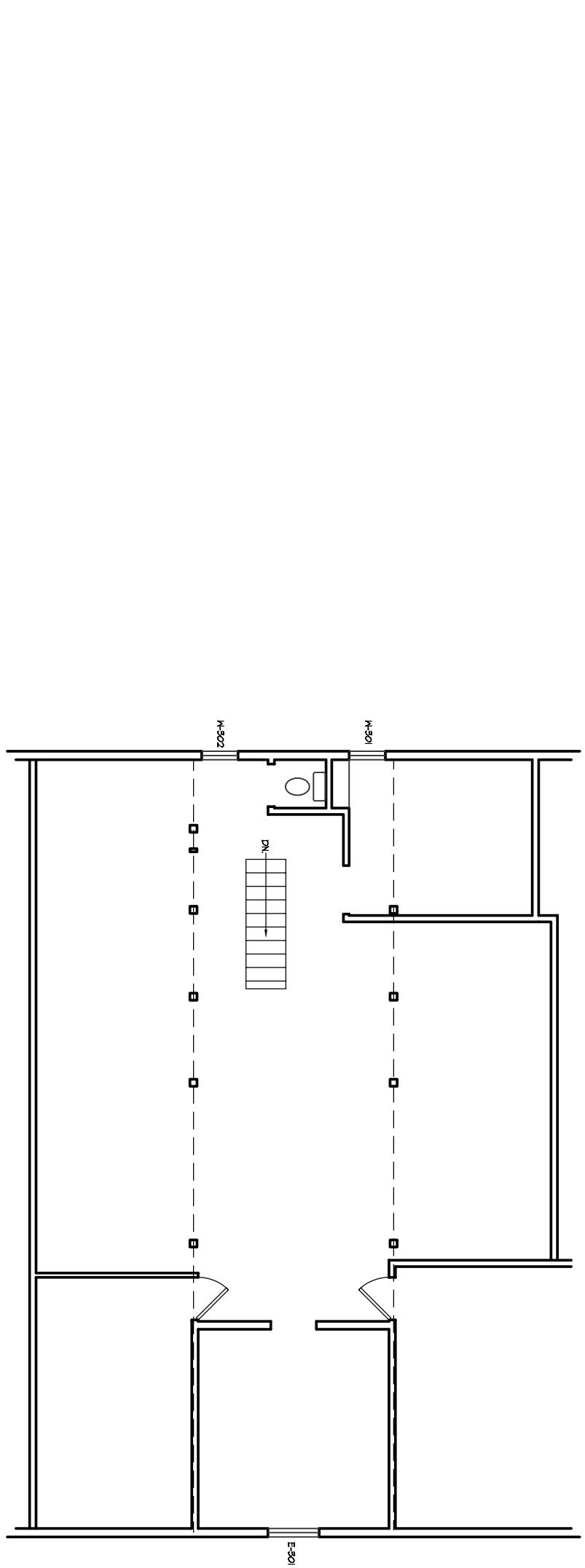
SCALE: 1/8"=1'-0"
DRAWN BY: WV
DATE: 08/09/07

A-3

1
A-4

ATTIC FLOOR PLAN

SCALE: 1/8"=1'-0"



N

PRESERVATION PLAN FOR
GLENBURN
RIVERDALE, NEW JERSEY

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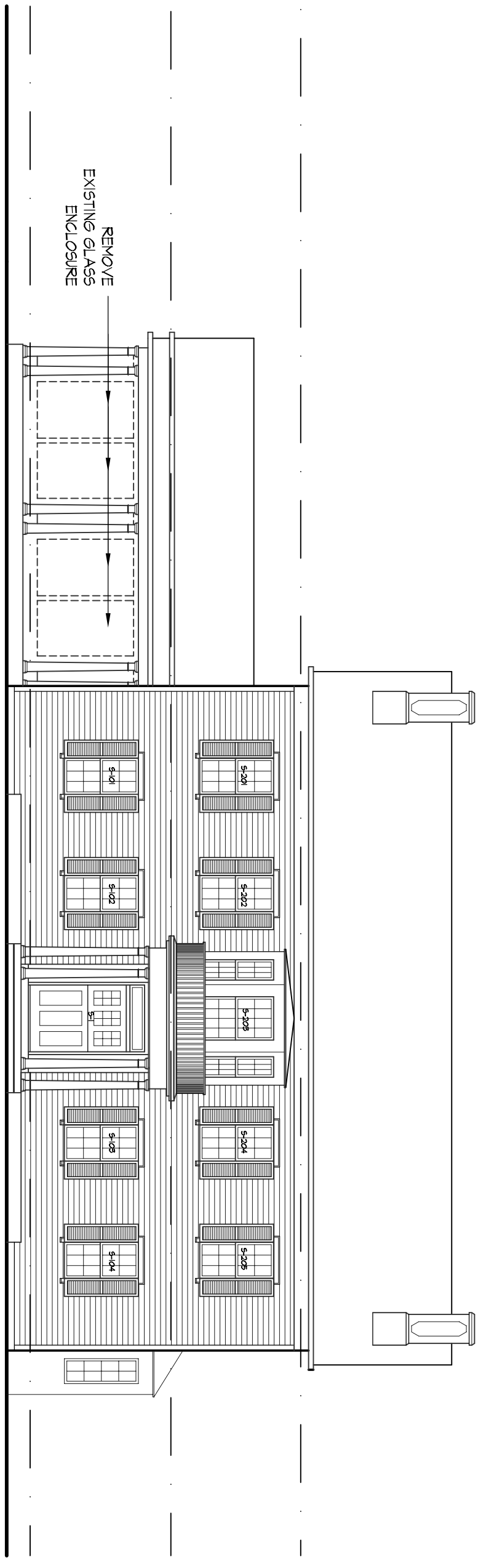
PROPOSED PLANS

SCALE: 1/8"=1'-0"
DRAWN BY: WV
DATE: 08/09/07

A-4



1 / A-5

SOUTH ELEVATION

SCALE: 1/8"=1'-0"

PRESERVATION PLAN FOR

GLENBURN

RIVERDALE, NEW JERSEY

HMR ARCHITECTS

HOLT MORGAN RUSSELL ARCHITECTS, PA
350 Alexander Street, Princeton, NJ 08540
T 609.924.1358 F 609.924.5985

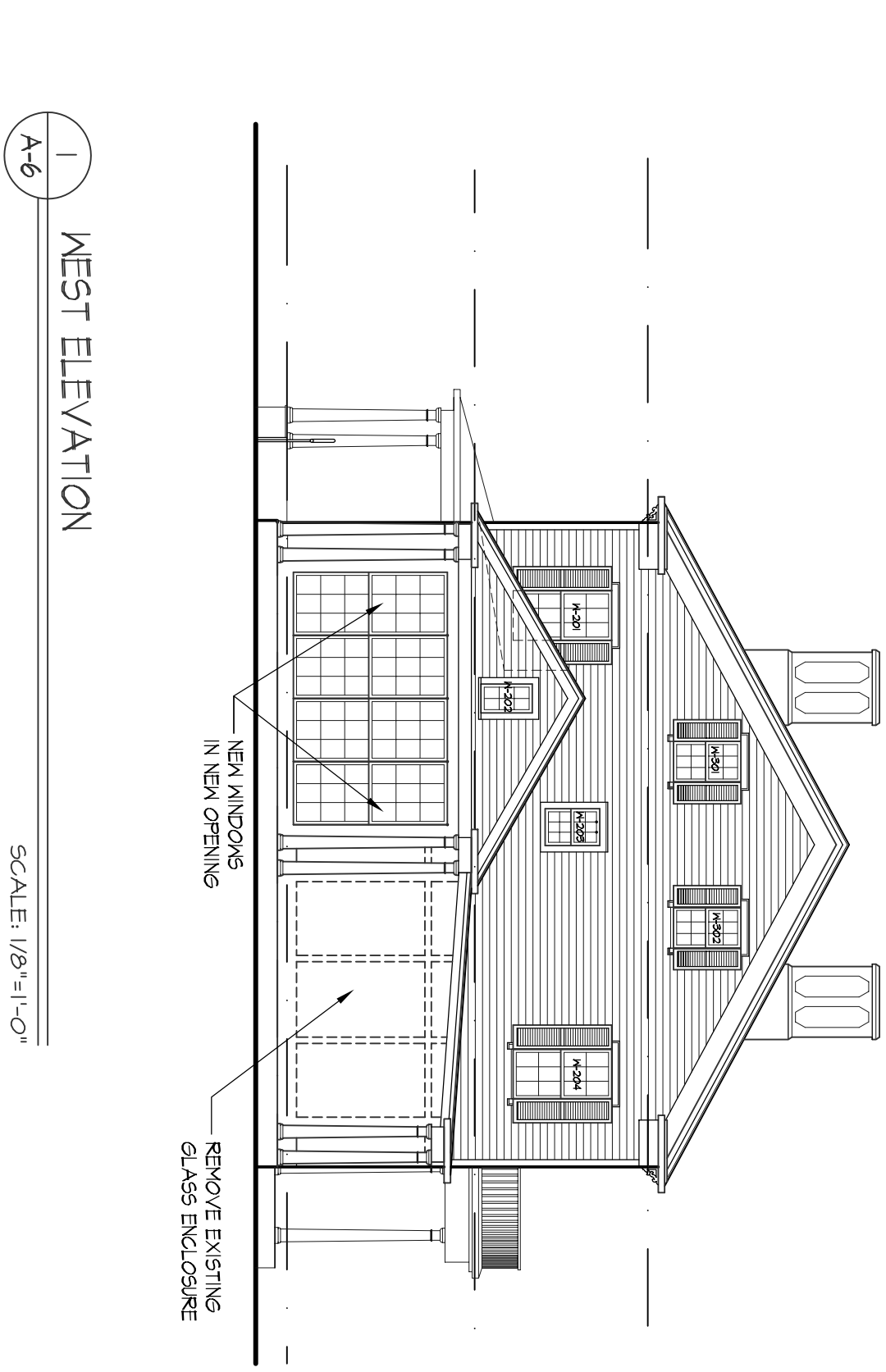
PROPOSED ELEVATIONS

SCALE: 1/8"=1'-0"
DRAWN BY: WV
DATE: 08/09/07

A-5

1
A-6

WEST ELEVATION



SCALE: 1/8"=1'-0"

PRESERVATION PLAN FOR
GLENBURN
RIVERDALE, NEW JERSEY

HMR ARCHITECTS

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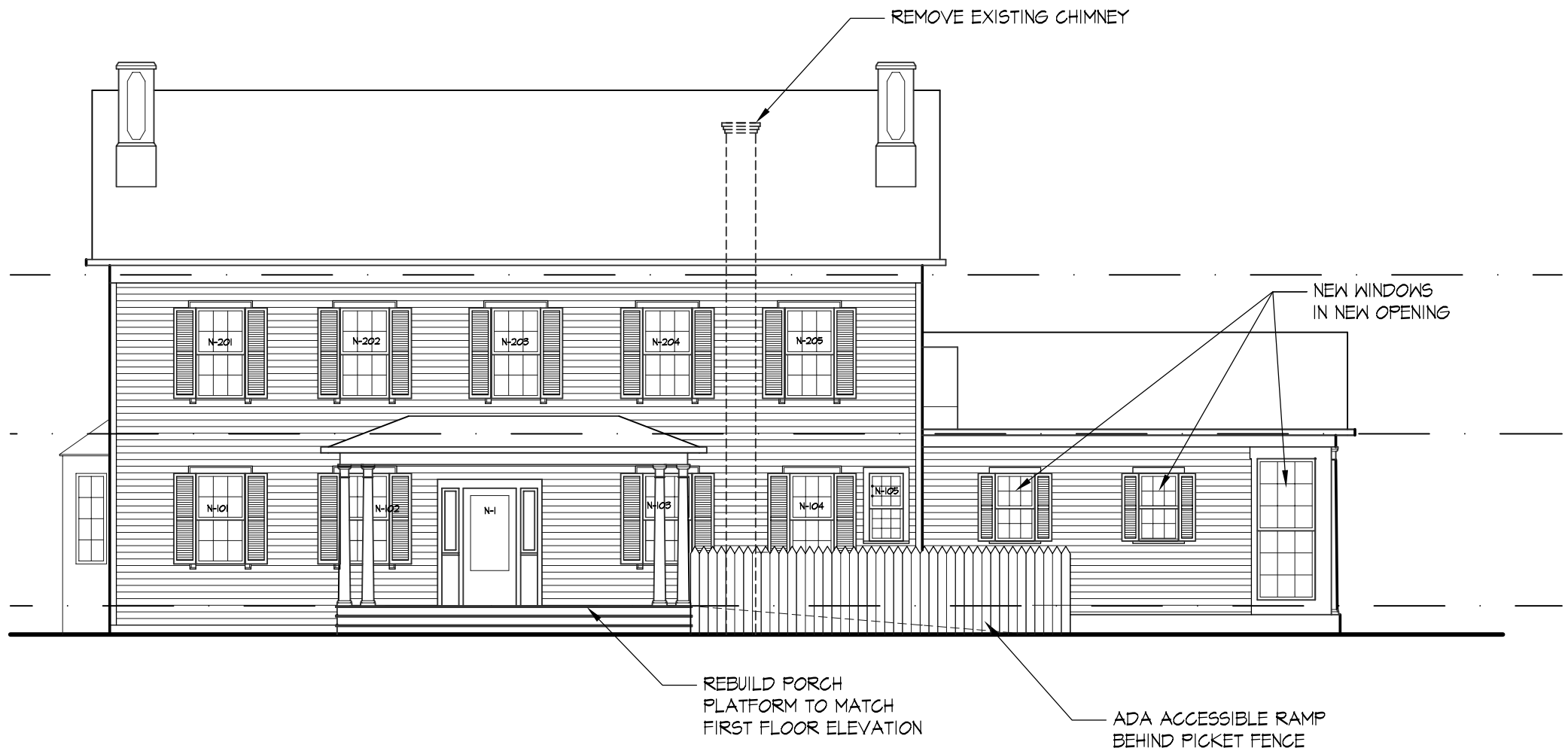
PROPOSED ELEVATIONS

SCALE: 1/8"=1'-0"
DRAWN BY: WV
DATE: 08/09/07

A-6



1
A-7

NORTH ELEVATION

SCALE: 1/8"=1'-0"

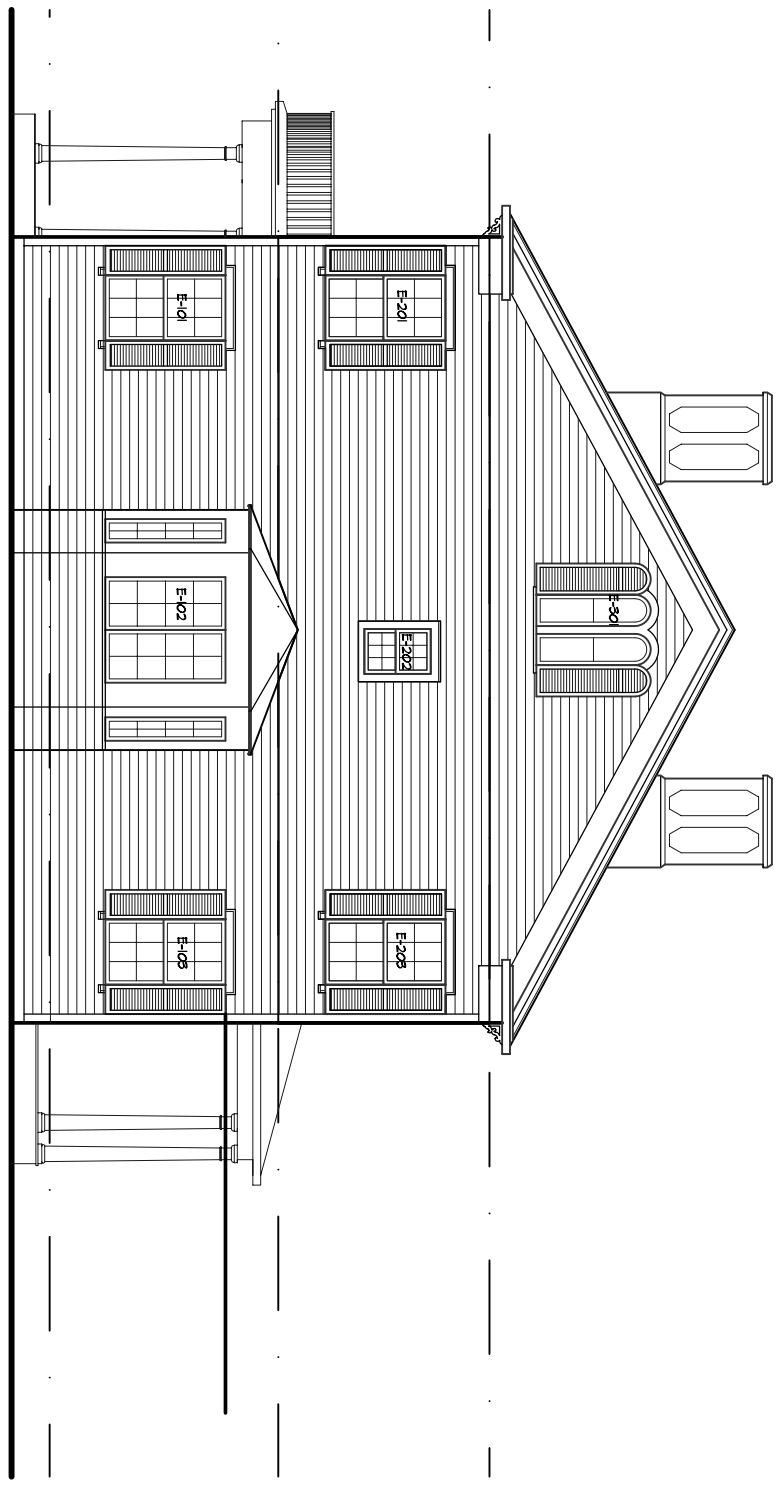
HMR ARCHITECTS

HOLT MORGAN RUSSELL ARCHITECTS, PA
350 Alexander Street, Princeton, NJ 08540
T 609.924.1358 F 609.924.5985

SCALE: 1/8"=1'-0"
DRAWN BY: MV
DATE: 08/09/07

A-7

PRESERVATION PLAN FOR
GLENBURN
PRESERVATION PLAN FOR



1 / A-8

EAST ELEVATION

SCALE: 1/8"=1'-0"

PRESERVATION PLAN FOR
GLENBURN
RIVERDALE, NEW JERSEY

HMR ARCHITECTS
HOLT MORGAN RUSSELL ARCHITECTS, PA
350 Alexander Street, Princeton, NJ 08540
T 609.924.1358 F 609.924.5985

PROPOSED ELEVATIONS

SCALE: 1/8"=1'-0"
DRAWN BY: WV
DATE: 08/09/07

A-8

15 October 2007

Glenburn House and Site - Riverdale Borough, New Jersey
Preservation Plan

Preliminary Estimate of Cost

Description		Item Costs	Totals	
HOUSE				
Stabilization				
Remove underground Oil Tank		$3,000		
Remove Screen and Glass enclosure at terrace		$2,500		
Carpentry repairs, siding and trim (fr Contr est)		$8,500		
Paint Exterior		$17,000		
Repair broken windows		$3,000		
Repair front door, incl hardware		$1,200		
Locks and keys		$400		
Heat - replace boiler, repair exstg piping		$12,000		
Plumbing - repair existing systems		$4,000		
Electric - New svc & panel, limited distribution		$12,000		
20% contingency		$12,720		$63,600
	subtotal:		$76,320	
Interior Renovation for Occupancy (not including ADA improvements)				
Remove 2nd floor bathroom, restore finishes		$2,500		
Fire separate office and residential areas		$4,500		
Renovate Caretaker Kitchen		$25,000		
Repair, replace door hardware		$2,500		
Replace broken window sash		$4,000		
Paint Interior (includes wallpaper removal)		$12,000		
Refinish Floors		$6,000		
Carpet		$3,000		
Interior lighting allowance		$2,000		
Emergency Lights		$3,000		
Exit Signs		$4,000		
Fire detection / security system		$7,500		
20% contingency		$15,200		76000
	subtotal:		$91,200	
ADA Improvements				
Accessible Exterior ramp		$6,500		
Rebuild South Porch Platform, restore columns		$12,000		
Accessible toilet room on 1st floor		$15,000		
Sign and pathway		$2,000		
20% contingency		7,100		$35,500
	subtotal:		42,600	
Exterior Upgrades				
Remove existing Boiler chimney, patch siding		6,000		
Replace metal roofing at bay window		1,750		
Rebuild South Entrance/Balcony		10,000		
Restore, rehang shutters		7,500		
Roof repairs		5,000		
Repoint Chimneys (qty: 4)		8,000		
Modify kitchen façade: windows, doors, siding		50,000		
20% contingency		17,650		88250
	subtotal:		$99,900	
	Total: House		$310,020	

BARN

Demolition: Roof	$4,000		
Demolition: Misc incl framing and windows	$6,000		
Demolition: Collapsed structure behind barn	$12,000		
Structural Repair	$34,000		
Roof framing and substrate	$10,240		
Wood shingle roofing	$28,160		
Gutters and leaders	$2,400		
Repair existing wood clapboard	$10,080		
Patch existing wood clapboard	$12,800		
Repair or replace windows (incl louvers)	$14,400		
Provide man doors	$5,400		
Cut opening for Barn Doors	$8,000		
Provide Barn Doors	$14,500		
Paint Exterior	$14,880		
Utilities:			
Heat - gas air furnace	$10,000		
Plumbing - sink and drain, conn to exstg	$2,500		
Electric - lighting & power	$14,000		$203,360
20% contingency	$40,672		
subtotal:		$244,032	

FRAME OUTBUILDING

Foundation & wood sill repair	$4,000		
Siding repair	$6,000		
Window repair	$4,000		
Paint Exterior	$9,500		
Roof replacement	$8,000		
Electrical upgrade allowance	$5,000		
20% contingency	$7,300		$36,500
subtotal:		$43,800	

SITEWORK

Clear trees at road & edge of orchard	$5,000		
Repair fence at road	$10,000		
Repair / repoint masonry wall at road	$15,000		
Allowance - other items	$15,000		
subtotal:		$45,000	

Total: All Items **$642,852**

Notes:
1. Estimated construction costs include General Conditions
2. Work does not include air conditioning at house
3. Estimated work at the barn does not include insulation at exterior walls.
4. Work at Frame Outbuilding subject to determination of Use

XI. BIBLIOGRAPHY

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Richard J. Codey
Acting Governor

State of New Jersey
Department of Environmental Protection
Natural and Historic Resources, Historic Preservation Office
PO Box 404, Trenton, NJ 08625-0404
TEL: (609) 292-2023 FAX: (609) 984-0578
www.state.nj.us/dep/hpo

Bradley M. Campbell
Commissioner

HPO-C05-222 PROD
HPO Log# 04-2641

March 18, 2005

CERTIFICATION OF ELIGIBILITY

Hon. William Budesheim
Mayor, Borough of Riverdale
91 Newark-Pompton Turnpike
P.O. Box 6
Riverdale, NJ 07457

Dear Mayor Budesheim:

This letter is in response to your request for a formal certification of eligibility for the Van Ness house, in Riverdale Borough, Morris County, for inclusion in the New Jersey and National Registers of Historic Places.

Based on a review of the current preliminary application, together with additional documentation recently added and a site visit made by Mr. Robert Craig of my staff, it is my opinion, as Deputy State Historic Preservation Officer, that the Van Ness property is individually eligible for listing in the New Jersey and National Registers of Historic Places under National Register criterion C, for the local architectural significance of the Van Ness house. This house exemplifies the early homes that were remodeled in the Colonial Revival style in the 1920s or '30s as a form of appreciation of American colonial architecture. Before the evolution and widespread application of modern standards for historic preservation projects, rehabilitation of colonial-period and early 19th-century buildings often included extensive Colonial Revival improvements not present during the building's previous existence. The result of these remodelings was something new that reflected early 20th-century attitudes and ambitions, while only giving a faint impression of actual, colonial-period buildings. Picturesquely sited overlooking the Pequannock River, the Van Ness property includes the singular remaining house of its type in Riverdale.

If you have further questions, please contact Mr. Robert Craig of my staff, at (609) 984-0541, or by email at bob.craig@dep.state.nj.us

Sincerely,

Dorothy P. Guzzo
Deputy State Historic
Preservation Officer

BC: ..\c222

c: M.Harris

In the name of God Amen. I George Lamen of the city of Newark in the County of Essex and State of New Jersey. being in good bodily health and of sound and disposing mind and memory, calling to mind the frailty and uncertainty of human life and being desirous of settling my worldly affairs and directing how the estates with which it has pleased God to bless me shall be disposed of after my decease, while I have strength and capacity so to do, do make and publish this my last will and testament ——

As to my worldly estate and all the property, real, personal, or mixed, of which I shall die siezed and possessed or to which I shall be entitled at the time of my decease I do hereby give, devise and bequeath it all without any exception to my beloved wife Sarah C. Lamen as long as she shall remain my widow to be used according to her best judgment for the welfare of our children and to be disposed of at her decease as she may deem proper and right.

And I do he[illegible]

and appoint my son John R. Linen and my son in law Peter H. Ballantine to be the executors of this my last will and testament

In witness whereof I hereunto set my hand and seal and publish and declare this to be my last will and testament in the presence of the witnesses named below, this eighth day of November in the year of our Lord One thousand eight hundred and fifty eight

George Linen

Signed sealed, published, and declared by the said George Linen as and for his last will and testament, in presence of us who in his presence, and in the presence of each other, and at his request, have subscribed our names as witnesses hereto.

L. H. [illegible]
[illegible]
James A. Linen

Bloomingdale, New Jersey Oct 10th 1863

I hereby nominate and appoint my son James A. Linen a trustee and executor in addition to those above appointed

George Linen

Witness —
[illegible]

[True] and Perfect Inventory *of the Goods and Chattels, Rights and Credits of*

George Lewis *late of the Township of* Pequannock

County of Morris, deceased, made by John R. Lewis & James A

Executors *and by* John L. Post

& C Reeve *two discreet and impartial persons, Appraisers,*

[duly] appointed and sworn according to law, made this Fifteenth

Oct *A. D. 188*8

	Cash in Howards Savings Ins		
	Newark N.J.	506	
	" " House	282.75	
	Newark Mutual Fire Ins Co	80.00	
	Due of Stephen Matthews	45	913.75
Furniture			
	Piano	25	
	Parlor Furniture sofas Chairs		
	& tables	75	
	Carpet in parlor	25	
	Books	75	
	Pictures	100	
	Bedroom Furniture	25	
	Stoves	25	
	Other furniture & household		
	Articles	50	400
[illegible]	3 Horses	175	
	9 cows 1 Yearling & 1 Calf	75	
	100 [illegible]	40	
	Wagons Carriages & harness [illegible]	200	
	Machines &c		
	10 [illegible] Hay	20	
	15 Bu Potatoes	7.50	
	35 " Rye	21	
	20 " Oats	7.00	
	20 Stocks Corn	40	68[illegible]

In the name of God Amen I, Sarah D [illegible]
of Bloomingdale, Morris Co. New Jersey, being [illegible]
health and sound memory. On this the [illegible]
day (25) of June, eighteen hundred (1889) and [illegible]
nine. Do make and declare this my last will [and]
testament in manner and form following [illegible]
devise and bequeath all the estate real [illegible]
of which I die possessed as follows. [illegible]
or one half to my son William G. L[illegible]
or one third to my daughter Georgeana L. Ry[illegible]
and one sixth to my grand children [illegible]
C. Dawson, and Elizabeth L. Dawson [illegible]
This disposition of my property is made with the
knowledge and consent of my three eldest child[ren]
Idabella L. Ballantine, John R. L[illegible] and [illegible]
who desire that their shares in said estate [illegible]
be apportioned as above mentioned. I [illegible]
point my sons John R. L[illegible] and [illegible]
as sole executors of this will [illegible]
are requested first to pay [illegible]
I may owe, and then to [illegible]
that may be realized from the estate [illegible]
above directed.

Witness in presence of Sarah D. L[illegible]

A. G. Ryerson
I. [illegible] Rice
[illegible]

In the name of God Amen. I George Lowe of the city of Newark in the County of Essex and State of New Jersey being in good bodily health and of sound and disposing mind and memory, calling to mind the frailty and uncertainty of human life and being desirous of settling my worldly affairs and directing how the estate with which it has pleased God to bless me shall be disposed of after my decease, while I have strength and capacity so to do, do make and publish this my last will and testament

As to my worldly estate and all the property real, personal or mixed of which I shall die seized and possessed or to which I shall be entitled at the time of my decease I do hereby give, devise and bequeath it all without any exception to my beloved wife Sarah C. Lowe as long as she shall remain my widow, to be used according to her best judgment for the welfare of our children and to be disposed of at her death as she may deem proper and right

And I do hereby nominate

Of the Goods and Chattels, Rights and Credits, of [illegible]

late of the Township of Pequannock

in the County of Morris, deceased, made by James A. Lanes [illegible]

Executor and John [illegible]

and Israel C. Reeve two disinterested persons [illegible]

~~appointed and sworn according to law~~, made this 19th

June A. D. 1891

Cash on Hand	128	71
" in Bank	3,298	07
Mutual Fire Ins Dep	80	
Household Furniture &c		
1 Parlor Carpet 10.00 5 Chairs 15.00	25	
4 Portraits 4.00 1 Mirror 3.00 1 Rocker 1.50	8	50
1 Sett Hair Cloth Fur 5.00 1 C Table 1 [illegible]	10	
1 Easy Chair 5.00	5	
Back Parlor		
1 Book Case 3.00 1 Sett Furniture [illegible]	13	
Hall		
1 Hat Rack 1.00 1 Stove 10.00 1 Sofa 2.00 Carpet & Cloth	15	
Front Bedroom		
2 Pictures 2.00 Carpet 5.00 Bookcase &c	9	
Bedstead Bureau Washstand Chairs &c	10	
Hall Bedroom		
Bedstead & Wash Stand		
Spare Room		
Bedstead Bureau & Washstand		
Lot Bedding		
[illegible]		
[illegible]		