

Architectural Documentation
of the
HEADLEY HOUSE



Annandale Historic District
Clinton Township
Hunterdon County
New Jersey

May 5, 2008

Table of Contents

Project Overview	3
Property Significance	4
Observations – Exterior	5
Observations – Interior	11
Architectural Drawings	31

This study was funded by CRC Communities at the request of the
Clinton Township Historic Preservation Commission

This study was conducted by Eclectic Architecture, LLC



20 Municipal Drive
Phillipsburg, New Jersey
908-387-8630

PROJECT OVERVIEW

Property Information

Headley House
Clinton Township
Hunterdon County
New Jersey
08829

Block	46
Lot	33.01

New Jersey Legislative District	23
U.S. Congressional District	5

Register Status:

The property is listed on the New Jersey Register of Historic Places and the National Register of Historic Places as a contributing structure to the Annandale Historic District.

Occupancy Status:

The property is currently unoccupied and is slated for demolition by the owner, CRC Communities, as part of residential redevelopment which has been approved by the Township of Clinton.

Contact Information

Kirsten Hood
CRC Communities, Inc.
khoo@crccommunities.com
732.667.7870

Brian Mullay, Chairman
Clinton Township Historic Preservation Commission
Lebanon, NJ 08833
908.735-8800

Project Purpose

This project is the result of the need to document existing architectural conditions of the house before it is demolished as part of the proposed residential redevelopment project.

Property Significance

The Headley property has historic significance because of its architectural character and is listed on the State and National Registers of Historic Places as a contributing structure to the Annandale Historic District as seen below in the excerpt from the nomination form:

NPS Form 10-900-a
(8-88)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

N. J. Hunterdon County
Annandale HD

Section number 7 Page 51

101 Frame, 2 1/2-story, 5-bay, double-pile, center-hall-plan dwelling with a low-pitched hip roof, paired interior end-wall chimneys (brick stacks), and a small rear appendage.

Style: Greek Revival/Italianate influences Date: 1852-65

It has clapboard siding, entablature at the eaves with 3-light windows piercing the frieze, 6/6 sash windows, central entry with side lights and panel door, and a 3-bay flat-roofed porch with box cornice, spandrel brackets, and square posts with molded caps; the enclosed porch railing is modern.

Contributing

B46/L33.01

Neg # R 9, F 30

Observations

EXTERIOR

At the time of the survey, the site was abandoned, filled with garbage and graffiti from previous tenants and in a state of disrepair. The surrounding property was overgrown and the building unsecure. Despite the dilapidated condition, the house was found to be in relatively good structural condition with a good stone masonry foundation and timber frame structure.



View looking Northwest

The approach to the house is along a north-south drive which passes over the railroad tracks of what is now the NJ Transit line Annandale Station. It is a shared access and the house sits to the west of the driveway. From the lay of the land it appeared as if this drive was the original way to access the property with any outbuildings being located off of the North and East of the house allowing easy access. No inspection was done as part of this study to identify evidence of any previous outbuildings and the locations are only conjectural.

The architectural description listed previously in the excerpt from the Nation Register nomination form is accurate. It has a style based on the Greek Revival and the Italianate. Despite the poor condition of the structure, the original primary design elements are still evident.



South Elevation

First and second floor windows are 6 over 6 sashes with the first floor being taller with elongated panes. The attic knee wall hosts 3 light sashes on the same rhythmic layout and the cellar windows are 3 over 3 with placement dependant on grade and foundation masonry conditions.

The foundation is a rubble with lime mortar and was built up to project substantially from grade. Its finish on the outside, which appears to be original, is a scored stucco which was done to emulate a cut stone.



Southeast cellar window surrounded by scored stucco finish over the masonry foundation



Porch post and entablature



Front porch pilaster and bracket

The porch, now partially collapsed, has a flat roof, narrow board ceiling, deep entablature with a belt trim and box cornice and chamfered square posts with cap trim.



Front porch pilaster and entablature



Below the front porch

Pieces of some of the details such as the brackets and decorative rails under the porch still exist but would require more inspection to document fully.



East Elevation

The siding is approximately a 5-1/2" exposure clapboard starting at a low water table and ending in a deep frieze which holds the attic windows and a belt trim. Corner boards are approximately 7" wide. The roof is a low-sloped hip with only the cornice visible from the ground level. Four brick chimneys penetrate the roof with the southern two being wider to accommodate cooking fireplace flues.

On the driveway side (East) of the house is a boarded up cellar access in the Southeast corner with what appears to be a 20th century shed addition adjacent to it.



Overgrown shed addition



Shed addition looking North

To the rear, North side of the house are 20th century additions with shed roofs which house the rear entrance, kitchen and garage. No inspection was made to ascertain if these additions were replacements for an earlier wing, but visible evidence showed they were newer additions, poorly constructed and had no historical value.



Northeast elevation



Northwest elevation



West Elevation



Southeast corner



First floor window trim

INTERIOR

(see included floor plans for room reference numbers)

The additions off of the North side have no historical value. The garage is apparently 20th century construction and from the kitchen wing, the rear of the main block of the house shows clapboard siding which suggests that there was no other wing on the house originally.



Garage addition looking South



Rear entrance Room 107 looking North



Kitchen Room 106 looking West



Room 106 looking South
Note siding and exterior trim
on main block of house

The entire house is plaster and lath over wood heavy timber framing with varying levels of detailing in the wood work trim.

The most ornate rooms in the house are the front stair hall (Room 101) and the two front parlors (Rooms 102 & 103). All three have a matching Greek Revival trim with paneling below the windows.



Center stair (Room 101) looking north
(the handrail has been removed)



Front entrance (Room 101)



Front entrance from the front porch



Room 103 looking west



Room 103 window head detail



Room 103 architrave detail



Room 103 widow stool and panel



Room 103 baseboard detail



Room 102 looking West



Room 102 looking North



Room 102 looking South



Room 103 window stool, panel and baseboard

First floor back rooms in the original portion of the house (Room 105 and 104) have a much simpler, more common trim using the same backband trim from the front parlors over a flat, beaded board.



Room 105 looking South



Room 105 architrave



Room 105 looking North



Room 105 looking East

Room 104 has a wood burning fireplace with a wood mantle and adjacent cupboard which differed from all other first floor rooms.



Room 104 looking West

The second floor has even simpler trim with either a squared backband or no backband at all.



Stair hall Room 110 looking South
(stair rail has been removed)



Rear "servant" stair Room 116 looking South



Room 111 had been altered to add a bathroom



Room 112 looking South



Room 112 closet



Room 112 architrave



Room 112 mantle
(similar to Room 104)



Room 112 mantle detail



Room 117 looking Northwest



Room 113 looking Southwest



Room 113 looking Northwest



Room 113 looking East



Room 114 looking East

The attic consists of partially finished spaces with low exterior walls and a ceiling which follows the underside of the roof rafters. Walls are finished with plaster and lath and the ceilings of finished areas appear to have all been plaster over lath. All four chimneys are constructed out of brick and corbel out as they approach the roof framing.



Room 118 looking West



Room 120 looking South (had been altered for a bathroom)



Room 119 looking South



Room 119 looking West



Room 121 looking West



Room 121 looking South

Room 122, the common room at the top of the attic stairs, has an unfinished exposed rafter system. Principal rafters run from the corner of the house to two points in the center of the building creating the hip roof and common rafters run from the low top plate to the principal rafters.



Room 122 looking West



Room 122 looking down stairs



Room 122 looking Northeast



Room 122 looking East

The basement has a dirt floor. The dirt is stepped between the front two rooms (B101 & B102) and the rear room (B103). Rooms B101 and 102 were the cooking rooms. They are finished with plaster and may have had wood plank floors at one time. Room B103 is unfinished as a utility and storage area.



Room B101 looking West



Room B102 looking East



Wood threshold in Room B102 to Room B103.
Evidence suggests that there may have been a wood plank floor in Room B102.



Room B102 window and masonry opening



Room B103 looking West

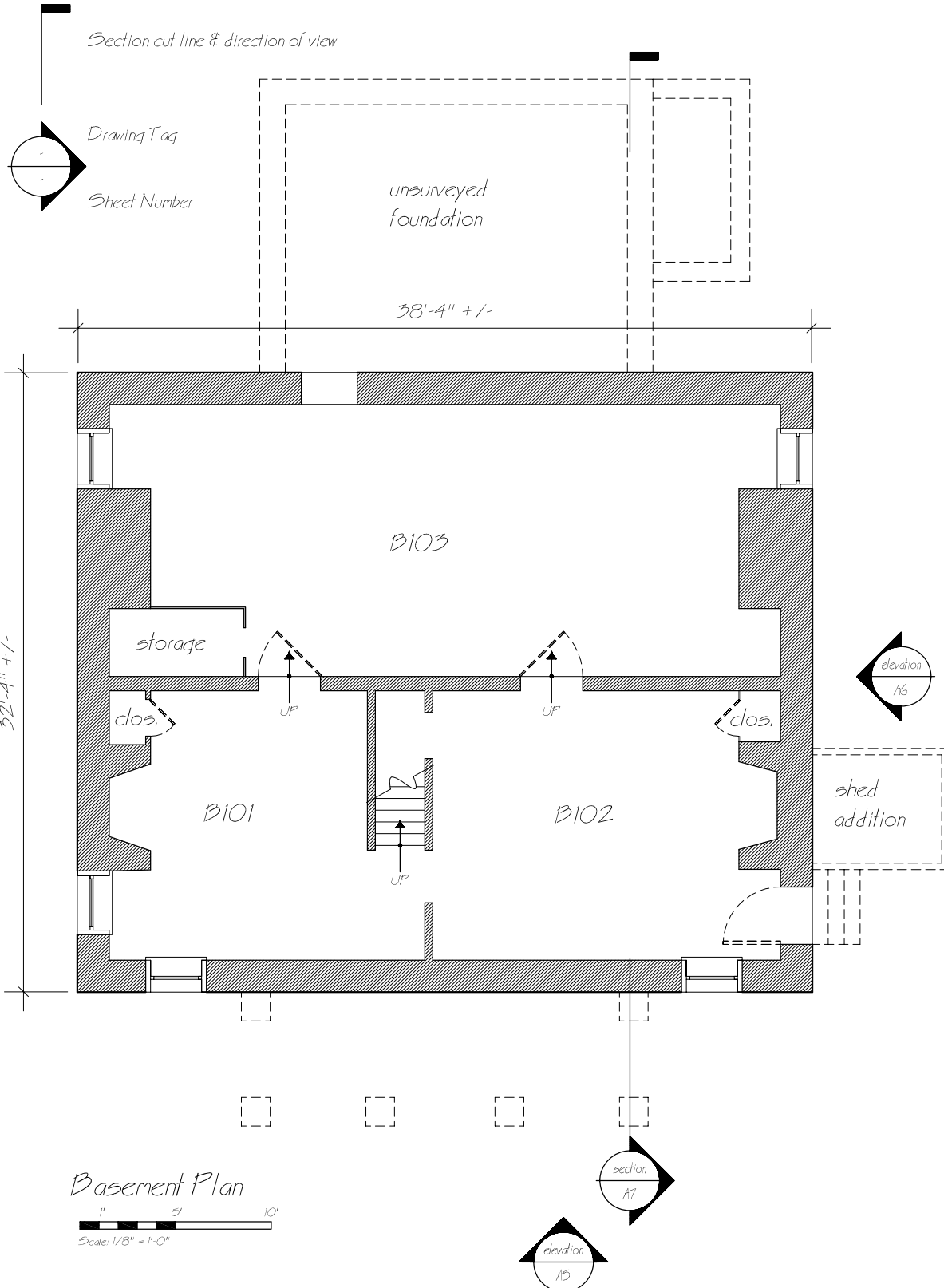


Room 103 canning storage

General Notes:

1. Dashed lines represent evidence of construction partially or completely absent at the time of survey unless noted otherwise or elements not surveyed.

General Tag Legend



Basement Plan

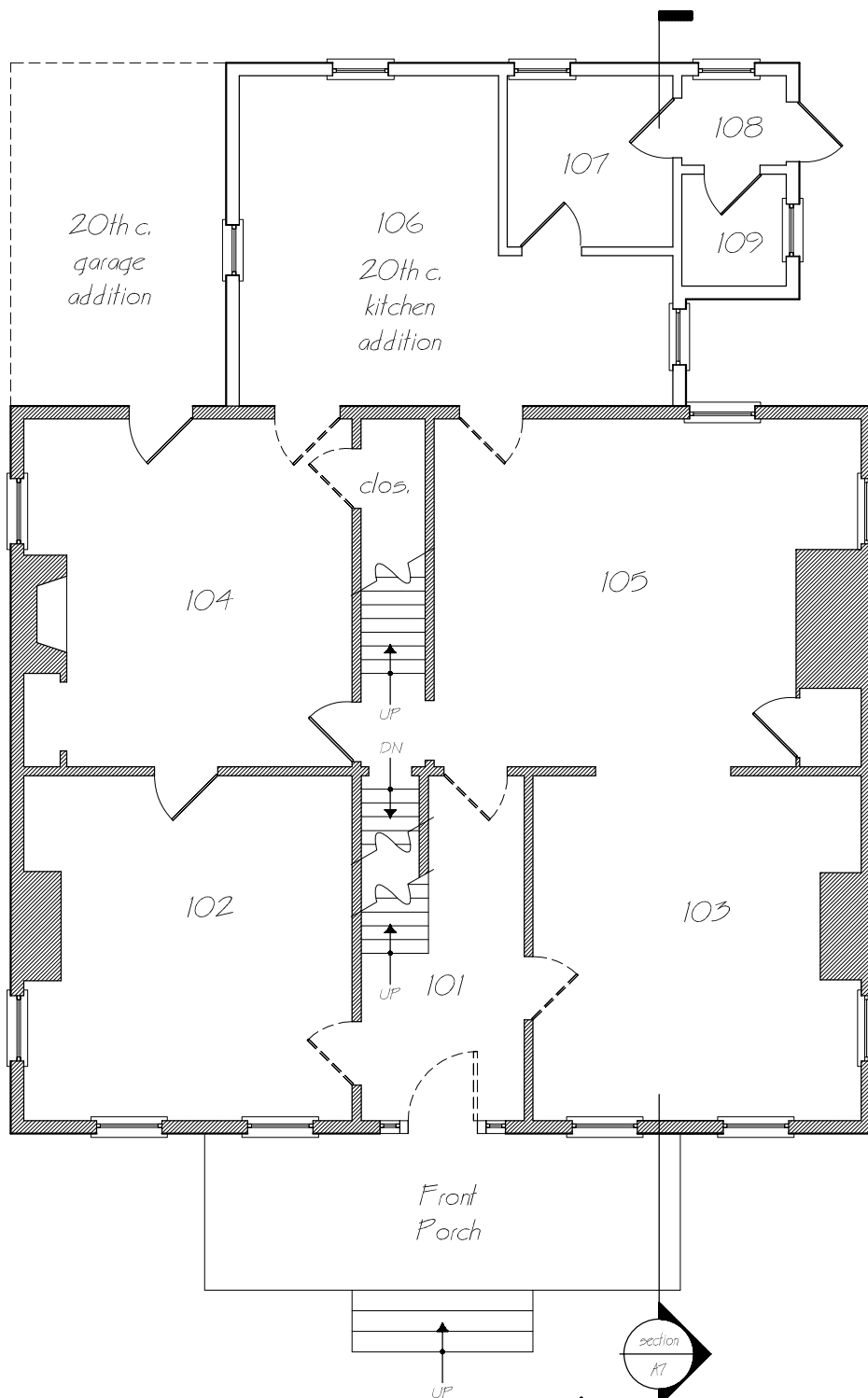
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May 5, 2008

A01

Architectural Documentation
for the
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BECKETT ARCHITECTURE LLC
FINE DESIGN & HISTORIC PRESERVATION
20 Municipal Drive, Phillipsburg, New Jersey, 08865-7800
phone (908) 387-8630 fax (908) 387-1493



First Floor Plan

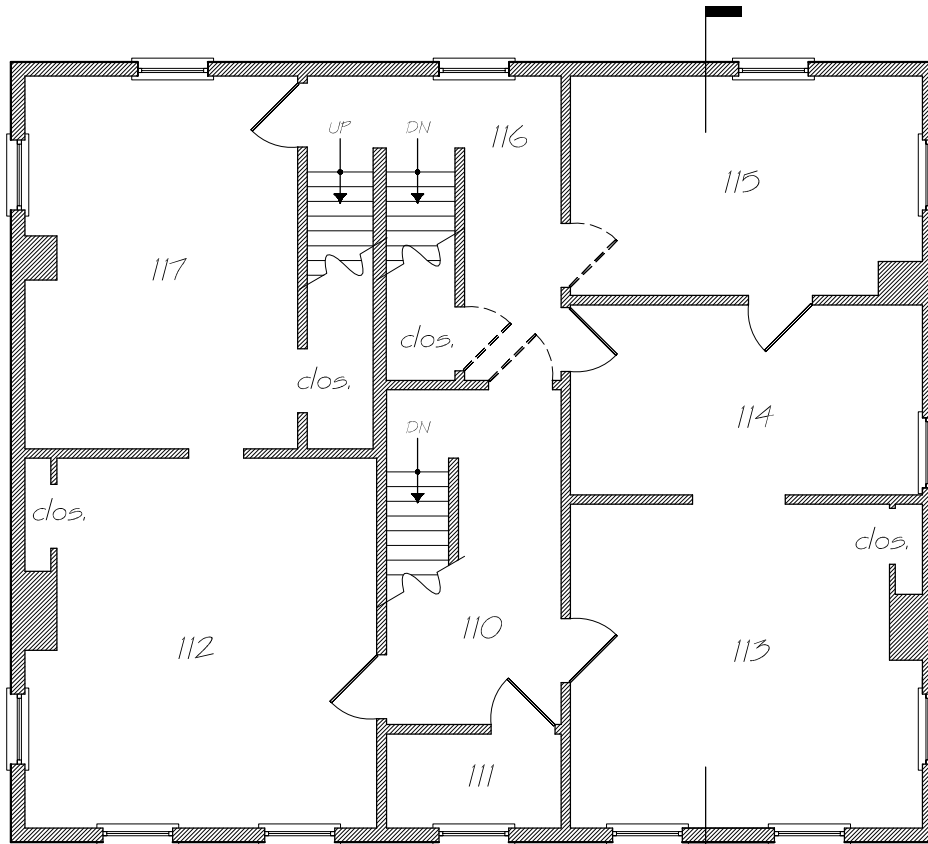
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Scale: 1/8" = 1'-0"

May 5, 2008

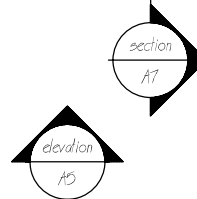
A02

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BECKETT
ARCHITECTURE
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Second Floor Plan
 1" 5' 10"
 Scale: 1/8" = 1'-0"

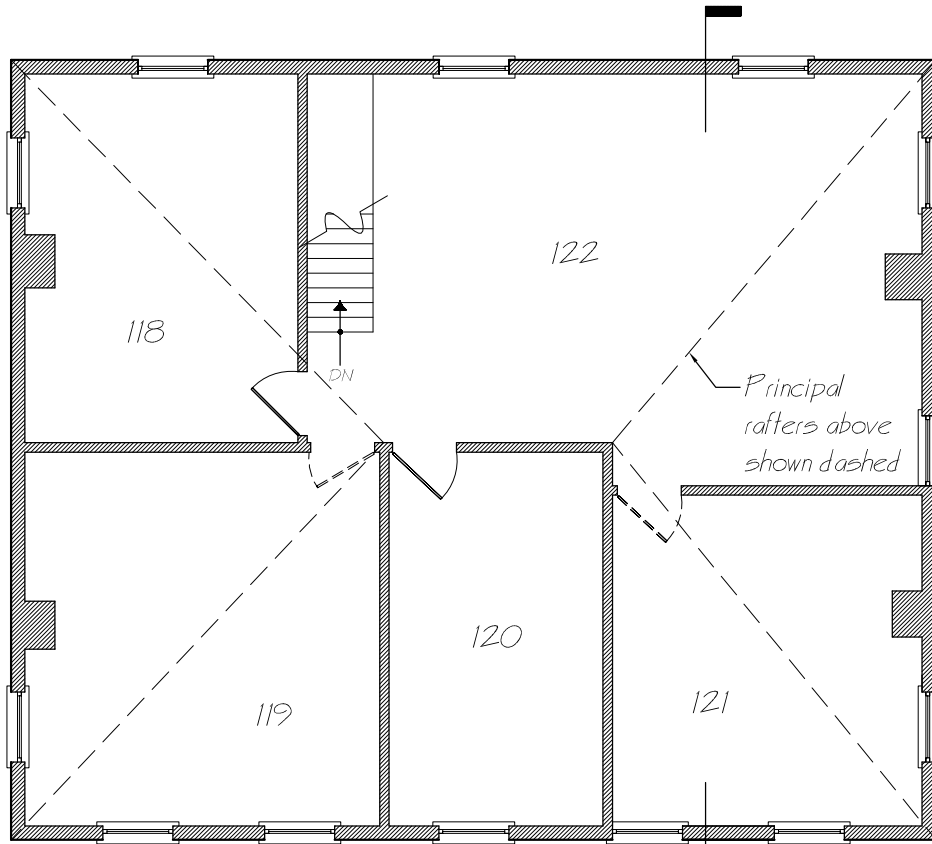


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A03

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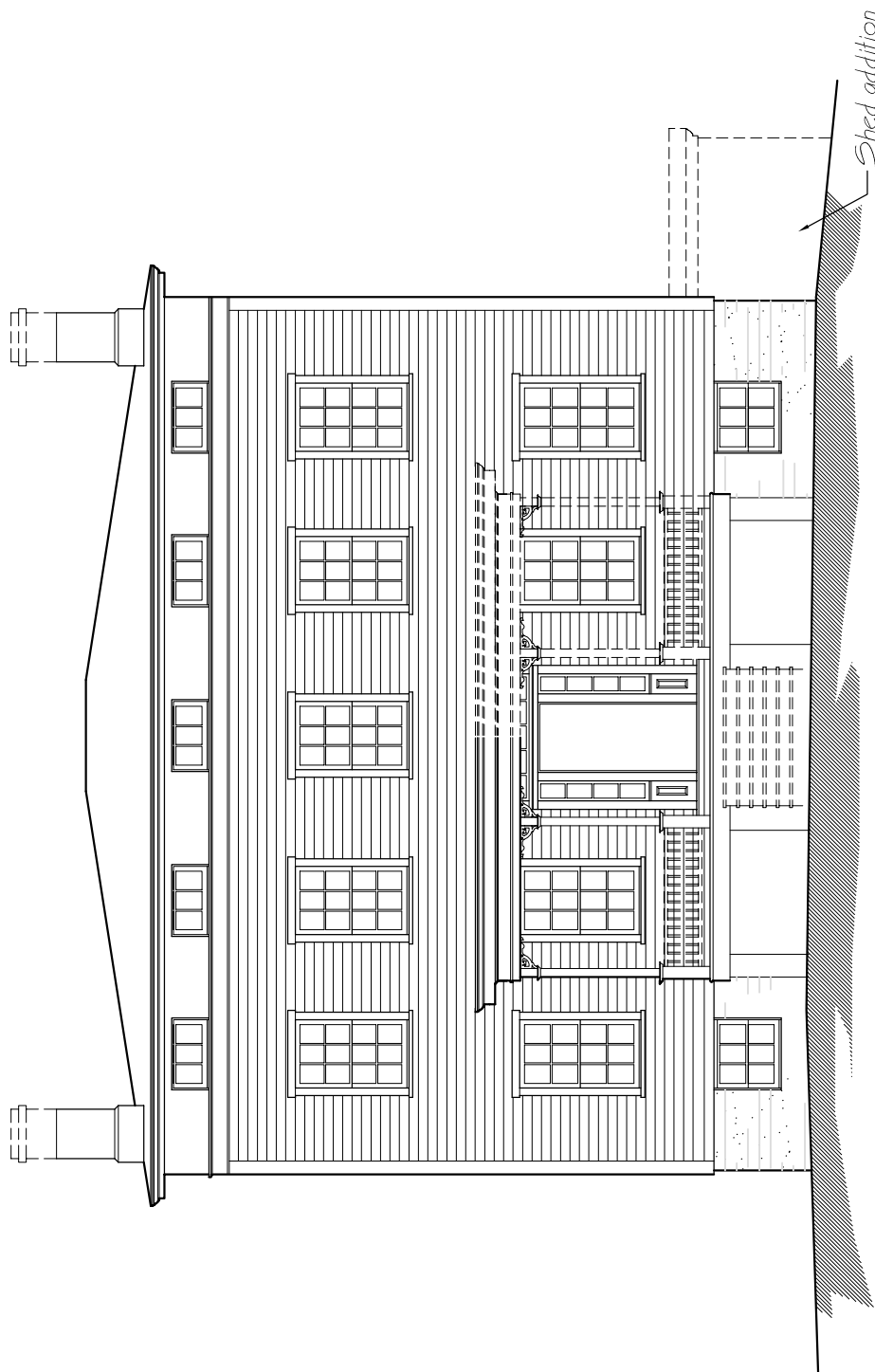
BECKETT ARCHITECTURE LLC
 FINE DESIGN & HISTORIC PRESERVATION
 20 Municipal Drive, Phillipsburg, New Jersey, 08865-7800
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Attic Floor Plan

1" 5' 10'

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



South Elevation

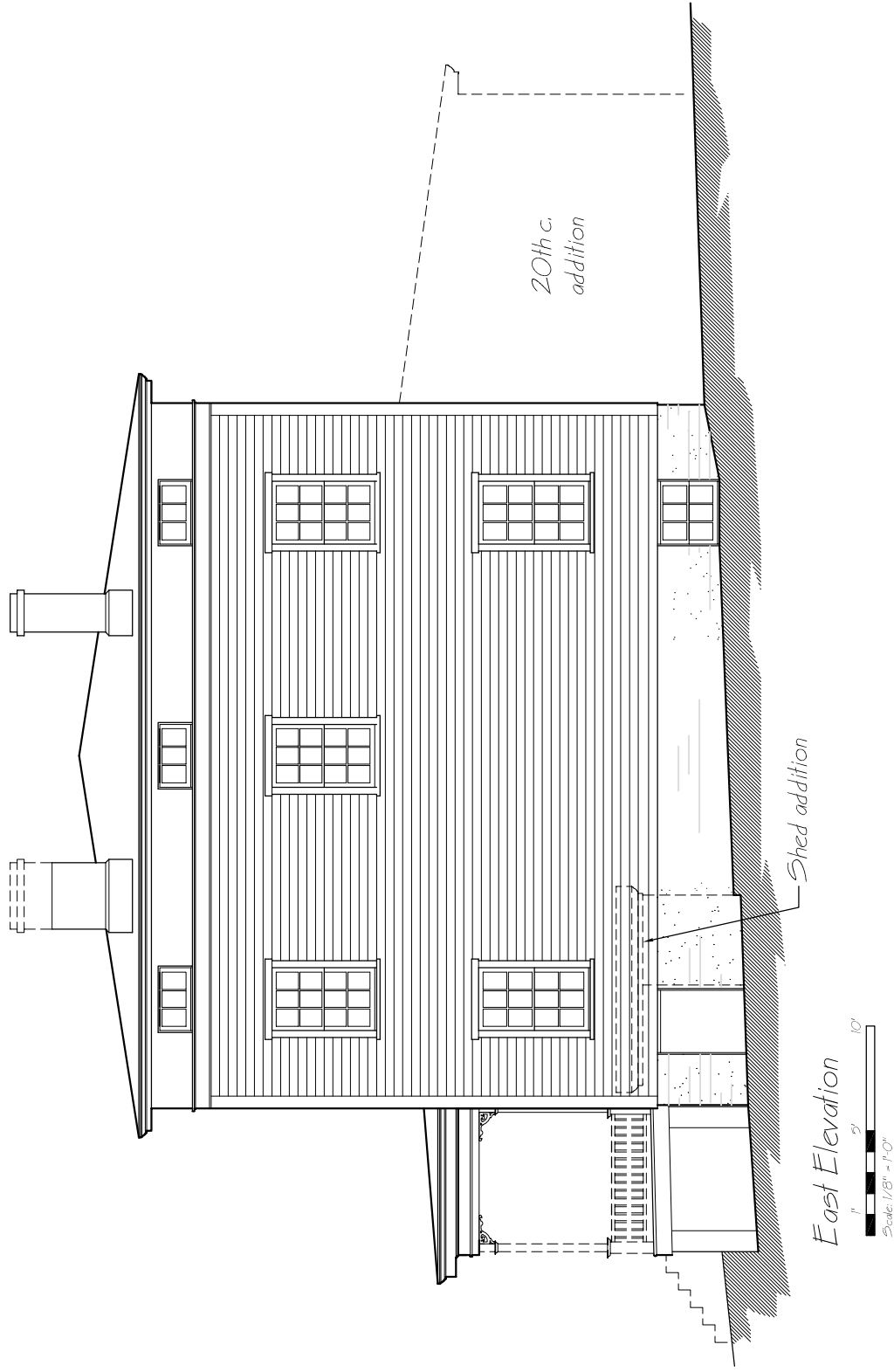


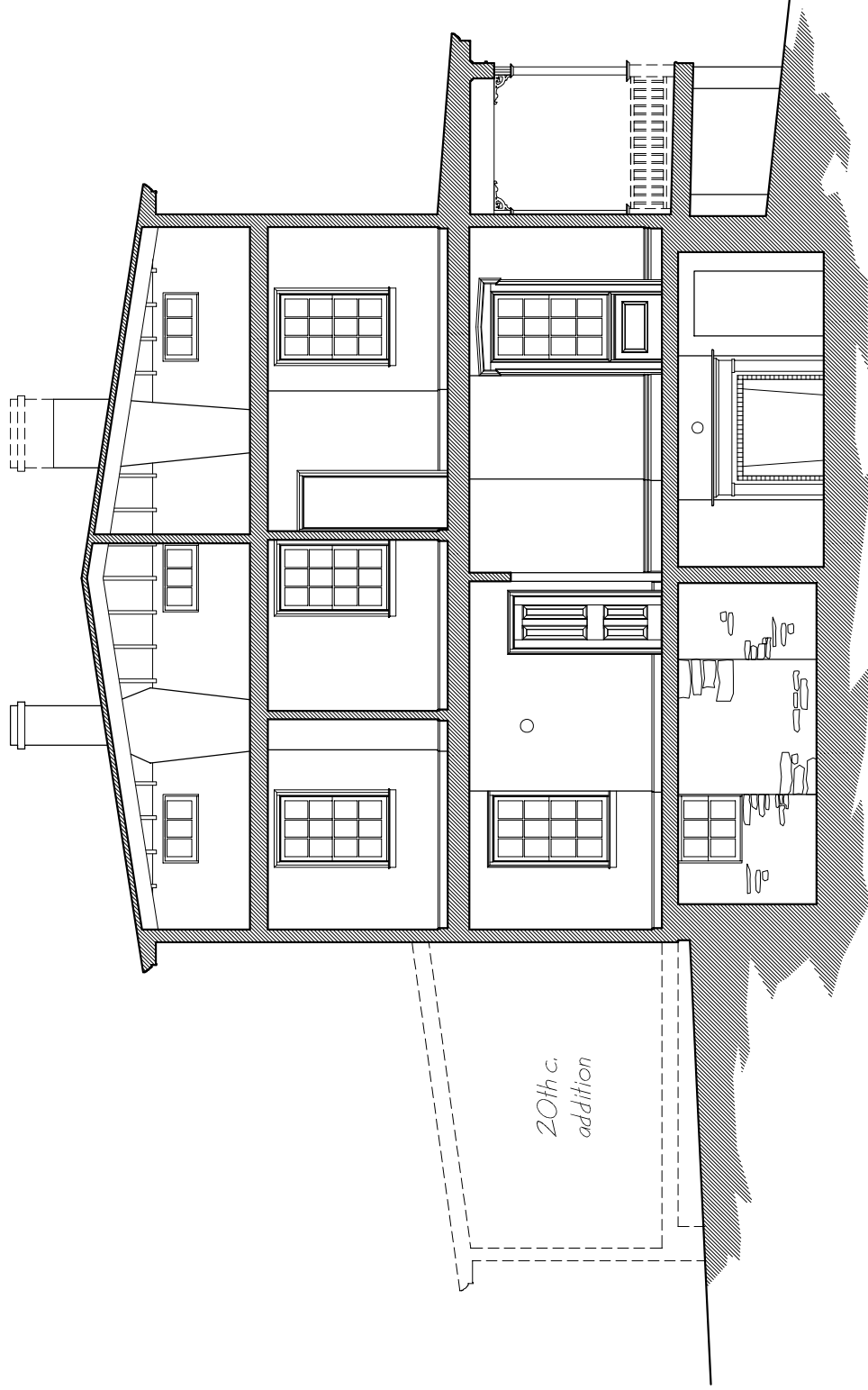
**BE CALVERT II
ARCHITECTURE
LLC**
FINE DESIGN & HISTORIC PRESERVATION
20 Municipal Drive, Phillipsburg, New Jersey, 08865-7800
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A05





Building Section Looking East

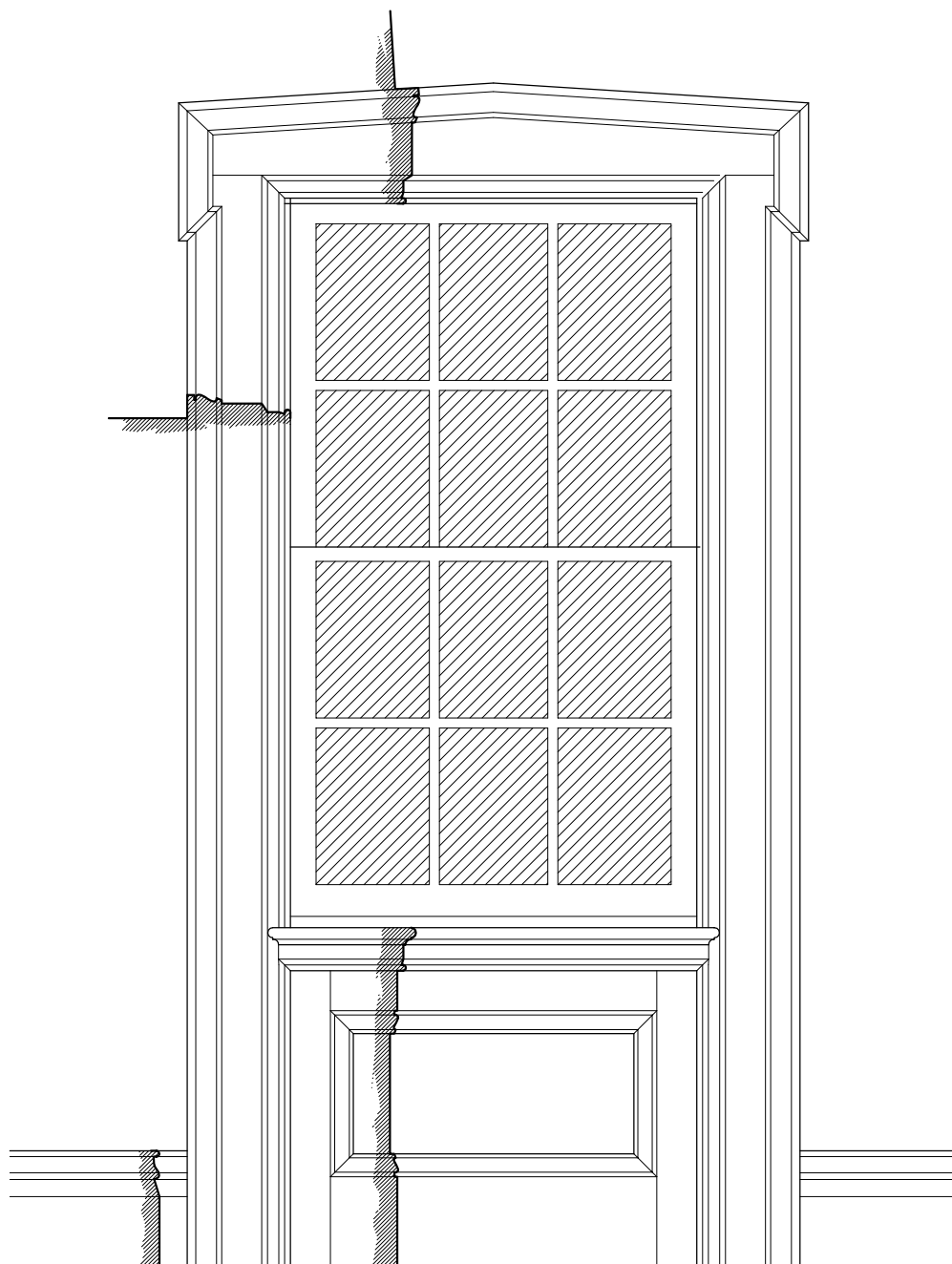
1" = 10'
Scale: 1/8" = 1'-0"

BE CALVERT ARCHITECTURE LLC
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A07



Architrave, Room 102 & 103

6" 1"
 Scale: 3/4" = 1'-0"

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A08

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