HISTORIC PRESERVATION PLAN

MURRAY FARMHOUSE
Poricy Park
345 Oak Hill Road
Middletown, Monmouth County, New Jersey

FOR

Township of Middletown
1 Kings Highway
Middletown, New Jersey 07748

BY

Connolly & Hickey Historical Architects, LLC
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Project No. 1605C

25 August 2016

HISTORIC PRESERVATION PLAN



MURRAY FARMHOUSE

MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

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Frontispiece: Overall view of the front elevation of the Murray Farmhouse looking north. Photograph by Connolly & Hickey Historical Architects, 2016.

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PROJECT DIRECTORY

PROJECT

HISTORIC PRESERVATION PLAN
MURRAY FARMHOUSE
Poricy Park
345 Oak Hill Road
Middletown, Monmouth County, New Jersey

CLIENT

Township of Middletown
1 Kings Highway
Middletown, New Jersey 07748

- Amy Sarrinikolaou, Director of Community Development
- Janet E. Dellett, Recreation Director

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CONDITIONAL STATEMENT

The statements and opinions expressed herein are solely for the use and information of the Township of Middletown. The opinions reflect the professional judgment of Registered Architects and Professional Engineers performing services that are usual and customary. These services are performed with care and skill ordinarily used by other Registered Architects and Professional Engineers when dealing with similar historic structures at the same time and in the same or similar localities. Conclusions drawn in this report are based on those conditions and surfaces that were accessible to the unaided visual observations of the Architect and Engineer. No warranties or guarantees can be inferred from, or implied by, the statements or opinions contained in this report.

EXECUTIVE SUMMARY

The Historic Preservation Plan for the Murray Farmhouse is a preservation planning document that will serve the Township of Middletown in planning for future rehabilitation and repair work at the Farmhouse based on the building's historical significance and evolution, existing conditions, and use requirements. The Murray Farmhouse consists of a wood-frame, one-and-one-half-story residence with basement and attic. The building was originally constructed c. 1767 as the home of Joseph Murray, an Irish mason who immigrated to the American colonies around 1767 and established a farm in Middletown. Murray was killed in an act of civil aggression related to his role in a local militia during the Revolutionary War. The Farmhouse was then owned by subsequent generations of the Murray family until around 1860. After this the home passed through a series of owners and the property retained its agricultural use through the mid-twentieth century. In 1973, the Township of Middletown acquired the former Murray property as part of the formation of Poricy Park. In the early 1980s the farmhouse was renovated to interpret the story of Joseph Murray and local Middletown history. The building continues to be used today for tours and educational programs. The Farmhouse is significant for its association with Joseph Murray and for its architecture, which displays an unusual history, evolution, and architectural feature unique to its development.

The Historic Preservation Plan summarizes the history and development of the Murray Farmhouse, analyzes the overall conditions of the building on the exterior and interior, and makes recommendations for repair and upgrade. The plan addresses any conditions and recommendations that will ensure its continued use as a house museum and interpreted building.

The **Introduction** identifies the need for the preparation of a Historic Preservation Plan for the Murray Farmhouse and outlines the scope of the study. It places the farmhouse in the context of its surroundings within Middletown, Monmouth County.

The **Developmental History** provides a brief history of Middletown, Joseph Murray, the building's construction c.1767 as a farmhouse, and its use over time by various farmers. The property is individually listed on the New Jersey Register of Historic Places.

The **Conditions Assessment** summarizes the findings of in-field investigations of the exterior and interior, including structural conditions where readily accessible, and the mechanical, electrical, and plumbing services and systems. The significant architectural features of the buildings are identified and include the retention of the two-thirds Georgian plan at the first floor of the original section and evidence of the original plan at the basement of the original section; overall retention of the east addition constructed by descendents of Joseph Murray in the early-nineteenth century, albeit with modifications; an original eighteenth-century beehive oven; the original eighteenth-century brownstone foundation with dressed finish at the exterior; and the unusual raised basement level.

The **Treatment Analysis** lays the groundwork for the development of recommendations for rehabilitation by examining the existing uses of the building and code requirements. The analysis finds that the building appears to be structurally adequate with some deficiencies at the basement level framing, significantly deteriorated exterior finishes and features, and interior finishes that are generally in overall fair to good condition. This analysis, coupled with the conditions assessment and historical overview, provides the background for the development of the preservation philosophy. The preservation philosophy finds that the treatment for the Murray Farmhouse generally falls under rehabilitation at the exterior and interior. This work should be planned, undertaken, and supervised in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties.*

The **Conditions and Recommendations** draw from the evaluation of the existing conditions and the identified needs. These conditions and recommendations are based on the information available at the time of this report, and help to form the detailed treatment plan, which is the basis for estimates of probable cost. The conclusions generally consist of the following:

- The gutters and leaders are failing and causing exterior and interior damage to the material fabric.

EXECUTIVE SUMMARY

- The roof appears to be applied directly to solid board sheathing (plywood) rather than open board sheathing, which is the recommended installation practice. The roof is currently in fair to good condition; however, it is suspected the installation methods will shorten the lifespan of the roof.
- The exterior siding and trim has significant deterioration caused by moisture infiltration and by insect and bird infestation.
- The windows are in poor condition at many of the openings due to the poor craftsmanship and use of poor quality materials.
- The interior is generally in fair condition and well maintained. There is a mix of older and news fabric through the interior.
- One interior wall and the main summer beam in the basement level will require structural enhancements in the near term.
- The building systems are minimal and are at the margin with regard to being adequate to meet the needs of the building.

The recommendations generally consist of the following. These are not stated in order of priority and are not inclusive of all recommendations:

- Install new historically appropriate gutters and leaders.
- Plan for replacement of the wood shingle roof in five to seven years.
- Extensive repairs to the siding, trim, windows, and doors will be required.
- The interior will require repairs where impacted by moisture infiltration.
- Some structural upgrades are required at the basement and first floor framing.

The **Recommendations** section presents a conceptual budget of approximately $593,800 including construction and non-construction costs including a fifteen-percent contingency.

1. INTRODUCTION

1.1 Scope of Study and Purpose Statement

The purpose of this report is to provide the Township of Middletown with a plan for the continued use and preservation of the historic Murray Farmhouse. The Township sought a proposal from an experienced historic architecture and preservation firm to produce a Historic Preservation Plan for the Murray Farmhouse and favorably received the proposal submitted by Connolly & Hickey Historical Architects, LLC of Cranford, New Jersey.

This Historic Preservation Plan provides an overview of the history and evolution of the building. It documents and assesses the current exterior and interior conditions as well as the existing mechanical, electrical, and plumbing systems and the structure. The plan includes treatment and phasing recommendations and preliminary estimates of conceptual cost.

The historical overview places the Farmhouse within a context relating to its place in the history and development of Middletown Township. Information pertaining to the history and evolution of Middletown and the Murray Farmhouse were obtained primarily from readily available sources including the collections of the Monmouth County Historical Association, files provided by the Township of Middletown, and various online resources.

The Project Team examined the exterior envelope and interior finishes of the Farmhouse. The exterior was surveyed from the ground level. James B. Huffman, P.E., consulting engineer, examined the structure and the existing mechanical, electrical, and plumbing systems and made recommendations regarding upgrades. The findings of both these assessments are included in *Appendix A*. Keystone Preservation Group conducted a paint analysis to aid in determining the building's chronology of construction. The findings of this analysis are included in *Appendix B.*

This report makes conservation treatment recommendations for the building including at the exterior and interior; the structure; and the mechanical, electrical and plumbing systems. The report makes recommendations for preservation and repair of the building's remaining historic fabric, while also making recommendations for upgrades to support its continued use as a house museum. The recommendations for rehabilitation are presented in a logical manner and endorse performing the work in phases so the Township can undertake manageable-sized work programs based on available funding.

This report examines the evolution of the building and the evidence of distressed architectural fabric, determines possible remedial actions, projects probable costs, and makes recommendations for action. It is a summary of existing conditions, an exploration of possible treatments, a projection of expenses, and a recommended plan of action. It properly places the current situation in perspective with the history of the structure and its evolution over time. With this information in hand, the Township can order its priorities, establish a work program, and develop contract documents for repairs. This report is a study and therefore does not generate the documents required to execute the repairs and renovations mentioned herein. As a planning tool, this Historic Preservation Plan devises the methodology for the Township to proceed with the rehabilitation and repair of the building in a logical, well-reasoned manner.

1. INTRODUCTION

1.2 Location

The Township of Middletown is located in eastern central New Jersey in Monmouth County. Middletown is positioned in the Coastal Plain (also called the Atlantic Coastal Plain) physiographic province, and more specifically, the Inner Coastal Plain. The Coastal Plain is the largest province in New Jersey, comprising about three-fifths of the state. It can be further divided into the Inner and Outer Coastal Plains, which are similar geologically, but differ greatly in the materials outcropping at the surface.[1] The Inner Coastal Plain features loamy, fertile soil with deposits of marl, making it ideal for agriculture. The Outer Coastal Plain, on the other hand, is generally composed of porous sands and gravels, making it much less fertile and not as suitable for agriculture. Topographically, the entire Coastal Plain is fairly regular with a gentle slope towards the southeast and a few prominent high points.[2]

Located in the northeast portion of Monmouth County, Middletown is a suburban residential town of 66,522 residents[3] with 58.73 square miles. The Sandy Hook peninsula is also included within the Township, but is not accessible by land from the rest of the township. Census-designated, unincorporated communities within Middletown include Belford, Fairview, Leonardo, Lincroft, Navesink, North Middletown, and Port Monmouth. The Township is bounded by Sandy Hook Bay and the Boroughs of Atlantic Highlands and Highlands to its north; the Navesink River to its east/southeast; the Townships of Tinton Falls and Colts Neck to its south; and Holmdel Township, Hazlet Township, and Keansburg Borough to its west. The Navesink River is an estuary that drains into Sandy Hook Bay.

The Township of Middletown was settled early in New Jersey's history, incorporated in 1667 and officially designated one of the original townships of Monmouth County in 1693. Beginning in the mid-nineteenth century, multiple areas broke away to form independent municipalities, and Middletown reached its current size in 1917. Middletown's economy centered on agriculture from original settlement in the seventeenth century through the first half of the twentieth century. Expansion of transportation in the region during the early-to-mid-twentieth-century spurred development and suburban growth. The Garden State Parkway passes through the southwest portion of the Township, State Route 35 passes near the center, and State Route 36 passes through the eastern portion. Middletown is also accessed via New Jersey Transit's North Jersey Coast Line. Middletown today is largely suburban, but retains a fair amount of open space and agricultural lands.

The Murray Farmhouse is located within Poricy Park, a 250-acre park located on Oak Hill Road in the Fairview section of Middletown. The Poricy Brook enters the park at its southeast and is known for Cretaceous-period fossil shell beds along its streambed. The park contains a nature center, trails, and the Murray Farmhouse and Barn. The Farmhouse is accessed via Murray Farmhouse Road, a long gravel drive that slopes down southeasterly from the park's main parking area; the Road ends in a circular drive with the Farmhouse set southeast of the circle and the Barn set northwest of the circle. The front elevation of the Farmhouse faces south/southeast.

1.2.1 Location Maps

[1] Peter O. Wacker, *Land and People, A Cultural Geography of Preindustrial New Jersey: Origins and Settlement Patterns* (New Brunswick, NJ: Rutgers University Press, 1975), 2
[2] Wacker, 2
[3] Population as of the 2010 United States Census.

1. INTRODUCTION

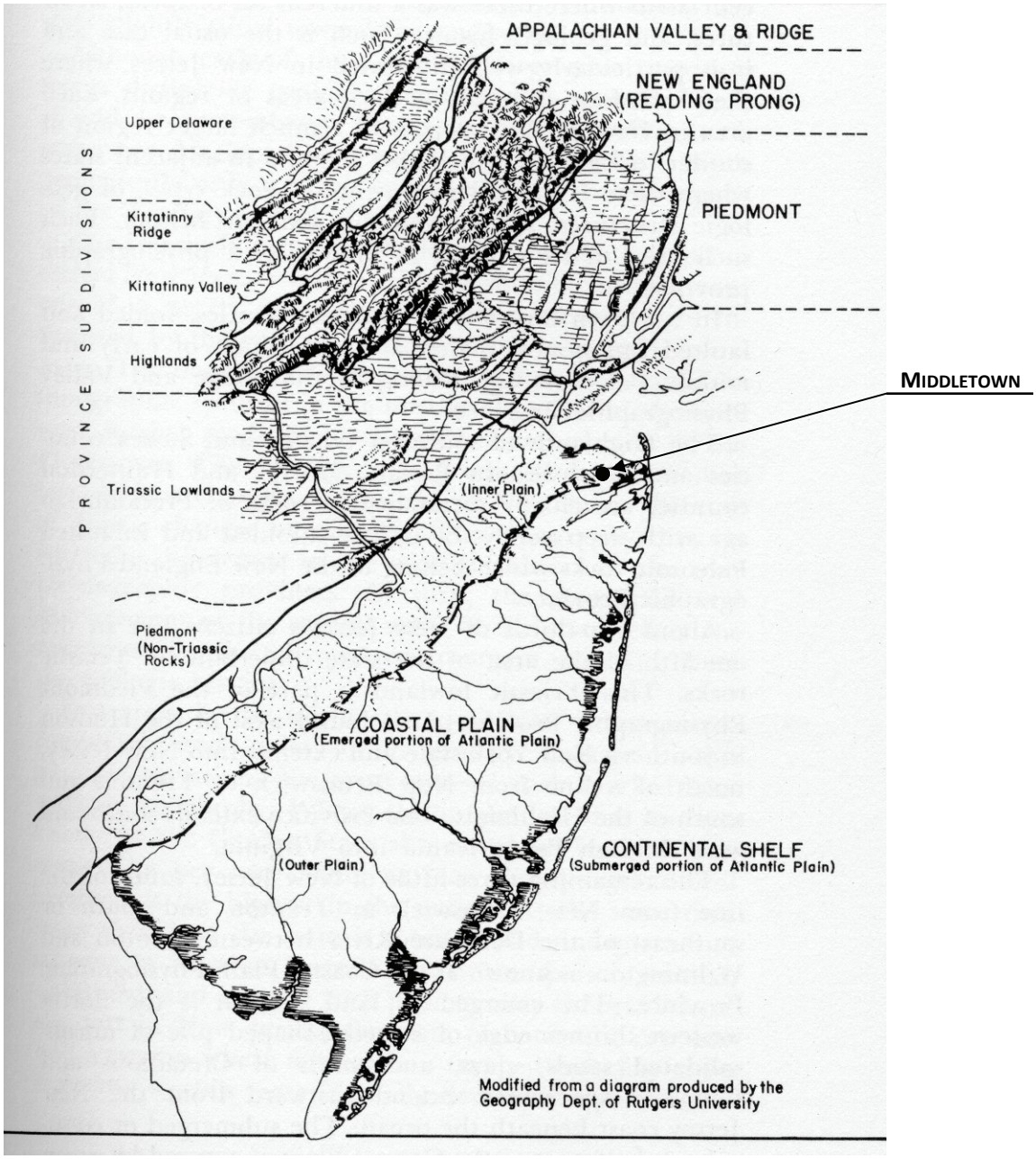


Figure No. 1
Physiographic Location Map

Credit: Geographical Department, Rutgers University. *Physiographic Provinces of New Jersey.* New Brunswick, New Jersey.

1. INTRODUCTION

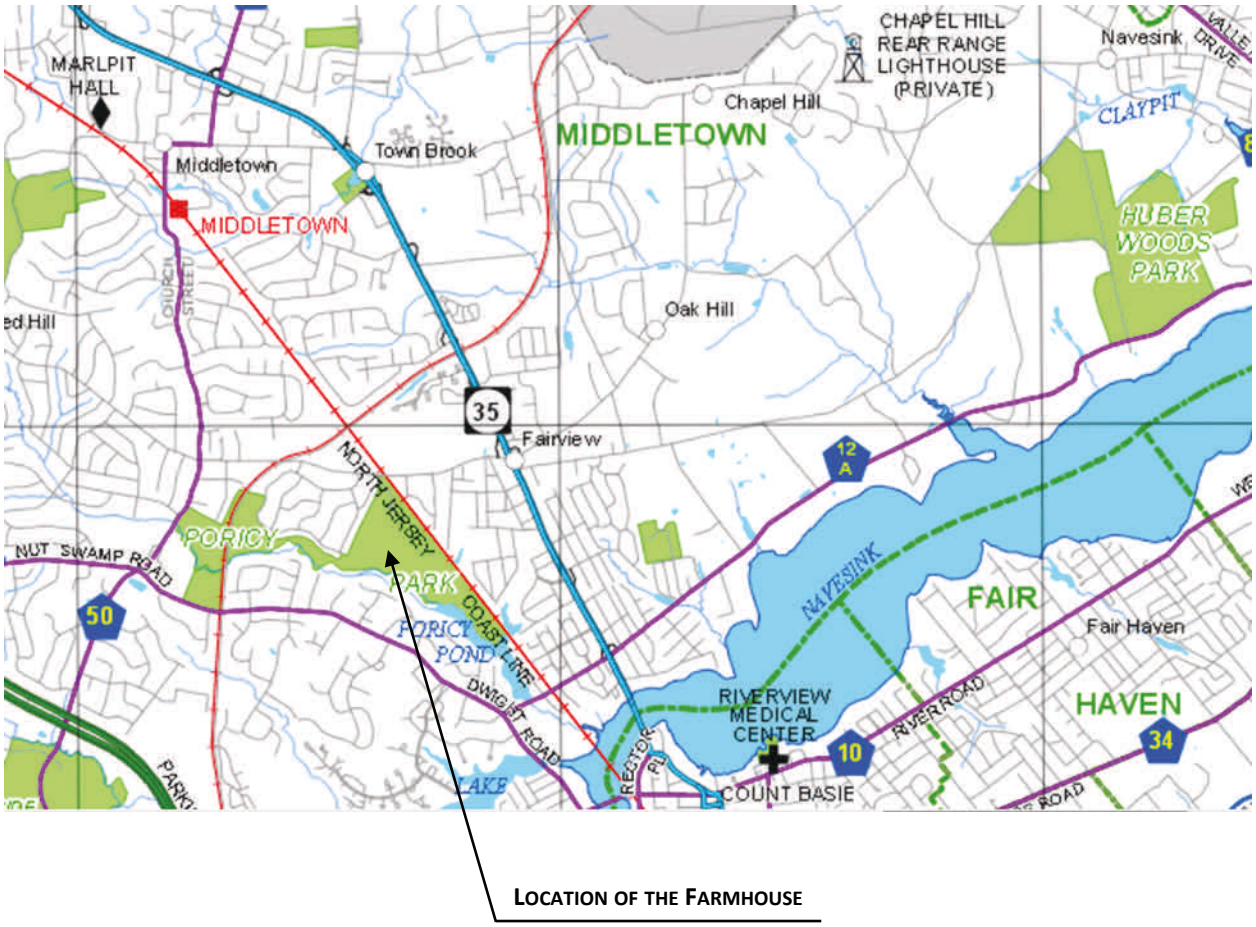


Figure No. 2
Location Map

Credit: *Morris County.* Available at www.state.nj.us/transportation/gismaps monmouth/pdf. Accessed June 2016.

1. INTRODUCTION

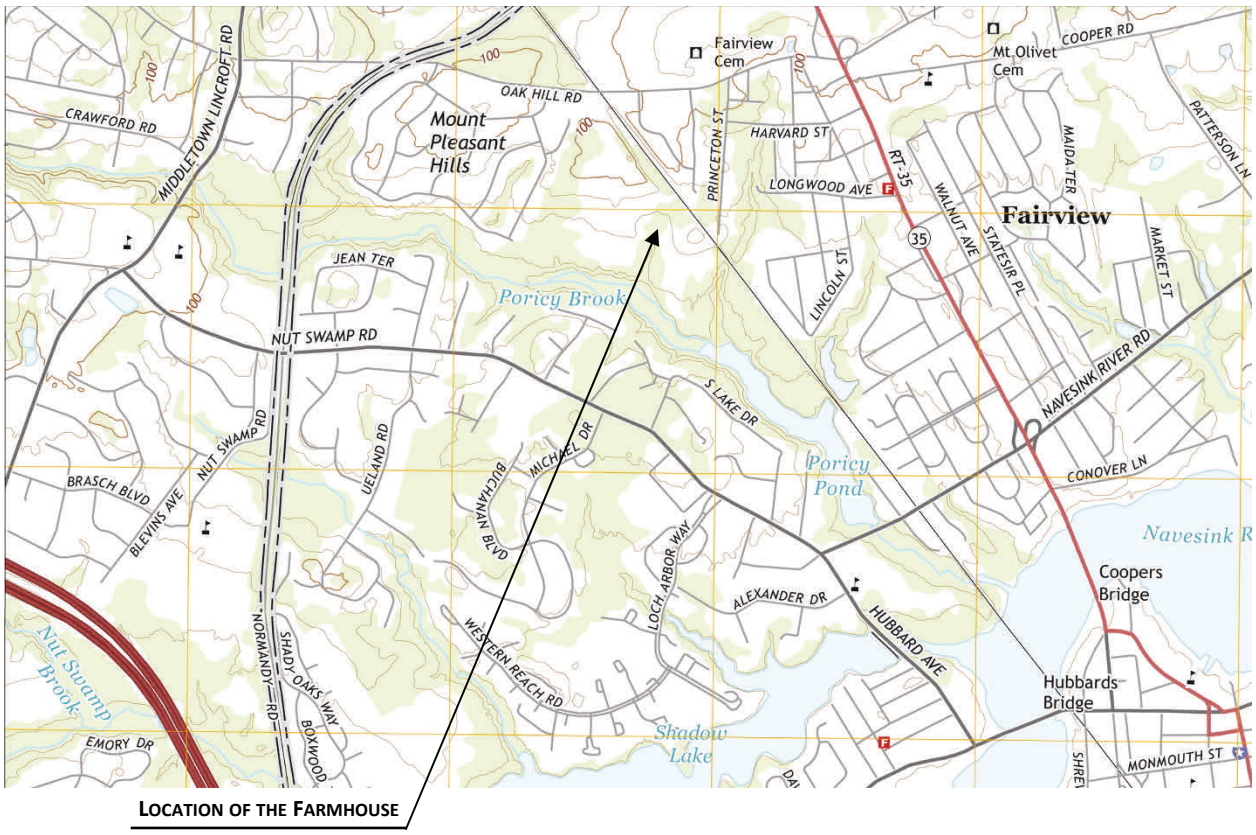


Figure No. 3
USGS Topographic Map, 2014

U.S. Geological Survey Map, Long Branch West Quadrangle (portion of).

Credit: U.S. Geological Survey, Denver, Colorado. Obtained from the USGS Store. Available at http://store.usgs.gov/. Accessed June 2016.

1. INTRODUCTION



Figure No. 4
Aerial View showing portions of Middletown Township 2015

Aerial view of Middletown Township focusing on the area around the Murray Farmhouse in Poricy Park.

Credit: Imagery 2015 by Google Maps.

2. DEVELOPMENTAL HISTORY

2.1 Historical Overview

The history and development of the Township of Middletown is not meant to be all-inclusive, but examines the historical trends of the region and how the area developed based on its surrounding influences. This information will show that the Murray Farmhouse was a product of its time and place.

The history of the Murray Farmhouse, particularly related to ownership, is based largely on secondary sources and is not definitive. Due to the building's rural location, Census data and mapping resources are less informative than typical. Also, the large tract of land originally associated with the farmhouse changed in size over the many land transactions. Without undertaking an extensive title search, the chain of ownership cannot be certain.

2.1.1 Development of Middletown Township

The Township of Middletown was one of the original seven towns of New Jersey, with settlement beginning in 1664. The Navesink or Monmouth Patent was granted the following year to twelve Englishmen and the village of Middletown was the site of the first settlement. In 1677, the Village of Middletown was officially laid out in a typical New England plan village and divided into thirty-six lots.[4] Each owner of one of these home lots was also allocated an "out-lot" of fields ranging from ten to thirty-two acres.[5]

These earliest English settlers came by way of New England and Long Island, and were largely Quakers and Baptists. Middletown's proximity to New York, easily accessible inland areas via the many waterways, and high-quality soil made it an attractive area for settlers early on.[6] The other major cultural groups that settled in Middletown in the late-seventeenth and early-eighteenth centuries were the Scottish and the Dutch. The Scots concentrated settlement south of present-day Matawan, which they originally called New Aberdeen, and spread north along the Matawan Creek to form the commercial village of Middletown Point (now Matawan). The Dutch settled in dispersed farmsteads and lacked a true village center. Monmouth County was organized into municipalities in 1693, and Middletown was one of the three original townships. At that time, Middletown comprised all of Monmouth County north of the Navesink River and east of Freehold Township.[7]

Middletown and the greater Monmouth County region saw much activity during the Revolutionary War. As found throughout much of New Jersey, the area was fiercely divided between Loyalists and Patriots, essentially causing a civil war. This resulted in local acts of aggression, such as the murder of Joseph Murray, whose farmhouse is the subject of this report. After the Battle of Monmouth on June 28, 1778, the British army traveled east and briefly encamped in Middletown before successfully departing for New York City by sea.

Agriculture was the focus of Middletown's economy from original settlement until the mid-twentieth century. The seventeenth and eighteenth-century farmers typically produced a variety of crops and livestock for personal consumption and trading at local markets. Nineteenth-century farmers, who benefited from improved agricultural techniques, expanded transportation, and a larger market economy, tended to specialize in one or a few cash crops, dairying, or livestock.[8] Due to Middletown's location within the highly-fertile region of the Inner Coastal Plain, locally available marl and other fertilizers increased production and the quality of the crops.

Middletown's economy and development was also largely impacted by its location on the coast, which was interconnected with its agricultural industry. From an early time, Middletown residents lived near the coast and were active in maritime trade and shipping, often of agricultural products grown on farms in the Township as well as other freight. Commercial fishing also became an important aspect of the Township's economy. Several small

[4] *History of Monmouth County, New Jersey: 1664-1920. Vol 1* (New York: Lewis Historical Publishing Company, Inc: 1922), 322.
[5] *History of Monmouth County, New Jersey: 1664-1920. Vol 1,* 323.
[6] Gail Hunton and James C. McCabe, *Monmouth County Historic Sits Inventory Summary Report* (Office of New Jersey Heritage, Monmouth County Park System, and Monmouth County Historical Association, 1984), 14
[7] Randall Gabrielan, *Middletown, Monmouth County, New Jersey* (Atglen, PA: Schiffer Publishing Ltd, 2008), 5.
[8] Hunton and McCabe, 9.

2. DEVELOPMENTAL HISTORY

docks developed along Middletown's coast, and until the mid-nineteenth century, the Township's main commercial center was at Middletown Point (today Matawan) along the Raritan Bay.[9] The 1848 separation of Raritan Township, led to the loss of Middletown's commercial center, but maritime business continued to be key to the Township's economy. Other industries, including ship building, thrived in the region. The Township's coastal location also led to resort and tourism development in the late-nineteenth century. During the nineteenth century, the growth of the middle class, the overall increase in wealth, increased leisure time, and expanded transportation led to development along the coast throughout Monmouth County that included both planned communities and individual country estates.[10] Water Witch Park, first planned in 1895, was a private community of summer cottages located northeast within Middletown near the Sandy Hook Bay.

Middletown's population grew slowly from 3,225 residents when the first official census was recorded in 1790, to 5,479 residents at the turn of the twentieth century.[11] During the twentieth century, suburban development spurred largely by transportation expansion, led to a rapidly increase in the population. Portions of Middletown were taken to form several other municipalities: Atlantic Township (now Colts Neck) separated from Middletown in 1847, Raritan Township (today Holmdel Township, Aberdeen Township, Keyport, portions of Keansburg, and Union Beach) separated in 1848, Atlantic Highlands separated in 1887, the Borough of Highlands separated in 1900, and Keansburg separated in 1917.

Nineteenth-century transportation developments impacted Middletown's industrial, residential, and resort growth,[12] but this occurred slowly. In 1860, the Raritan and Delaware Bay railroad, and in 1875, the New York and Long Branch railroad (today New Jersey Transit's North Jersey Coast line) were built to Middletown, but did not immediately stimulate development. Development along the Township's bay shore increased after 1892, when the Central Railroad of New York built their Atlantic Highlands Division line to connect the New York and Long Branch line with the Seashore branch. Then, in the beginning of the twentieth century, a trolley network was constructed that connected Middletown with surrounding towns, and this spurred development along its route, including the first suburban housing tracts.[13]

Expansion of the state highway system in the 1920s and 1930s furthered residential development, including vacation homes along the coast. Construction of the Garden State Parkway in 1954, in response to the state's road system being overwhelmed by post-World War II suburbanization, increased travel capacity and furthered Middletown's suburban growth.[14] Today, with a population of over 66,000, Middletown is a suburban residential community featuring corporate offices, areas of retail including along state Routes 35 and 36, a naval base, the Gateway National Recreation Area at Sandy Hook, farmlands, and preserved open space.

2.1.2 Murray Farmhouse

The land on which the Murray Farmhouse is located is believed to have originally been part of a land grant to John Throckmorton in 1667 in what was then part of the Province of East Jersey.[15] The original land grant was massive, comprising the southern portion of present-day Middletown, Navesink, Rumson, and Oceanport.[16] John Throckmorton never resided on this land and conveyed it to his son, John Throckmorton, II circa 1674. The land remained in the Throckmorton family and subsequently the Stillwell family, via marriage, until circa 1767 when Joseph Murray purchased a portion of the land located in Middletown. The New Jersey Register nomination indicates that members of the Throckmorton-Stillwell family constructed a home on the family land in Middletown

[9] Gabrielan, Middletown, Monmouth County, New Jersey, 7.
[10] Hunton and McCabe, 11.
[11] Based on United States Census data.
[12] Hunton and McCabe, 21.
[13] Randall Gabrielan, Middletown, Monmouth County, New Jersey, 7.
[14] Randall Gabrielan, Middletown, Monmouth County, New Jersey, 7.
[15] National Register nomination for John Throckmorton Farm, NJ State Register ID #2033 (1976), Section 8, Page 1.
[16] Paul T. ("Pete") Brady, *The Founding of Poricy Park* (West Conshohocken, PA: Infinity Publishing.com, 2005), 122.

2. DEVELOPMENTAL HISTORY

at the beginning of the eighteenth century, and that this home became the Murray farmhouse; there is no known historical evidence to support this. There is, however a significant number of wood framing members visible in the basement of the farmhouse that clearly were reused from a previous structure. There are several ceiling joists that appear to originally have been posts. This architectural evidence suggests the possibility of an earlier structure on the site when Murray purchased it, and that he reused wood elements from that structure in constructing his own home c.1767. Due to the fact that Joseph Murray was a mason, the finely dressed masonry foundation is also an indication that the farmhouse was his work and did not pre-date his ownership of the property.

Joseph Murray immigrated to East Jersey from Ireland sometime before 1767. He was from the County of Londonderry in the province of Ulster, but was of Scottish descent. He immigrated to America with his mother, Elizabeth, and soon purchased forty acres of land in Monmouth County.[17] The earliest known document related to Murray is a "Mortgage Deed" from May of 1767 on his farm property on Poricy Brook in Middletown; Lydia Morris (née Compton) held the mortgage.[18] It is believed that at this time Murray built the house that is the subject of this report. Around this same time, Joseph Murray was married to Rebeckah (also spelled Rebecca) Morris by Rev. Abel Morgan;[19] she was from a large family that had been in Monmouth County for several generations.

Joseph Murray built a small, wood-frame farmhouse set on a raised, rubble stone foundation. The home is believed to have originally been three bays wide and one-and-one-half-stories tall with a two-thirds Georgian plan. This plan likely consisted of, at the first floor, a side hall off of which were accessed two rooms stacked front to back, possibly a parlor and a sleeping area. The second floor likely contained additional rooms for sleeping and storage. The basement layout appears to have mimicked the first floor with a side hall and two rooms located off of it; architectural evidence remains today to suggest this configuration. The kitchen was located in the full-height basement and featured a large cooking fireplace with a beehive bake oven. This layout with raised basement level is atypical for Monmouth County and possibly New Jersey, and it is not known where this influence comes from. Murray also built a large barn on his property and likely other outbuildings. (see Section *2.5 Statement of Significance* for more information on the barn.)

Joseph and Rebeckah Murray had four children: William, James, Joseph, and a daughter. As an eighteenth-century farmer in Monmouth County, Joseph would have grown a variety of crops and raised livestock for both personal consumption and for some local trading.[20] In 1775, Joseph Murray joined the First Regiment Monmouth Militia as a private. Monmouth County was fiercely divided during the American Revolution between those loyal to the English crown and those fighting for American independence. Joseph Murray was ordered by his officers to steal horses from Loyalists for use by the Militia army, and in 1779 was charged locally with trespassing and assault for these actions. However, he was captured by Loyalists in an unrelated raid and imprisoned in New York. He managed to escape from New York and returned to Middletown to face his outstanding charges in court. When no one appeared against him, the case was dismissed. On June 7, 1780, Joseph Murray and others were ordered to reconnoiter near Sandy Hook. He was given leave the following day to tend to his corn fields, and was attacked and killed by Loyalists while working in his fields. It is believed he was killed by men working on behalf of Edward Taylor, the local man whose horse Murray had been charged with stealing. This account of his death has been substantiated by records found at the Monmouth County clerk's office:[21]

[17] Crossroads of the American Revolution, "Joseph Murray," http://revolutionarynj.org/neighbor/joseph-murray/ (accessed June 2016).
[18] William Nelson, ed., *The New Jersey Coast in Three Centuries,* Vol. 2 (New York: The Lewis Publishing Company, 1902), 258.
[19] Nelson, 259.
[20] Hunton and McCabe, 9.
[21] "Murray, Joseph" file, County of Monmouth, County Clerk Archives, American Revolution, Pension Request Form, Miscellaneous Book B.

2. DEVELOPMENTAL HISTORY

> This is to certifye [sic] that Joseph Murray a militia Soldier belonging to Col. Asher Holmes *Rigt* of Monmouth Militia under the command of Liuet. Garret Hendrickson then in service was ordered to *reconitor* on the bay Shore near Sandy Hook on the 7th of June, 1780, and on the eighth, in the morning, had leave from me for his return to quarters to visit his family: after being at home a few hours was killed by three refugees nigh his barn, and left a wife with four small children, as witness my hand this 25th day of April, 1788.
>
> -Garret Hendrickson, Lieut

Joseph Murray was buried on his property north of his farmhouse.[22] Following his death, Rebeckah and their four children remained on the farm. His widow received a half-pay pension in 1788; the statement quoted above, along with others, verified the circumstances of her husband's death, allowing her the pension.[23] It is unknown when Rebeckah died. The couple's oldest son, William, though only nine at the time of his father's death, is said to have soon been apprenticed to a mason and helped his mother with the farm. In 1806, William Murray filed for a quit claim deed for his father's farm property due to the loss of the deed under which he held title.[24]

Although William Murray was apprenticed as a mason at a young age, he also studied bookkeeping, math, and surveying. In 1792, he married Anna Schenck, and presumably continued to live at his father's farmhouse; the couple had five children: William W., Eliza, James W., Sisera Ann, and a son who died in childhood.[25] In 1815 he purchased his own property and home on Kings Highway in Middletown where he established a farm. William also owned a store, served as postmaster, and was active in many roles in the community.

Sometime between 1815 and 1824, William's second son, James W. Murray, was given the old farmhouse near Poricy brook. He married Susanna (also called Susan and Maria depending on the source) Lufburrow, and the couple had at least eight children: Ann, Susan, William, Celia, Edward, Maria, Mary, and Martha.[26] It is believed that during their tenure the farmhouse was enlarged through an addition at the east end. This c.1830s addition had a crawlspace, rather than a full basement, with one room on the first floor and two rooms at the second floor. Secondary sources indicate that the addition had a central chimney at the east gable end with a large fireplace.

In January 1844, Susan Murray petitioned the court to have her husband James declared mentally incompetent, saying he had been without a sense of reason for three years; the court declared him incompetent.[27] It was indicated that at this time he owned two plantations in Middletown. The 1850 Federal Census lists James Murray as "insane,"[28] and the 1850 Agricultural Census appears to list James and Susan's oldest son, William, as the head of household.[29] William is listed as having a one-hundred-acre farm worth $10,000 on which he raised horses, cows, oxen, and swine, and produced wheat, rye, Indian corn, Irish potatoes, butter, and hay. James Murray died in 1857. It is not known when his wife died, or where she lived after his death.

[22] In 1855, Joseph's grandson, William W. Murray reinterred his remains at the Old First Church cemetery in Middletown.
[23] Nelson, 262.
[24] Nelson, 259.
[25] Nelson, 263 and 265.
[26] 1850 United States Federal Census, Middletown, Monmouth, New Jersey, page 672. Available from Ancestry.com (accessed May 2016).
[27] Ancestry.com, "Court proceding[sic] to declare her husband[sic] mentally incompetent," Ancestry public story, Posted 10 Apr 2011 by flammer5, http://mv.ancestry.com/viewer/6d53cff6-f032-413e-a9da-44c40c7b6412/6408706/1125127951 (accessed June 2016).
[28] 1850 United States Federal Census.
[29] 1850 Agricultural Census for Middletown, Monmouth County, New Jersey. Available on microfilm at the North Jersey History & Genealogy Center at the Morristown & Morris Township Public Library.

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The 1860 Federal Census appears to indicate that four of James and Susanna's adult children, Edward, Anna, Susan, and Maria, were still living in the old farmhouse,[30] and this is further supported by Edward's enumeration on the 1860 Agricultural Census.[31] Edward's farm is listed as sixteen acres and valued at $2,000, much smaller than what is believed to have been farmed by his brother William at the time of the previous census ten years before. If this is the correct farm, it is possible that Edward and his sisters had sold-off portions of their father's property, and by this time retained the farmhouse and a smaller land holding. Secondary sources indicate that just the following year, in 1861, the children sold the farm to Charles Gordon after nearly a century in Murray family ownership.[32] The farmhouse's history becomes less clear after it passes out of the Murray family.

What appears to be the former Murray farmhouse appears on an 1861 Atlas of Monmouth County labeled with "C. Gordon."[33] Charles Gordon was a farmer who owned other property nearby in Middletown. It is unknown whether Charles Gordon or anyone from his family lived at the former Murray farmhouse, or if he used it to house farm laborers. The home appears again on an 1873 atlas of Monmouth County with "C. Gordon."[34] The 1870 Agricultural Census indicates Charles Gordon owned seventy-five acres of farmland,[35] but it cannot be determined if this reflects the former Murray property or other land holdings.

Secondary sources indicate that around 1874, John Headden (sometimes spelled Hedden) purchased the former Murray property from Charles Gordon. Similar to Charles Gordon, it cannot be determined whether or not John Headden ever lived at the farmhouse or how he used the property. The area along present-day Oak Hill Road where the Murray farmhouse is located is labeled as "Heddens Corner or Fairview" on an 1873 atlas,[36] and that local area name continued to be used into the twentieth century. Several members of the Headden family are buried at Fairview Cemetery, which was laid out in 1851 and is located opposite the former Murray property on Oak Hill Road. No direct connection, however, can be made between the Murray farmhouse and John Headden. The house is not included on Wolverton's 1889 Atlas of Monmouth County,[37] possibly indicating it was vacant at that time. John Headden died in 1891 and his property passed to his son, Jonathan Headden.[38] Ownership of the farmhouse becomes increasingly unclear after the Headdens.

Secondary sources indicate the property was purchased by Lydia Maps around 1899, and then by Henry Robinson around 1900. The 1900 Federal Census lists a Lydia Maps, a widow living in Eatontown with an occupation listed as "capitalist."[39] She may have owned the former Murray property in Middletown as an investment. Census data lists a Henry P. Robinson owning and residing in a house on Oak Hill Road in Middletown in 1935 and 1940,[40] but he

[30] 1860 United States Federal Census, Middletown, Monmouth, New Jersey, page 52. Available from Ancestry.com (accessed May 2016).
[31] 1860 United States Agricultural Census, Middletown, Monmouth, New Jersey. Available on microfilm at the North Jersey History & Genealogy Center at the Morristown & Morris Township Public Library.
[32] Brady, 122.
[33] S. N. Beers, F. W Beers, Gallup & Holt Smith, and H.F. Wailing's Map Establishment, *Map of Monmouth County, New Jersey: from actual surveys* (New York: Smith, Gallup & Holt, 1861).
[34] F.W. Beers, Atlas of Monmouth Co. New Jersey. From Real and Actual Surveys and Records (New York: Beers, Comstock & Cline, 1873).
[35] 1870 United States Agricultural Census, Middletown, Monmouth, New Jersey. Available on microfilm at the North Jersey History & Genealogy Center at the Morristown & Morris Township Public Library.
[36] F.W. Beers, *1873 Atlas of Monmouth Co. New Jersey.*
[37] Chester Wolverton and Forsey Breou, C.E. *Wolverton's Atlas of Monmouth County, New Jersey, Complied from Actual Surveys, State and County Official Records and Private Plans* (New York: Chester Wolverton, 1889).
[38] 1891 Will of John M. Hedden, Monmouth County, New Jersey. Available from Ancestry.com (accessed May 2016).
[39] 1900 United States Federal Census, Eatontown, Monmouth, New Jersey, Enumeration District 111, page 5. Available from Ancestry.com (accessed May 2016).
[40] 1940 United States Federal Census, Middletown, Monmouth, New Jersey, Enumeration District 13-110, page 1A; and 1930 United States Federal Census, Middletown, Monmouth, New Jersey, Enumeration District 0081; Page 10B. Available from Ancestry.com (accessed May 2016).

2. DEVELOPMENTAL HISTORY

lived elsewhere before that. It cannot be determined whether or not it was the Murray farmhouse that he was living in.

In 1940, Albert H. Gebhardt purchased a one-hundred-acre farm on Oak Hill Road that included the former Murray property. Newspaper accounts at the time indicate he purchased the property from William Mears of Rumson, although this is not certain, and would contradict Henry Robinson possibly owning the property in 1940. Albert Gebhardt's ownership is well-documented through historic photographs and secondary sources from that time. Gebhardt, a diamond salesman from Bloomfield, Essex County, did not live on the property, but established Whistling Hill, a dairy farm. In the 1950s he was in the process of building a home to retire in on the farm when he died; he wife Rose, however, lived in that home until her death in 1971.

Walter Wiley, Gebhardt's farm manager, and his family lived in the old Murray farmhouse. Gebhardt undertook major repairs /alterations to the farmhouse after purchasing it. Based on a c.1940 photographs, Gebhardt removed an earlier addition that had been constructed onto the west end of the original home. There were two first-floor doorways built into the west end to access the addition, so these became exterior entrances to the house once the addition was removed. He made other general upgrades including new windows, new siding, chimney repairs, installation of a shed dormer on the south (former front) elevation where a bathroom was added at the second floor, and a new enclosed porch entrance at the south elevation. Gebhardt also dug out a full basement for the c.1830s east addition, which originally had just a crawlspace, and installed a new concrete block foundation.

Rose Gebhardt's nephew, Jack Cavanaugh, inherited the farm property after her death, and immediately sought to sell it. Motivated by the listing for sale of the Gebhardt property, a group of citizens concerned about disappearing open space in Middletown formed the Poricy Park Citizens Committee (today the Poricy Park Conservancy). In 1973, following two years of negotiating and using funding from the Department of Housing and Urban Development and the Department of Environmental Protection, the Township of Middletown purchased the former Murray property and several other tracts to create Poricy Park; additional tracts were purchased over the next few years.

The historical significance of the Murray Farmhouse was not known to the Poricy Park Citizens Committee; its history had been forgotten and its eighteenth-century architecture unrecognizable due to alterations and modern materials. The home's history was not realized until 1975, but once it was, the Conservancy undertook a multiple-year-long project to renovate the home and interpret Joseph Murray's story. Working with architect Charles H. Detwiller, Jr., contractors Creative Craftsmen, and many volunteers, the project was completed in 1982, and included installation of new wood siding, new windows and doors, and a new roof; construction of new rear and front porches; rebuilding of the chimneys; removal of original brick nogging in walls; installation of new kitchen and bathroom; removal of some interior partitions; and installation of many new interior finishes, among other repairs/upgrades. The project is well-documented in *The Founding of Poricy Park* by Pete Brady. Also informative are the papers of architect Charles H. Detwiller, Jr., which are housed at the Special Collections and University Archives at Rutgers University. Included in this collection are Detwiller's files on the Murray Farmhouse and Barn, which include correspondences, some documentation of existing conditions at the two buildings, specifications for the renovation of the barn, and exterior renderings of how the buildings were to appear after the proposed renovation.

Additional renovations were undertaken in 1996, including installing a new kitchen in the basement of the c.1830s wing. In 2001, a wood shingle roof was installed on the house. Today, the Murray Farmhouse is managed by the Middletown Department of Recreations and continues to be used for educational programs, reenactments, and community events.

2.1.3 Historical Maps and Images

2. DEVELOPMENTAL HISTORY



Figure No. 5
1781, Map of Monmouth County

1781 map showing the likely location of the Murray Farmhouse.

Credit: John Hills (surveyor), Benjamin Morgan (draftsman), and Anthony Dennis, *A Map of Monmouth County* (1781). Retrieved from the Library of Congress, https://www.loc.gov/item/gm72003604 (Accessed June 2016).

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Figure No. 6
1851, Map of Monmouth County

1851 map showing the approximate location of the Murray Farmhouse.

Credit: Jesse Lightfoot, *Map of Monmouth County, New Jersey* (New York: J.B. Shields, 1851). On file at the North Jersey History & Genealogy Center of the Morristown & Morris Township Public Library.

2. DEVELOPMENTAL HISTORY

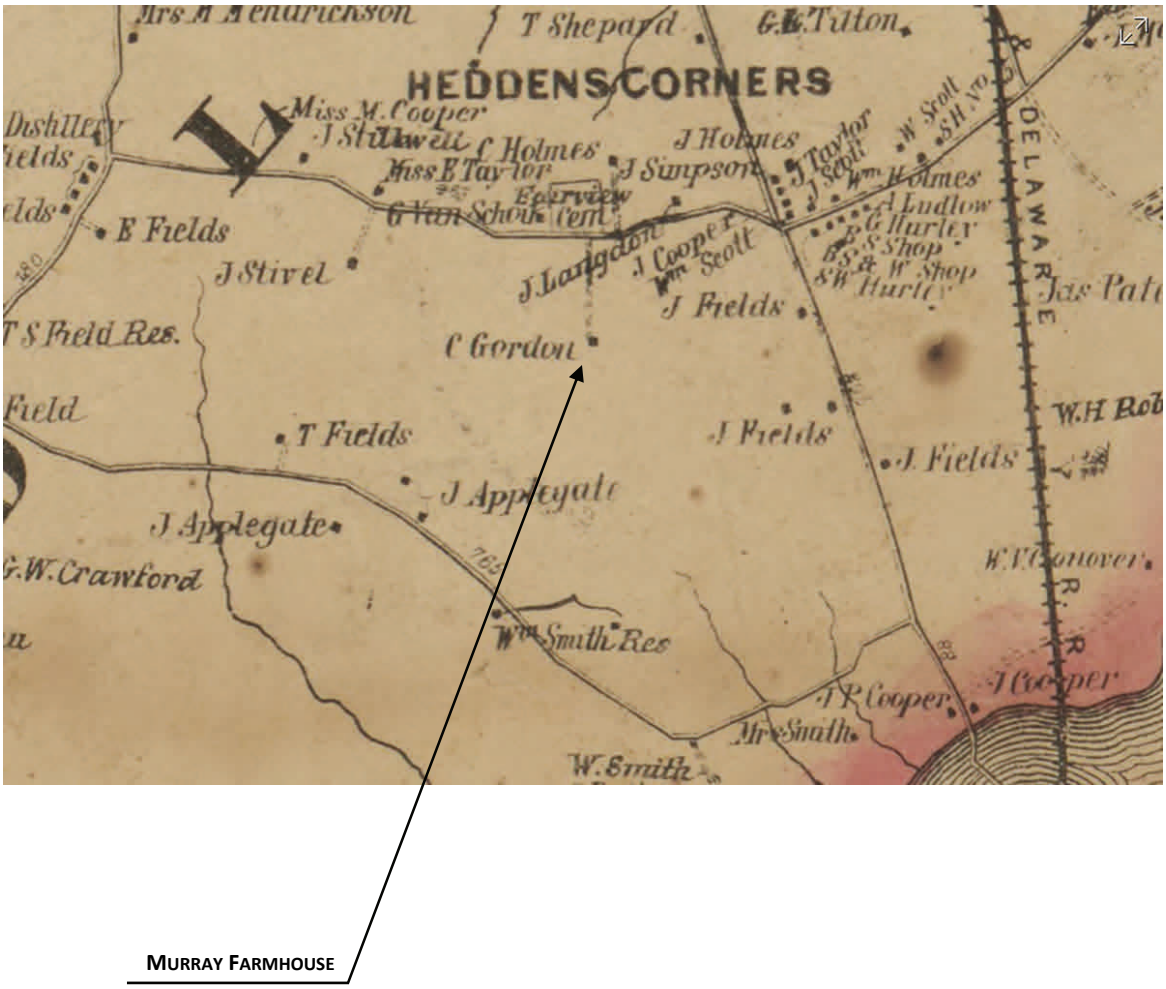


Figure No. 7
1861, Map of Monmouth County

1861 map showing the Murray Farmhouse.

Credit: S. N. Beers, F. W Beers, Gallup & Holt Smith, and H.F. Walling'S Map Establishment. *Map of Monmouth County, New Jersey: from actual surveys* (New York: Smith, Gallup & Holt, 1861). Retrieved from the Library of Congress, https://www.loc.gov/item/2012593678. (Accessed June 2016.)

2. DEVELOPMENTAL HISTORY

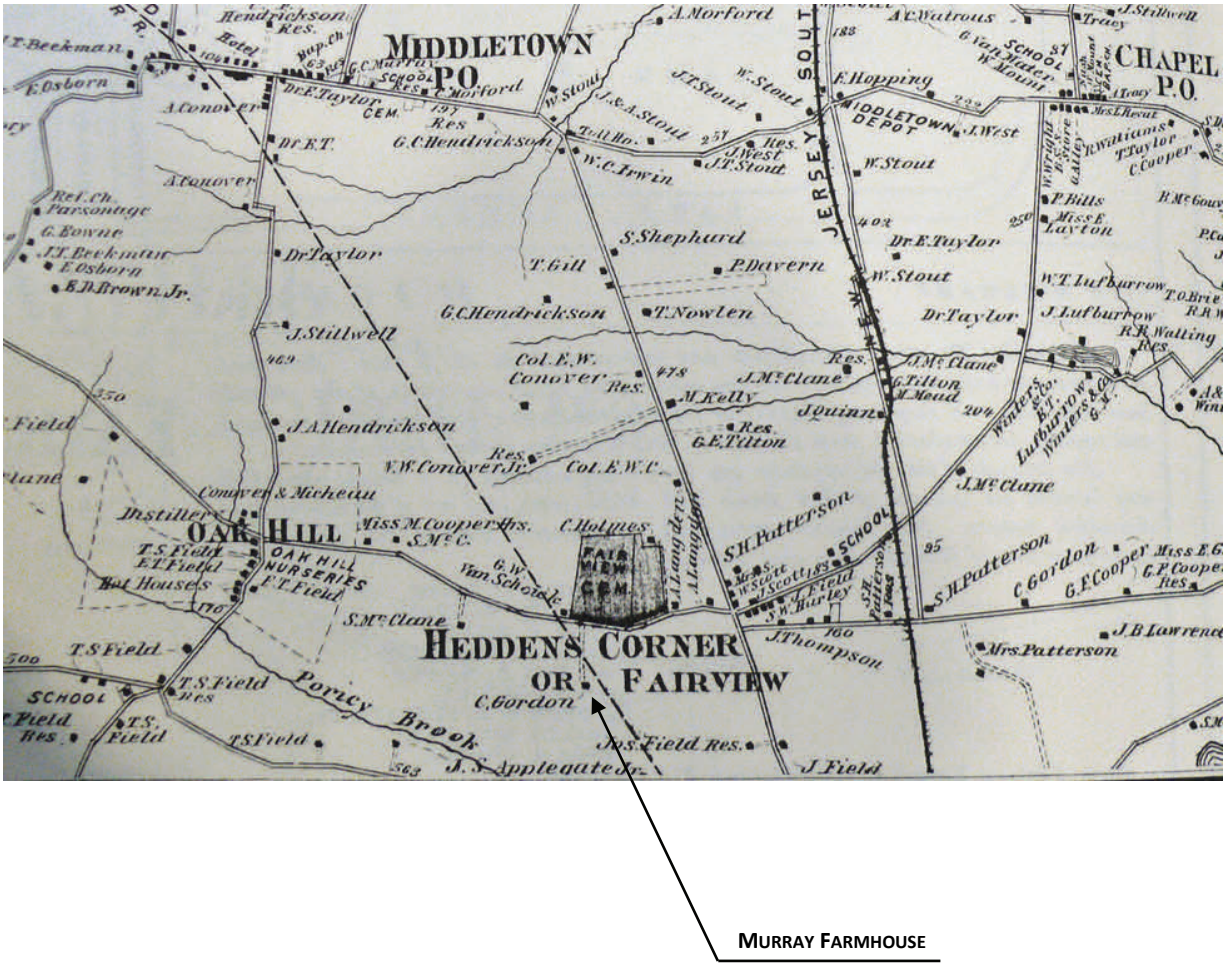


Figure No. 8
1873, Atlas of Monmouth County

1873 map showing the Murray Farmhouse.

Credit: F.W. Beers, *Atlas of Monmouth Co. New Jersey. From Real and Actual Surveys and Records* (New York: Beers, Comstock & Cline, 1873). Map on file at the Monmouth County Historical Association, Research Library & Archives.

2. DEVELOPMENTAL HISTORY

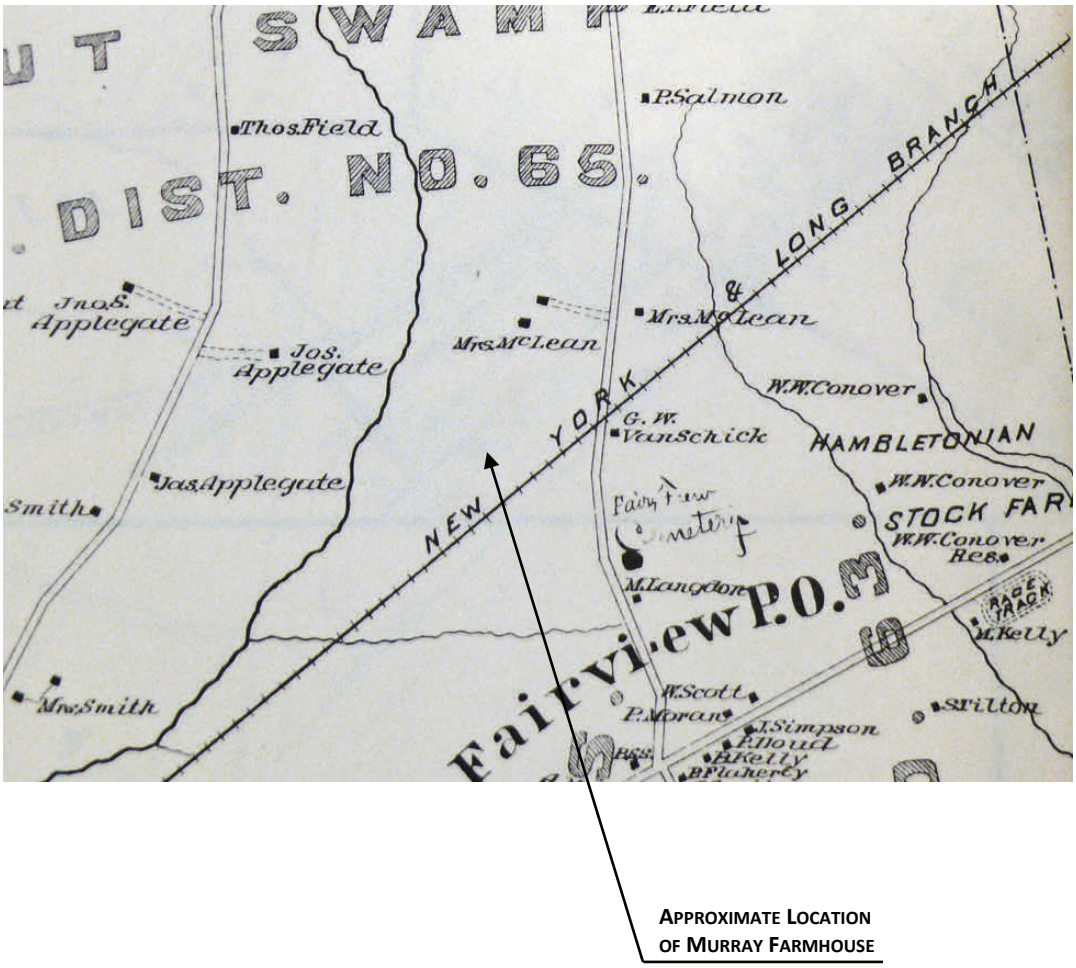


Figure No. 9
1889, Atlas of Monmouth County

1889 map showing the approximate location of the Murray Farmhouse.

Credit: Chester Wolverton and Forsey Breou, C.E., *Wolverton's Atlas of Monmouth County, New Jersey, Complied from Actual Surveys, State and County Official Records and Private Plans* (New York: Chester Wolverton, 1889). Map on file at the Monmouth County Historical Association, Research Library & Archives.

2. DEVELOPMENTAL HISTORY

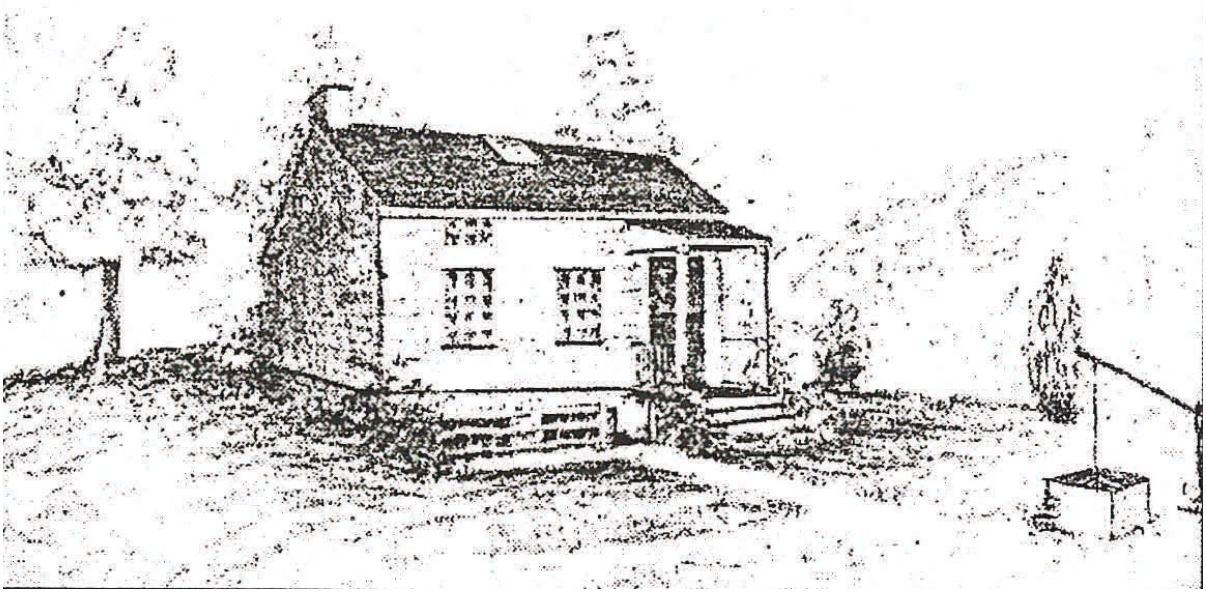


Figure No. 10
c.1902, Murray Farmhouse

This undated sketch image of the Murray Farmhouse appeared in a 1902 publication and is thought to portray the original appearance of the home.

Credit: William Nelson, *The New Jersey Coast in Three Centuries: History of the New Jersey Coast with Genealogical and Historic-biographical Appendix, Volume II* (New York: Lewis Publishing Company, 1902), 259.

2. DEVELOPMENTAL HISTORY

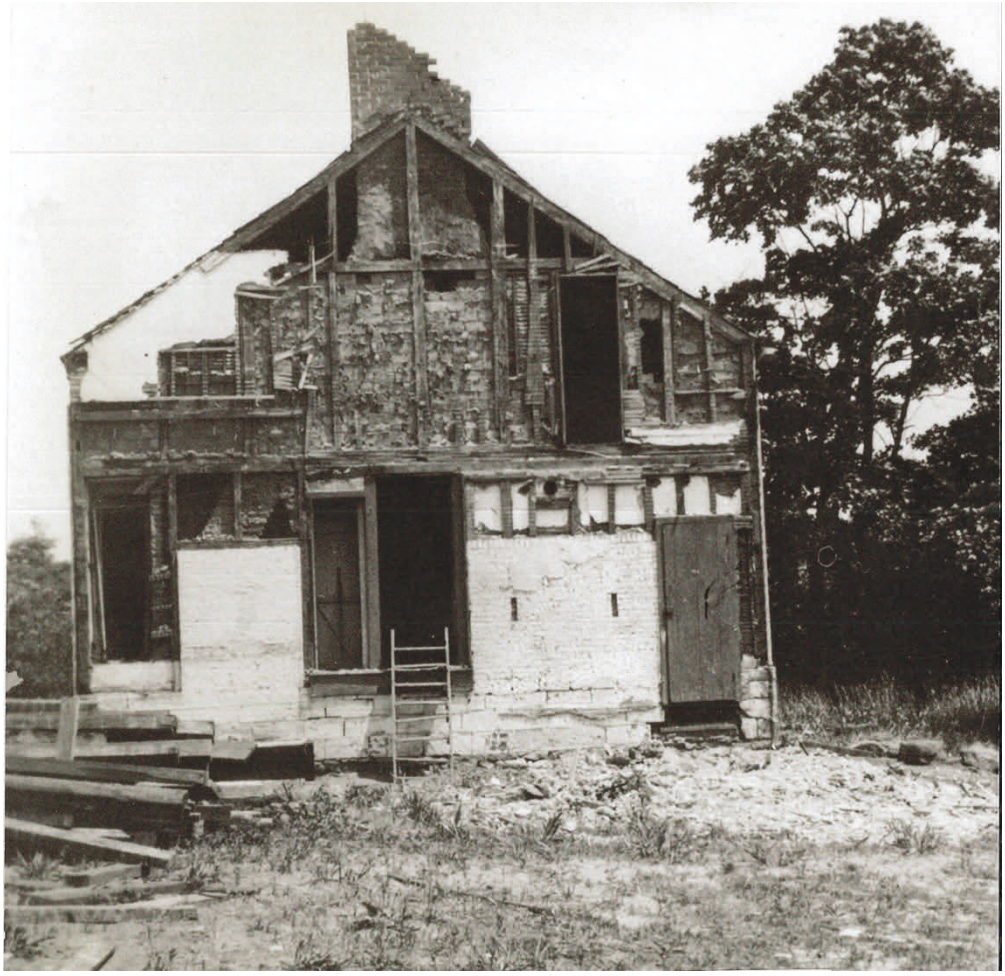


Figure No. 11
c.1940, Murray Farmhouse

C.1940 image of the Murray Farmhouse under construction after Albert Gebhardt purchased it. An addition had been removed from the west end.

Credit: Courtesy of the Township of Middletown, Department of Recreation.

2. DEVELOPMENTAL HISTORY



Figure No. 12
c.1940, Murray Farmhouse

C.1940 image of the Murray Farmhouse under construction after Albert Gebhardt purchased it. New siding, windows, and doors have been installed, which re-oriented the house so this elevation became the front.

Credit: Courtesy of the Township of Middletown, Department of Recreation.

2. DEVELOPMENTAL HISTORY



Figure No. 13
c.1940, Murray Farmhouse

C.1940 image of the Murray Farmhouse during renovations. A side (today the front) porch entrance has been added.

Credit: Courtesy of the Township of Middletown, Department of Recreation.

2. DEVELOPMENTAL HISTORY



Figure No. 14
c.1941, Murray Farmhouse

C.1941 image of the Murray Farmhouse after renovations were completed. The side porch entrance was enclosed, a rear dormer added, asbestos siding installed over the clapboards, and a doorway removed at the west side.

Credit: Courtesy of the Township of Middletown, Department of Recreation.

2. DEVELOPMENTAL HISTORY



Figure No. 15
c.1974, Murray Farmhouse

1974 image of the Murray Farmhouse showing its condition when acquired by the Township.

Credit: Courtesy of the Township of Middletown, Department of Recreation.

2. DEVELOPMENTAL HISTORY



Figure No. 16
c.1980, Murray Farmhouse

1980 image of the Murray Farmhouse after the shed-roof dormer was removed and a new asphalt shingle roof was installed.

Credit: Courtesy of the Township of Middletown, Department of Recreation.

2. DEVELOPMENTAL HISTORY



Figure No. 17
c.1980, Murray Farmhouse

1980 image of the Murray Farmhouse during major renovation.

Credit: Courtesy of the Township of Middletown, Department of Recreation.

2. DEVELOPMENTAL HISTORY



Figure No. 18
c.1980, Murray Farmhouse

1980 image of the kitchen fireplace in the basement (Room 001) prior to renovation.

Credit: Courtesy of the Township of Middletown, Department of Recreation.

2. DEVELOPMENTAL HISTORY



Figure No. 19
c.1980, Murray Farmhouse

1980 image of the north parlor (Room 103) prior to renovation.

Credit: Courtesy of the Township of Middletown, Department of Recreation.

2. DEVELOPMENTAL HISTORY



Figure No. 20
c.1981, Murray Farmhouse

1981 image of the Murray Farmhouse after major renovations.

Credit: Courtesy of the Township of Middletown, Department of Recreation.

2. DEVELOPMENTAL HISTORY

2.2 Chronology of Construction

The chronology of construction is based on the existing architectural fabric and historical research. Although not all changes are known, the following is a summary of significant changes providing an outline of the building's evolution since construction.

c.1767	Joseph Murray constructed the Farmhouse as a three-bay, one-and-one-half-story, side-gable residence with raised basement level. The interior plan consisted of a side-hall with two rooms off of the west side.
c.1830s	James Murray, grandson of Joseph, constructed a one-and-one-half-story addition onto the east side of the home, which added two rooms off of the east side. The roof of the addition continued the side-gable ridge from the original section. The addition was set over a crawl space rather than a full basement. As part of the addition the original side hall was narrowed with its east wall shifted west; the side hall essentially became a center hall.
Late-19th Century	An addition was constructed onto the west end of original section, but it is unknown what this looked like.
1940	Albert Gebhardt purchased the Farmhouse and undertook a major renovation. A west addition was removed and the west elevation became the primary façade with new entrances. He also installed new siding and windows, and added a shed dormer at the south side of the roof where a second-floor bathroom was installed. Also, the crawl space under the east addition was dug out and a concrete block foundation with full basement added.
1973	After concerns from a citizens group over loss of open space, the Township of Middletown purchased several tracts of land, which included the Murray Farmhouse, to create Poricy Park.
1976	Property was listed on the New Jersey Register of Historic Places as Throckmorton Farm.
1977	A new asphalt shingle roof was installed at the Farmhouse and the south dormer was removed. An existing coal furnace and radiators were removed and electric baseboard heaters were installed.
1979	New electric and phone lines were installed at Poricy Park, and a trench was dug to bury the utility lines to the Farmhouse.
1980-1982	Upon realizing the historical significance of the Farmhouse, the Poricy Park Citizens Committee undertook a major renovation to interpret the home and Joseph Murray's story. The project included installation of new wood siding, and new windows and doors; construction of new rear and front porches; rebuilding of the chimneys; removal of original brick nogging in walls; installation of new kitchen and bathroom; removal of some interior partitions; and installation of many new interior finishes.
1996	The Township undertook additional renovations including installation of new kitchen in the basement of the east addition.
2001	The existing wood shingle roof was installed.

2. DEVELOPMENTAL HISTORY

2.3 Architectural Description

2.3.1 Site

The Murray Farmhouse is located in the 250-acre Poricy Park. The original front elevation faces south/southwest, but today, the north/northeast elevation is used as the primary entrance. While much of the park is wooded, the general area around the farmhouse and barn is open with lawn and a few mature trees. A pond is located northeast of the house, and a fenced-in garden is set south of the house. Brick walkways edged with railroad ties lead from both the front and rear entrances to a circular driveway set immediately west of the house. The unpaved driveway, called Murray Farmhouse Road, slopes up as it leads northwest to the main parking area within Poricy Park. The Murray Barn is set northwest of the circular drive, and there are several other small outbuildings around the site.

2.3.2 Exterior

General

The Murray Farmhouse consists of two sections that form an asymmetrical center-hall plan. The original portion, dating to c.1767, constitutes the western half of the building, while the east addition dates to the early-nineteenth century. Both sections are wood-frame construction. The original section has a dressed brownstone foundation, while the east addition has a concrete block foundation; the foundation is painted at both sections. Both sections are clad with wood clapboard siding. The window and door types and sizes vary by location, but generally consist of multiple-lite wood windows and paneled wood doors.

Both sections are set under a continuous side-gable roof with ridge running east-west. The roof is clad with wood shingles, and the fascia boards are wood. The roof drainage is composed of hung aluminum gutters and corrugated aluminum leaders that connect to PVC leader sleeves that drain at grade. An interior brick chimney with aluminum flashing is centered on the roof ridge at the west end.

Front (South) Elevation

The south (front) elevation is four irregular bays wide. There are entrances at both the basement level and first floor. The two entrances align and are set slightly off-center to the west. The first-floor level is six steps above ground level and is accessed by a small entry porch featuring wood stairs, flat wood balustrades, and two square wood posts that support a shed-roof overhang. The entrance is a six-panel wood Dutch door set in plain wood trim (D101). There are two bays west of door D101 and one bay to the east, each containing a six-over-six hung wood window set in flat wood trim. Windows W102 and W103 both feature a thin, rounded-edge wood sill, while W108 has a plain wood sill. At the second floor level, the outer bays each contain a six-lite wood casement window set in flat wood trim (W201 and W208).

Set below the entry porch is the basement access, which is a vertical-board door set in a plain wood frame (D001). The exposed basement level is accessed by bluestone steps that are located west of the entry porch, and a brick and stone path extends across the basement level to door D001; a rubble stone retaining wall surrounds this area. There are two basement-level windows west of door D001, both are a four-lite wood casement window set in a plain, wide wood surround with masonry lintel and sill (W002 and W003). East of the entrance porch, there is a single three-lite awning wood window at the concrete block section of the foundation.

West Elevation

The west gable end is two bays wide and has no fenestration at the basement or first-floor level. Two brick chimney backs are exposed at the first floor. The two bays at the second floor level each contains a single six-over-six hung wood window set in plain, wide wood trim (W202 and W203).

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North Elevation
The rear (north) elevation is three irregular bays wide with the entrance set slightly off-center towards the west. Like at the front elevation, the first-floor level is set above ground level and is accessed by a small entry porch featuring wood stairs, flat wood balustrades, and two square wood posts that support a shed-roof overhang. The entrance is a four-panel wood door set in plain wood trim (D105). The outer bays each contain windows that align at the basement, first, and second-floor levels. There also is an additional basement-level window immediately west of the entry porch. The two basement-level windows west of the entry porch are two-lite wood awning windows (W004 and W005), while the single basement window east of the entrance is a three-lite wood awning window (W006); all of the basement level windows are covered by exterior horizontal wood bars. The first floor windows are typical six-over-six hung wood windows (W104 and W106), and the second-floor windows are typical six-lite wood casement windows (W204 and W205).

East Elevation
The west gable end is two bays wide. Two are two basement-level openings. The south contains a three-lite awning wood window set in a plain wood frame, while the north opening is boarded up. At the first-floor, there is a six-over-six hung wood window in the south bay (W107); this window features a thin, rounded-edge sill, similar to windows W002 and W003. There are two bays at the second floor level, and each contains a single six-over-six hung wood window set in plain, wide wood trim (W206 and W207). A small vented opening is centered in the peak of the gable.

2.3.3 Interior

The description of the interior relies upon room callout numbers. The first number of each notation indicates the floor on which the item is found. For example, the first floor room numbers begin with the number 1. The doors and windows are similarly noted in a consecutive order, but are further identified by the inclusion of a "W" for window or "D" for door. For example, W101 would indicate a window located on the first floor.

General
The interior layout of the building is a center hall running the full depth of the house north to south with two rooms to either side of the hall. The original c.1767 wing featured a side hall with two rooms to its west, and the c.1830s addition added two rooms east of the hall, essentially creating a center-hall plan. The walls at the first and second floor levels with the c.1767 portion were originally wood frame with brick nogging and finished with plaster. During the 1980s renovation project, most of the brick nogging was removed and replaced with modern insulation; a few small areas of the brick nogging was left intact and exposed to document the historic fabric.

Basement
The basement presently lacks a center hall, but a hall did exist historically that aligned with that at the first floor. Currently there are two rooms (001 and 002) within the original c.1767 section, and two rooms (003 and 004) within the c.1830s addition.

Room 001 – Kitchen
Room 001 occupies the south portion of the basement of the original c.1767 section. The room is accessed from the exterior via door D001 at its south wall. Door D011 at the east wall leads to Room 003, and door openings D013 and D014 at the north wall lead to Room 002. There are two windows (W002 and W003) at the south wall. The floor is exposed brick. The walls vary in material. At the east wall, the north end is rubble stone finished with high-gloss paint, the center portion is composed of painted vertical wood boards, and the south end is a mix of rubble stone and concrete blocks finished with high-gloss paint. The south wall is rough-finished rubble stone at its top with smooth-finish concrete from window sill level to the ground; all finished with high-gloss paint. The west wall has vertical wood boards at the closet at its south end and has brick with a cement-based smooth finish at the remainder. The north wall is wood framed and finished with a thin coat of cement-based plaster. The ceiling is the exposed first-floor heavy-timber framing; the beams run north-south at the west portion of the room and change

2. DEVELOPMENTAL HISTORY

direction at the east portion where a hallway likely existed. A fireplace is centered on the west wall, with a closet to its south (door D012) and a beehive oven to its north; the beehive portion extends into Room 002 to its north. The brick fireplace has a painted wood surround and mantel, a metal fireback, a brick hearth over brick flooring, and cranes and other utensils for cooking. The beehive oven is brick at its interior and has a small metal door with metal surround.

Doors:

D001

Door Type:	Vertical board and batten wood door. A window appears to have been cut into door previously, but the opening is now infilled with wood; late-20th-century material fabric.
Hardware Type:	Thumb latch, slide bolt, and two strap hinges.
Trim:	Flat stock wood trim.

D011

Door Type:	Vertical board wood door with three horizontal and two diagonal braces; late-20th-century material fabric.
Hardware Type:	Two strap hinges and a thumb latch.
Trim:	None; flush with vertical board wall.

D012

Door Type:	Vertical board wood door with Z bracing; late-20th-century material fabric.
Hardware Type:	Turn latch and two hinges.
Trim:	None; flush with vertical board wall.

D013

Door Type:	Just an opening.
Hardware Type:	None. Scarring from removed hinges and latch
Trim:	Flat-stock wood trim with inner bead. Appears to be older material fabric.

D014

Door Type:	Just an opening.
Hardware Type:	None.
Trim:	Flat-stock wood trim with inner bead of modern material.

Windows:

W002

Window Type:	Four-lite wood casement window that opens in; late-20th-century material fabric.
Hardware Type:	Two small H-L hinges of modern material, a wood handle, a casement fastener, and an eyehook.
Trim:	No trim; just a frame.

W003

Window Type:	Four-lite wood casement window that opens in; late-20th-century material fabric.
Hardware Type:	Two small H-L hinges of modern material, a wood handle, a casement fastener, and an eyehook.
Trim:	No trim; just a frame.

2. DEVELOPMENTAL HISTORY

Room 002 – Store Room
Room 002 occupies the north portion of the basement of the original c.1767 section. The room is accessed from Room 001 via doors D013 and D014 on its south wall. An open wood stair along the east wall provides access from the first floor. There are two windows (W004 and W005) at the north wall, and there is a former window opening (W015) at the east wall by the staircase. The floor is exposed brick. The west, north, and east walls are rubble stone finished with high-gloss paint. The brick hearth from the first-floor space above is exposed at the west wall. The south wall is wood framed and is finished with a cement-based plaster. The ceiling is the exposed first-floor heavy-timber framing. The beams run north-south at the west portion of the room and change direction at the east portion where a hallway likely existed; the framing at the eastern end is white washed. In the southwest corner is the rounded beehive oven, which opens to Room 001, and is composed of brick and finished with a painted plaster. The oven has an open brick base with horizontal wood boards spanning east-west between brick supports.

The modern stair at the east end has open risers, square balusters, and a square newel post. At the east wall of the stair, the sill plate is visible, and the wall above at the first floor level is wood frame and finished with a thin coat of plaster. The west wall of the stair enclosure at the first floor level is composed of painted vertical wood boards.

Windows:

W004

Window Type:	Two-lite wood awning window in splayed masonry opening with brick sill. There are bars at the exterior of the window opening; late-20th-century material fabric.
Hardware Type:	Two small H-hinges, two slide bolts, a wood handle, and security detection hardware.
Trim:	No trim; just a frame.

W005

Window Type:	Two-lite wood awning window in splayed masonry opening with brick sill. There are bars at the exterior of the window opening; late-20th-century material fabric.
Hardware Type:	Two small H-hinges, two slide bolts, and security detection hardware.
Trim:	No trim; just a frame.

W015

Window Type:	No window; just a masonry opening and frame; 19th-century material fabric.
Hardware Type:	None.
Trim:	No trim; just a frame.

Room 003 – Modern Kitchen
Room 003 occupies the south portion of the basement in the c.1830s wing. This room is accessed from Room 001 via door D001 at its west wall and is set one step up. Door D016 centered at the north wall leads to Room 004. There is a closet set in the southeast corner (door D010). There is a window at the south and east walls (W008 and W009). The floor is painted concrete. The walls vary in material. At the west wall, the north end is dressed stone finished with high-gloss paint, the center portion is composed of painted vertical wood boards with built-in shelving, and the south end is a mix of dressed stone and concrete blocks finished with high-gloss paint. The north, east, and south walls are finished with gypsum wallboard. The north wall has a simple three-inch wood base with molded top edge. The ceiling is suspended acoustical tiles. There are Formica kitchen counters and thermofoil cabinets along the south and east walls; the east counter features a sink, and the south counter features an oven. The ceiling is suspended acoustical tile that hides the exposed first-floor heavy-timber framing.

Doors:

2. DEVELOPMENTAL HISTORY

D010
Door Type: Narrow, three-panel Masonite door; late-20th century material fabric.
Hardware Type: Brass knob and three brass hinges.
Trim: Molded wood trim of modern material.

D016
Door Type: Six-panel Masonite door with faux wood graining; late-20th century material fabric.
Hardware Type: Brass knob with privacy lock and three brass hinges.
Trim: Molded wood trim of modern material.

Windows:

W008
Window Type: Three-lite wood awning window; mid-20th century material fabric.
Hardware Type: Sash lock and hinge.
Trim: The deep opening has a wood sill with apron and the jambs are finished with gypsum wallboard.

W009
Window Type: Three-lite wood awning window; mid-20th century material fabric.
Hardware Type: Sash lock and hinge.
Trim: The deep opening has a wood sill with apron and the jambs are finished with wall board.

Room 004 – Mechanical Room

Room 004 occupies the north portion of the basement in the c.1830s wing. This room is accessed from Room 003 via door D016 centered at its south wall. Window W006 is approximately centered on the north wall. The floor is painted concrete. The walls vary in material. The north and east walls are painted concrete block. The south wall is a gypsum wallboard partition wall with a simple three-inch wood base with molded top edge. The west wall is dressed stone finished with high-gloss paint. The ceiling is the exposed first-floor heavy-timber framing; the beams run east-west and are painted. The hot water heater and electrical service panel are located in this room.

Windows:

W006
Window Type: Three-lite wood awning window; mid-20th century material fabric.
Hardware Type: Sash lock and hinge.
Trim: None.

W007
Window Type: Not visible.
Hardware Type: Not visible.
Trim: Not visible.

First Floor

Room 101 – Hall

Room 101 is the center hall that extends north-south the full depth of the first floor. The space is accessed from the exterior at both its north and south ends (doors D101 and D105). Two doors (D109 and D115) at the west wall access Rooms 102 and 103, respectively. Door D116 at the east wall accesses Room 104. A quarter-turn staircase occupies the northeast corner and is enclosed by a painted vertical board enclosure (Room 101A). The floor is carpeted. The walls are finished with plaster and have a four-and-one-half-inch molded wood base with thick

2. DEVELOPMENTAL HISTORY

rounded top profile and a concave shoe molding. The east, south, and west walls feature a three-inch wood chair rail with beaded lower edge. The ceiling is the exposed second-floor heavy-timber framing; the beams run north-south and feature a beaded bottom edge.

Doors:

D101

Door Type:	Painted six-panel Dutch wood door; late-20th-century material fabric.
Hardware Type:	A brass knob at lower door half, thumb latch at upper half, a slide bolt at each half, two strap hinges at each half, and a slide bolt to keep two halves together.
Trim:	Three-and-one-half-inch wood trim with an inner cove mold flanked by beads.

D105

Door Type:	Painted four-panel wood door; late-20th-century material fabric.
Hardware Type:	Thumb latch, keyed deadbolt, chain lock, and two large strap hinges.
Trim:	Three-and-one-half-inch flat stock wood trim; late-20th-century material fabric.

D109

Door Type:	Painted vertical beaded-board door with Z bracing on room side; late-20th-century material fabric.
Hardware Type:	Thumb latch and two large strap hinges.
Trim:	Three-and-one-quarter-inch flat wood trim with inner bead; late-20th-century material fabric.

D115

Door Type:	Painted vertical beaded-board door with Z bracing on room side; late-20th-century material fabric.
Hardware Type:	Thumb latch and two large strap hinges.
Trim:	Three-and-one-half-inch flat wood trim with an inner bead; 18th or 19th-century material fabric.

D116

Door Type:	Painted tall, vertical beaded-board door with Z bracing on room side; late-20th-century material fabric.
Hardware Type:	Thumb latch and two large strap hinges.
Trim:	Five-inch molded wood trim with a complex profile; 19th-century material fabric.

Room 101A – Stair

Stair 101A, is a quarter-turn wood staircase that rises behind a painted, wood vertical board wall. The north end of the vertical board wall is cut at an angle to form a railing of sorts that follows the rise of the stair. The bottom step extends out beyond the vertical board wall. Rounded wood hand rails are attached to both the north and east walls within the staircase. There is a square wood balustrade along the west side of the stair opening at the second floor level.

Room 102 – South Parlor

Room 102 occupies the southwest corner of the first floor. The room is accessed from the Hall (101) via door D109 at its east wall. A wide opening (D112) in the north wall leads to Room 103. There are two windows (W102 and W103) at the south wall. The west wall features a fireplace with a closet to either side. The floor is modern wide wood plank of variable widths that are run east-west. The walls are wood-frame and are finished with plaster. The walls have a four-and-one-half-inch wood base with a rounded top profile and a bottom shoe mold; the base appears to be a mix of modern and historic material. The walls also feature a three-inch wood chair rail with

2. DEVELOPMENTAL HISTORY

beaded lower edge; the chair rail also appears to be a mix of modern and historic material. The ceiling is the exposed second-floor heavy-timber wood framing; the beams run north-south and feature a beaded bottom edge. The brick fireplace at the west wall has a painted wood surround and mantel, a brick fireback, and a brick hearth. The closet south of the fireplace (at door D110) is enclosed by a vertical board wood wall; the room finishes continue into the closet space. The closet north of the fireplace (at door D111) is also enclosed by a vertical board wood wall; the north wall is constructed of concrete block. The closet has a built-in shelf.

Doors:

D110

Door Type:	Painted, vertical beaded-board door with three horizontal braces on interior face; late-20th-century material fabric.
Hardware Type:	Small latch, pull handle, and two H-L hinges.
Trim:	None; flush with vertical board wall.

D111

Door Type:	Two stacked, painted, vertical beaded-board doors, each with two horizontal braces on interior face; late-20th-century material fabric.
Hardware Type:	Each door with small latch, pull handle, and two H-L hinges.
Trim:	None; flush with vertical board wall.

D112

Door Type:	No door; just an opening.
Hardware Type:	None.
Trim:	Three-and one-quarter-inch flat wood trim with inner beaded edge; late-20th-century material fabric.

Windows:

W102

Window Type:	Six-over-six hung wood window; late-20th-century material fabric.
Hardware Type:	Sash lock.
Trim:	Three-and-one-half-inch flat wood trim with inner beaded edge and a plain, narrow sill; late-20th-century material fabric.

W103

Window Type:	Six-over-six hung wood window; late-20th-century material fabric.
Hardware Type:	Sash lock.
Trim:	Three-and-one-half-inch flat wood trim with inner beaded edge and a plain, narrow sill; late-20th-century material fabric.

Room 103 – North Parlor

Room 103 occupies the northwest corner of the first floor. The room is accessed from the Hall (101) via door D115 at its east wall. A wide opening (D112) in the south wall leads to Room 102. There is a window (W104) at the north wall. The west wall features a fireplace with a closet to either side. The floor is modern wide wood plank of variable widths that run east-west. The walls are wood-frame and are finished with plaster. The walls have a four-and-one-half-inch wood base with a rounded top profile and a bottom shoe mold; the base appears to be a mix of modern and historic material. The walls also feature a three-inch wood chair rail with beaded lower edge; the chair rail also appears to be a mix of modern and historic material. The ceiling is the exposed second-floor heavy-timber wood framing; the beams run north-south and feature a beaded bottom edge. The brick fireplace at the west wall has a painted wood surround and mantel, a brick fireback, and a brick hearth. The closet south of the fireplace (at door D113) is enclosed by a vertical board wood wall; the south wall is constructed of concrete block. This closet

2. DEVELOPMENTAL HISTORY

has a built-in shelf. The closet north of the fireplace (at door D114) is also enclosed by a vertical board wood wall; the room finishes continue into the closet space.

Doors:

D113

Door Type:	Two stacked, painted, vertical beaded-board doors, each with two horizontal braces on interior face; late-20th-century material fabric.
Hardware Type:	Each door with small latch, pull handle, and two H-L hinges.
Trim:	None; flush with vertical board wall.

D114

Door Type:	Painted, vertical beaded-board door with three horizontal braces on interior face; late-20th-century material fabric.
Hardware Type:	Small latch, pull handle, and two H-L hinges.
Trim:	None; flush with vertical board wall.

Window:

W104

Window Type:	Six-over-six hung wood window; late-20th-century material fabric.
Hardware Type:	Sash lock.
Trim:	Three-and-one-half-inch flat wood trim with inner beaded edge and a plain, narrow sill; late-20th-century material fabric.

Room 104 – Meeting Room

Room 104 occupies the southeast corner of the first floor. The room is accessed from the Hall (101) via door D116 at its west wall. A pair of doors at the north wall (D118) leads to Room 105, and door D117 to their west lead to stairs that access the basement. There is a single window at both the east (W107) and south (W108) walls. The floor is modern wide wood planks that run north-south. The walls are wood-frame and appear to be finished with a combination of gypsum wallboard and plaster. A section of original frame and nogging is left exposed at the southwest corner. The walls have a five-inch wood base with a rounded top profile and a bottom shoe mold; the base appears to be modern material. The ceiling is finished with gypsum wallboard. There is a bulkhead at the northeast corner of the ceiling created by the shower/plumbing above.

Doors:

D117

Door Type:	Painted, narrow vertical beaded-board door with three horizontal braces on stair side; late-20th-century material fabric.
Hardware Type:	Thumb latch and two small H-L hinges.
Trim:	Three-and-one-half-inch flat wood trim with inner beaded edge; late-20th-century material fabric.

D118

Door Type:	Pair of painted, vertical-beaded-board doors with Z bracing on Room 105 side; late-20th-century material fabric.
Hardware Type:	Thumb latch, slide bolt, and two large strap hinges per door.
Trim:	Three-and-one-half-inch flat wood trim with inner beaded edge; late-20th-century material fabric.

Window:

W107

Window Type:	Six-over-six hung wood window; late-20th-century material fabric.

2. DEVELOPMENTAL HISTORY

Hardware Type: Sash lock.
Trim: Three-and-one-half-inch flat wood trim with inner beaded edge; a plain, narrow sill; and a flat apron with beaded lower edge; late-20th-century material fabric.

W108
Window Type: Six-over-six hung wood window; late-20th-century material fabric.
Hardware Type: Sash lock.
Trim: Three-and-one-half-inch flat wood trim with inner beaded edge; a plain, narrow sill; and a flat apron with beaded lower edge; late-20th-century material fabric.

Room 105 – Office/Storage Room
Room 105 occupies the northeast corner of the first floor. The room is accessed via double doors D116 from Room 104 at its south wall. There is a single window opposite the doors at the north wall (W106). The floor is narrow wood planks that run east-west. The walls are wood-frame and are finished with a combination of gypsum wallboard and plaster. A section of original frame and nogging is left exposed at the west wall. The walls have a five-inch wood base with a rounded top profile and a bottom shoe mold; the base appears to be modern material. The ceiling is finished gypsum wallboard. There is a countertop with a sink and a stove along the east wall.

Window:

W106
Window Type: Six-over-six hung wood window; late-20th-century material fabric.
Hardware Type: Sash lock.
Trim: Three-and-one-half-inch flat wood trim with inner beaded edge; a plain, narrow sill; and a flat apron with beaded lower edge; late-20th-century material fabric.

Second Floor
The second floor is composed of a central stair landing/hall (201) off of which are located two rooms to either side, east and west, and one room to the south.

Room 201 – Landing
Room 201 occupies the north-center portion of the second floor and is accessed via Stair 01A at its northeast corner. A wood balustrade runs north-south along the stair where it occupies the northeast corner. Doors D209 and D210 at the west wall lead to Rooms 202 and 203, respectively. Doors D211 and D212 at the east wall lead to Rooms 204 and 205, respectively. Door D214 at the east end of the south wall leads to Room 206. Two doors (D215 and D216) at the south wall access closets. The floor is random-width wood planks that run east-west. The walls are wood frame. The east wall and a portion of the north wall at the stair are finished with plaster. The remaining walls are finished with gypsum wallboard. The walls have a five-inch wood base with simple molded top edge. The ceiling is finished with gypsum wallboard. The closets are finished with a mix of gypsum wallboard and wood.

Doors:

D209
Door Type: Painted, four-panel wood door with two tall over two short panels; 19th-century material fabric.
Hardware Type: Porcelain knobs with box lock and two tall round-top hinges.
Trim: Narrow flat stock wood trim.

2. DEVELOPMENTAL HISTORY

D210
Door Type: Painted, four-panel wood door with two tall over two short panels; 19th-century material fabric.
Hardware Type: Porcelain knobs with box lock and two tall round-top hinges.
Trim: Narrow flat stock wood trim.

D211
Door Type: Painted, four-panel wood door with two tall over two short panels; 19th-century material fabric.
Hardware Type: Thumb latch and two tall round-top hinges.
Trim: Flat stock wood trim.

D212
Door Type: Painted, four-panel wood door with two tall over two short panels; 19th-century material fabric.
Hardware Type: Thumb latch and two tall round-top hinges.
Trim: Flat stock wood trim.

D214
Door Type: Painted vertical-board wood door with Z bracing on room side; late 20th-century material fabric.
Hardware Type: Pull handle, eye hook, hasp lock, and two large strap hinges.
Trim: Flat stock wood trim; late 20th-century material fabric.

D215
Door Type: Painted vertical beaded-board wood door with Z bracing on room side; late 20th-century material fabric.
Hardware Type: Simple wood pull, turn latch, hasp lock, and two strap hinges.
Trim: Flat stock wood trim; late 20th-century material fabric.

D216
Door Type: Painted vertical beaded-board wood door with Z bracing on room side; late 20th-century material fabric.
Hardware Type: Simple wood pull, turn latch, hasp lock, and two strap hinges.
Trim: Flat stock wood trim; late 20th-century material fabric.

Room 202 – Interpreted Bedroom 1
Room 202 occupies the southwest corner of the second floor. The room is accessed from Room 201 via door D209 at the north end of the east wall. There is a single window at both the south (W201) and east (W202) walls. There is a stepped brick chimney at the west wall. The floor is random-width wood boards that run east-west. The walls are wood frame and are finished with gypsum wallboard. The walls have a simple five-inch wood base with molded top edge. The original framing and brick nogging is left exposed at the southwest corner. The ceiling is finished with gypsum wallboard. The ceiling slope breaks to follow the roof line and is angled toward the south knee wall.

Windows:

W201
Window Type: Six-lite wood casement window that opens in; late 20th-century material fabric.
Hardware Type: Casement fastener, pull, eye hook, and two small H hinges.
Trim: Three-and-one-half-inch flat wood trim with inner beaded edge. The sill is the wood base at the wall; late 20th-century material fabric.

2. DEVELOPMENTAL HISTORY

W202

Window Type:	Six-over-six hung wood window; late 20th-century material fabric,
Hardware Type:	Sash lock.
Trim:	Three-and-one-half-inch flat wood trim with inner beaded edge; late 20th-century material fabric.

Room 203 – Interpreted Bedroom 2

Room 203 occupies the northwest corner of the second floor. The room is accessed from Room 201 via door D210 at the south end of the east wall. There is a single window at both the west (W203) and north (W204) walls. There is a stepped brick chimney at the west wall. The floor is random-width wood boards that run east-west. The walls are wood frame. The north and east walls are finished with plaster, while the other walls appear to be finished with gypsum wallboard. The original framing and brick nogging is left exposed at a portion of the north wall. The ceiling is finished with gypsum wallboard. The ceiling slope breaks to follow the roof line and is angled toward the north knee wall.

Windows:

W203

Window Type:	Six-over-six hung wood window; late 20th-century material fabric.
Hardware Type:	Sash lock.
Trim:	Three-and-one-half-inch flat wood trim with inner beaded edge; late 20th-century material fabric.

W204

Window Type:	Six-lite wood casement window that opens in; late 20th-century material fabric.
Hardware Type:	Casement fastener, pull, eye hook, and two small H hinges.
Trim:	Three-and-one-half-inch flat wood trim with inner beaded edge; late 20th-century material fabric.

Room 204 – Bathroom

Room 204 occupies the northeast corner of the second floor. The room is accessed from Room 201 via door D211 at the south end of the west wall. There is a single window at both the north (W205) and east (W206) walls. The floor is sheet vinyl with a faux-brick pattern. The walls are wood frame finished with gypsum wallboard and have a flat-stock wood base with cove mold along its bottom edge. There is an exposed wood beam along the north knee wall, which has been painted, and a flat stock chair rail at the south wall. The ceiling is finished with gypsum wallboard. The ceiling slope breaks to follow the roof line and is angled toward the north knee wall. There is a built-in plastic shower in the southeast corner and a wall-mounted porcelain sink and standard toilet along the south wall.

Windows:

W205

Window Type:	Six-lite wood casement window that opens in; late 20th-century material fabric.
Hardware Type:	Casement fastener, pull, eye hook, and two small H hinges.
Trim:	Three-and-one-half-inch flat wood trim with inner beaded edge. The sill is the wood base at the wall; late 20th-century material fabric.

W206

Window Type:	Six-over-six hung wood window; late 20th-century material fabric.
Hardware Type:	Sash lock.
Trim:	Three-and-one-half-inch flat wood trim with inner beaded edge, and a flat-stock sill with apron.

2. DEVELOPMENTAL HISTORY

Room 205 – Interpreted Sewing Room
Room 205 occupies the southeast corner of the second floor. The room is accessed from Room 201 via door D212 at the north end of its west wall. There is a single window at both the east (W207) and south (W208) walls. There is a closet in the northwest corner, which is accessed by door D213. The floor is eight-inch wide wood boards that run east-west. The walls are wood frame; the east and south walls are finished with gypsum wallboard, and the west and north walls are finished with plaster. The walls have a tall flat-stock wood base with a simple bead at its top edge. The ceiling is finished with gypsum wallboard. The ceiling slope breaks to follow the roof line and is angled toward the south knee wall. There is a beaded board ceiling hatch for attic access.

Door:

D213

Door Type:	Narrow, painted vertical-board wood door; possibly 19th-century material fabric.
Hardware Type:	Latch, hasp with lock, and two cabinet-size hinges.
Trim:	Flat stock wood trim.

Windows:

W207

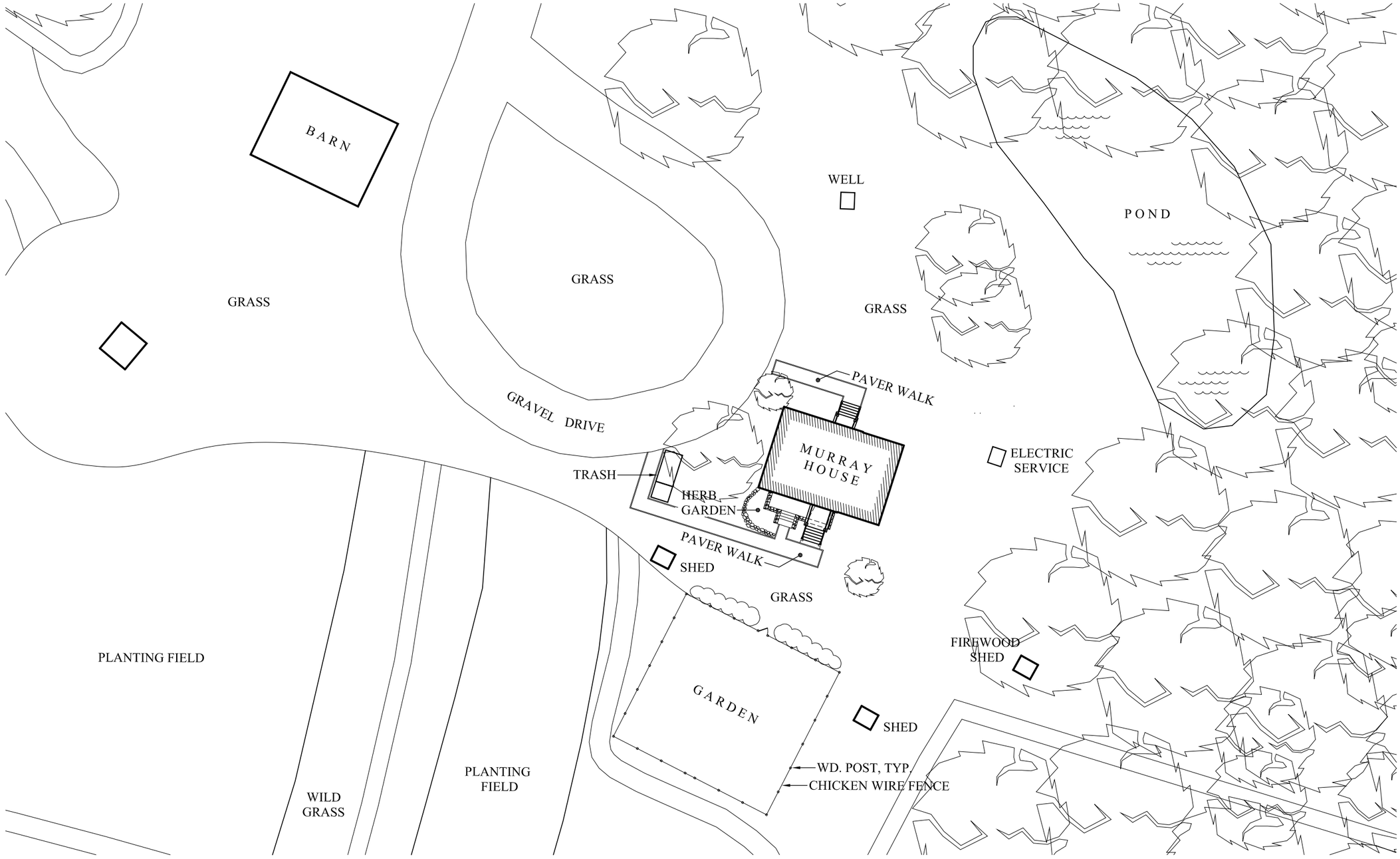
Window Type:	Six-over-six hung wood window; late-20th-century material fabric.
Hardware Type:	Sash lock.
Trim:	Three-and-one-half-inch flat wood trim with inner beaded edge, and a flat-stock sill with apron.

W208

Window Type:	Six-lite wood casement window that opens in; late-20th-century material fabric.
Hardware Type:	Casement fastener, pull, eye hook, and two small H hinges.
Trim:	Three-and-one-half-inch flat wood trim with inner beaded edge. The sill is the wood base at the wall; late-20th-century material fabric.

Room 206 – Storage
Room 206 occupies the south central portion of the second floor. The room is accessed from Room 201 via door D214 at the east end of its north wall. At the door opening, the floor is continuous from Room 201, with random-width boards that run north-south; west of the door, the floor boards change direction. The walls are wood frame finished with gypsum wallboard and have a flat-stock wood base with simple bead at its top edge. The ceiling is finished with gypsum wallboard. The ceiling slope breaks to follow the roof line and is angled toward the south knee wall.

2.3.4 Architectural Plans and Elevations



NORTH

PARTIAL SITE PLAN

1" = 30' - 0"

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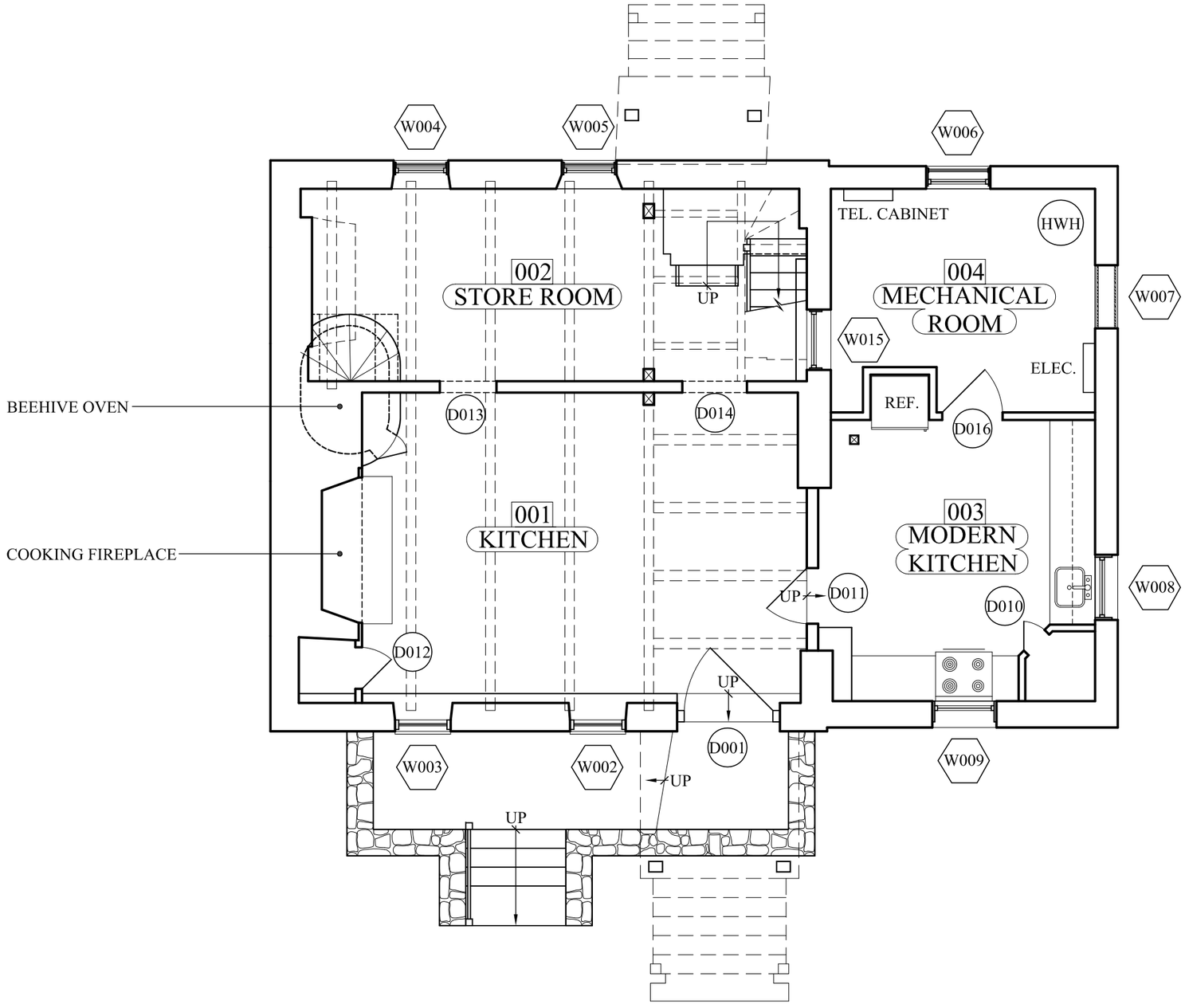
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PROJECT No. 1605C

DATE: 25 AUGUST 2016

HISTORIC PRESERVATION PLAN
MURRAY FARMHOUSE
AT PORICY PARK
MIDDLETOWN, MONMOUTH COUNTY, NJ

1



NORTH

BASEMENT PLAN

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2 10

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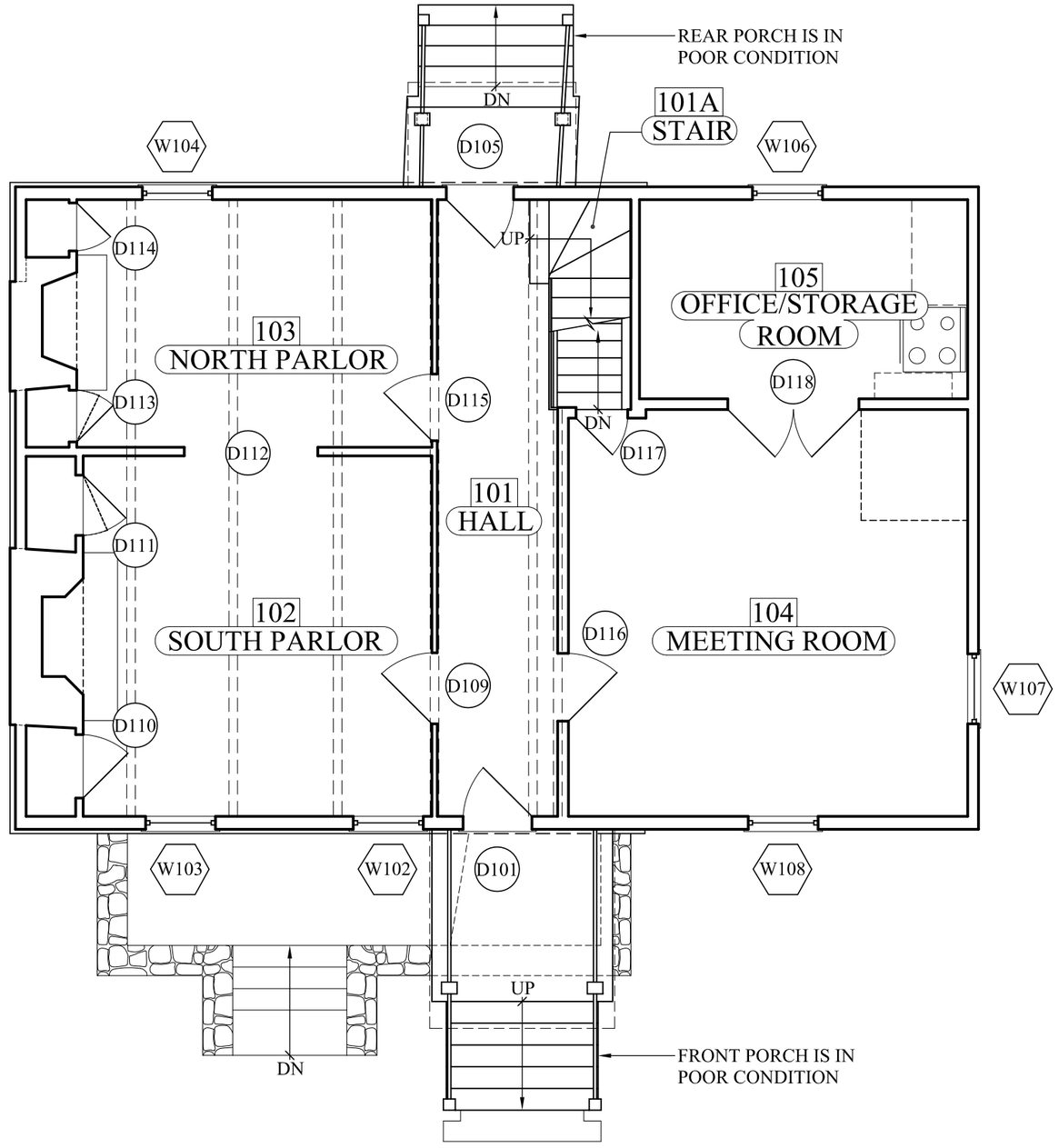
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2



FIRST FLOOR PLAN

NORTH

0 1 2 5 10 20

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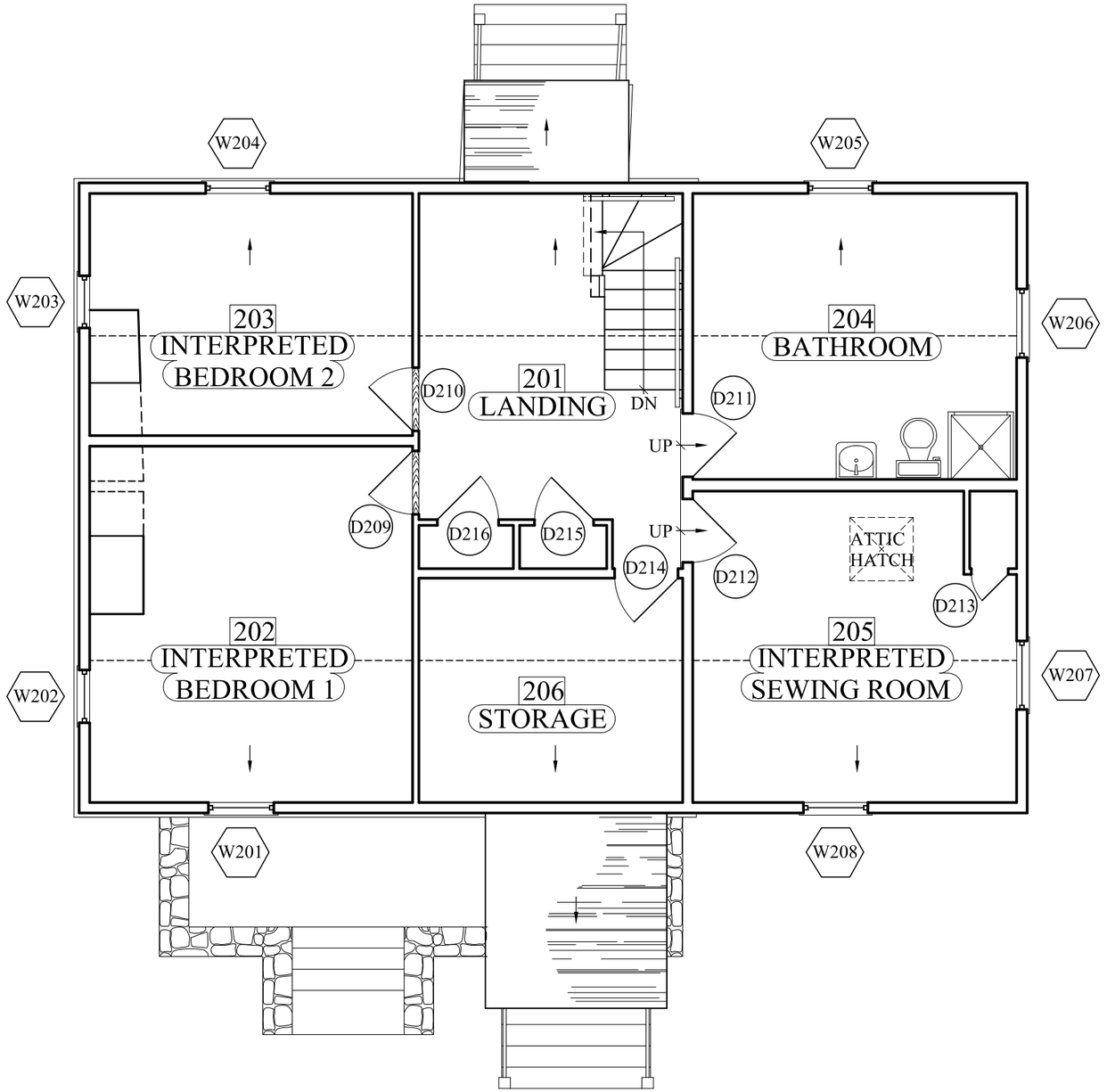
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3



SECOND FLOOR PLAN

NORTH

0 1 2 5 10 20

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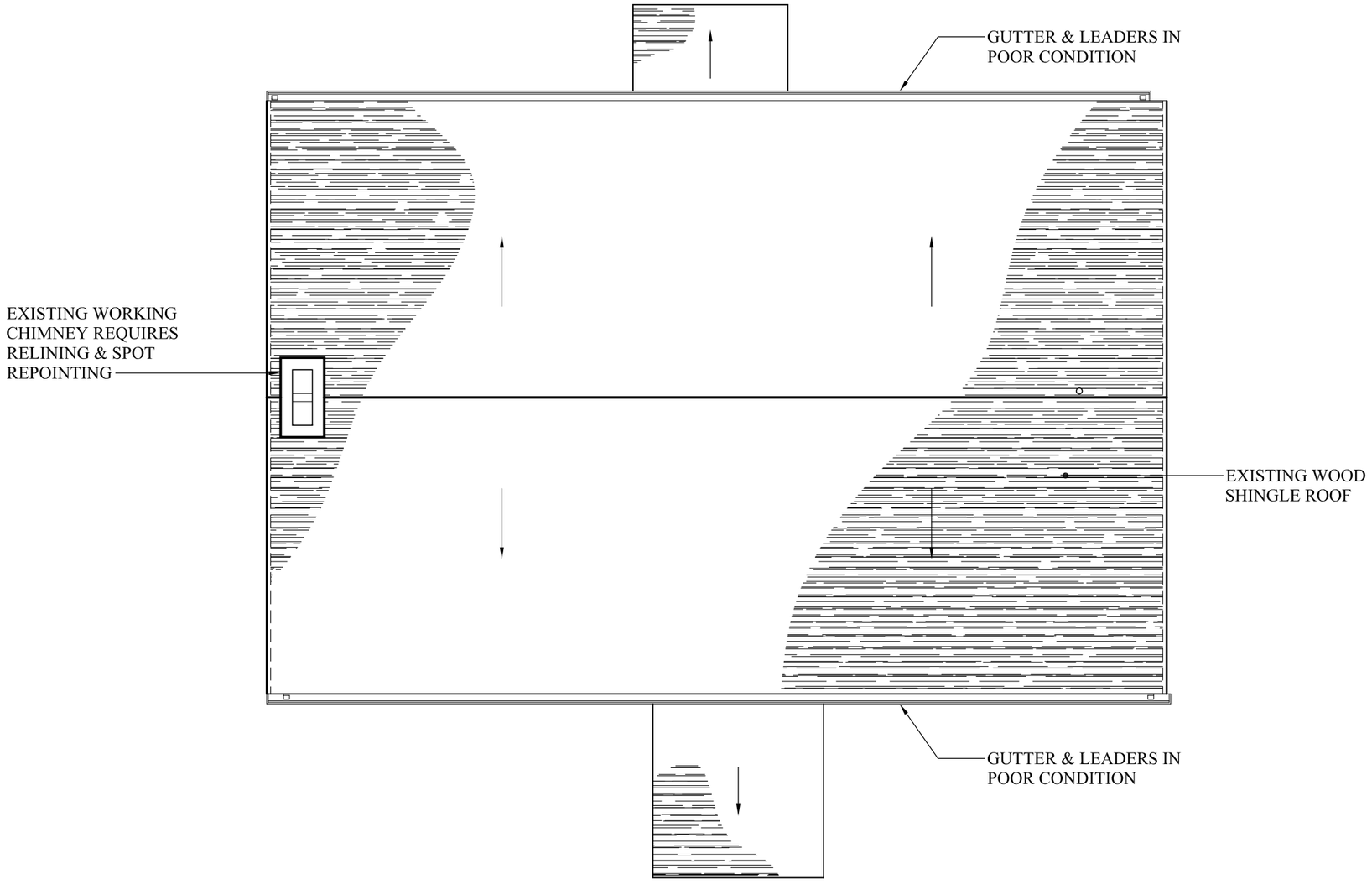
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MURRAY FARMHOUSE
AT PORICY PARK
MIDDLETOWN, MONMOUTH COUNTY, NJ

4



NORTH

ROOF PLAN

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PROJECT No. 1605C

DATE: 25 AUGUST 2016

HISTORIC PRESERVATION PLAN
MURRAY FARMHOUSE
AT PORICY PARK
MIDDLETOWN, MONMOUTH COUNTY, NJ

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SOUTH ELEVATION

0 1 5 20

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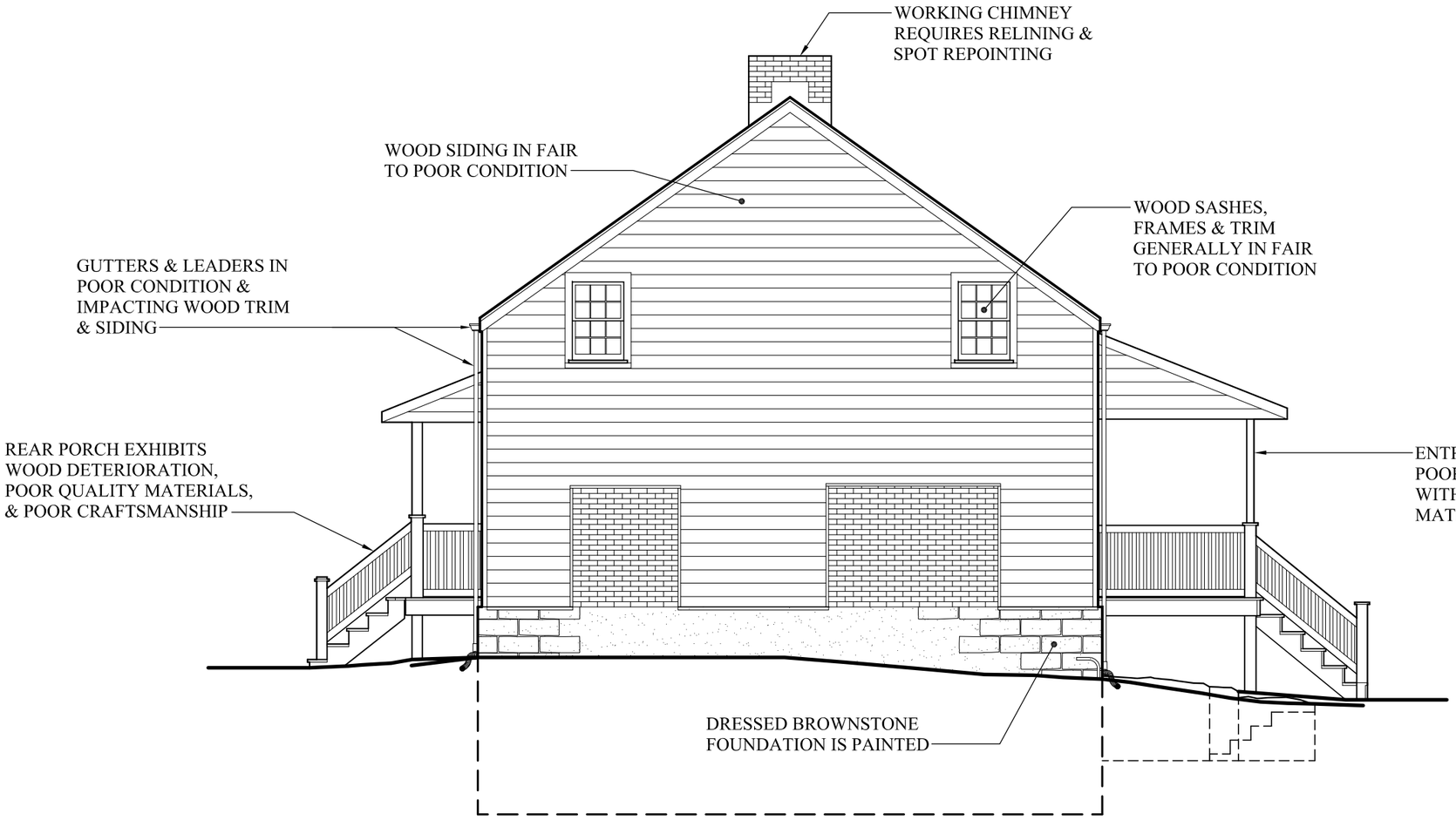
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WEST ELEVATION

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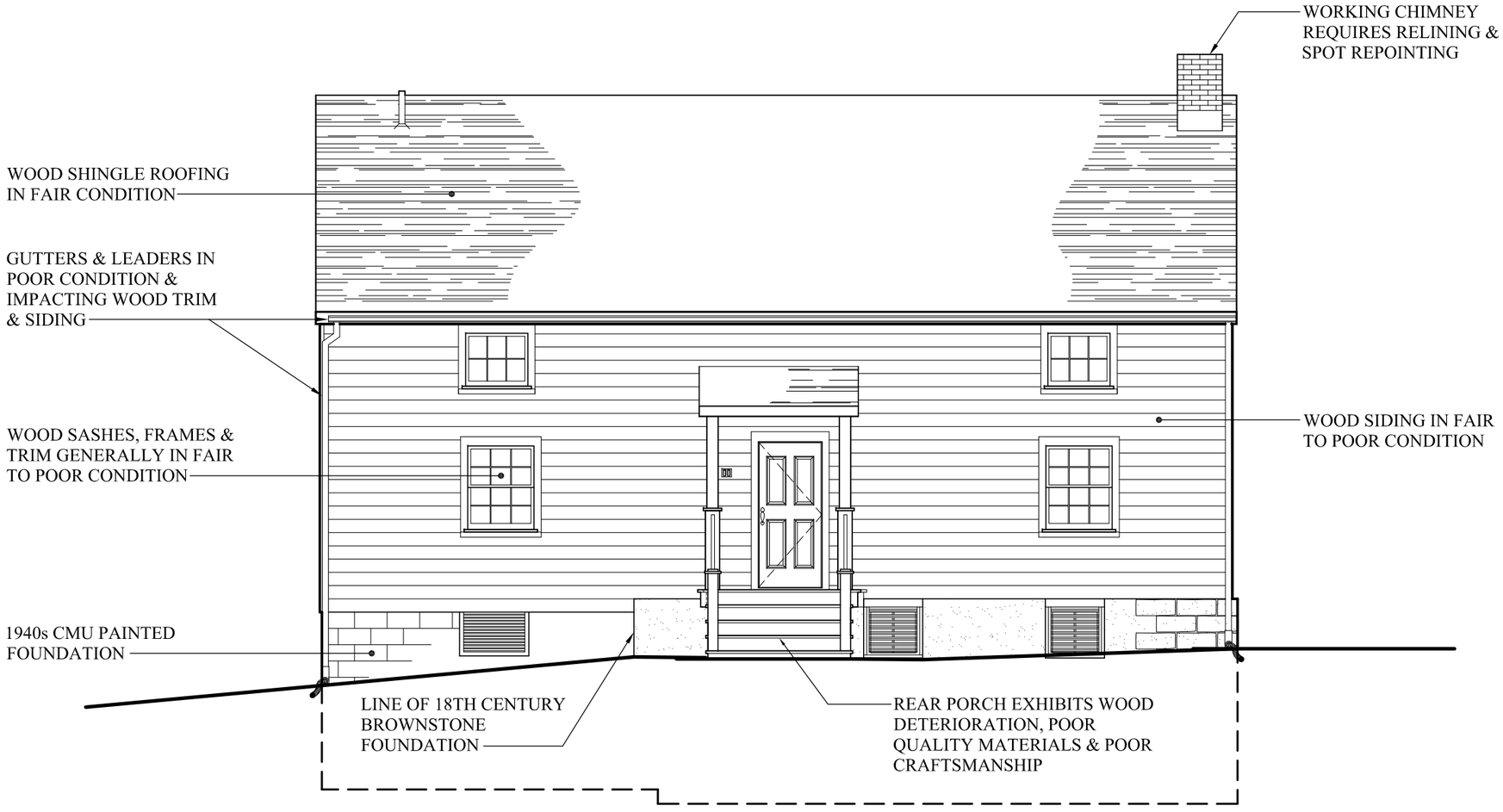
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NORTH ELEVATION

0 1 2 5 10 20

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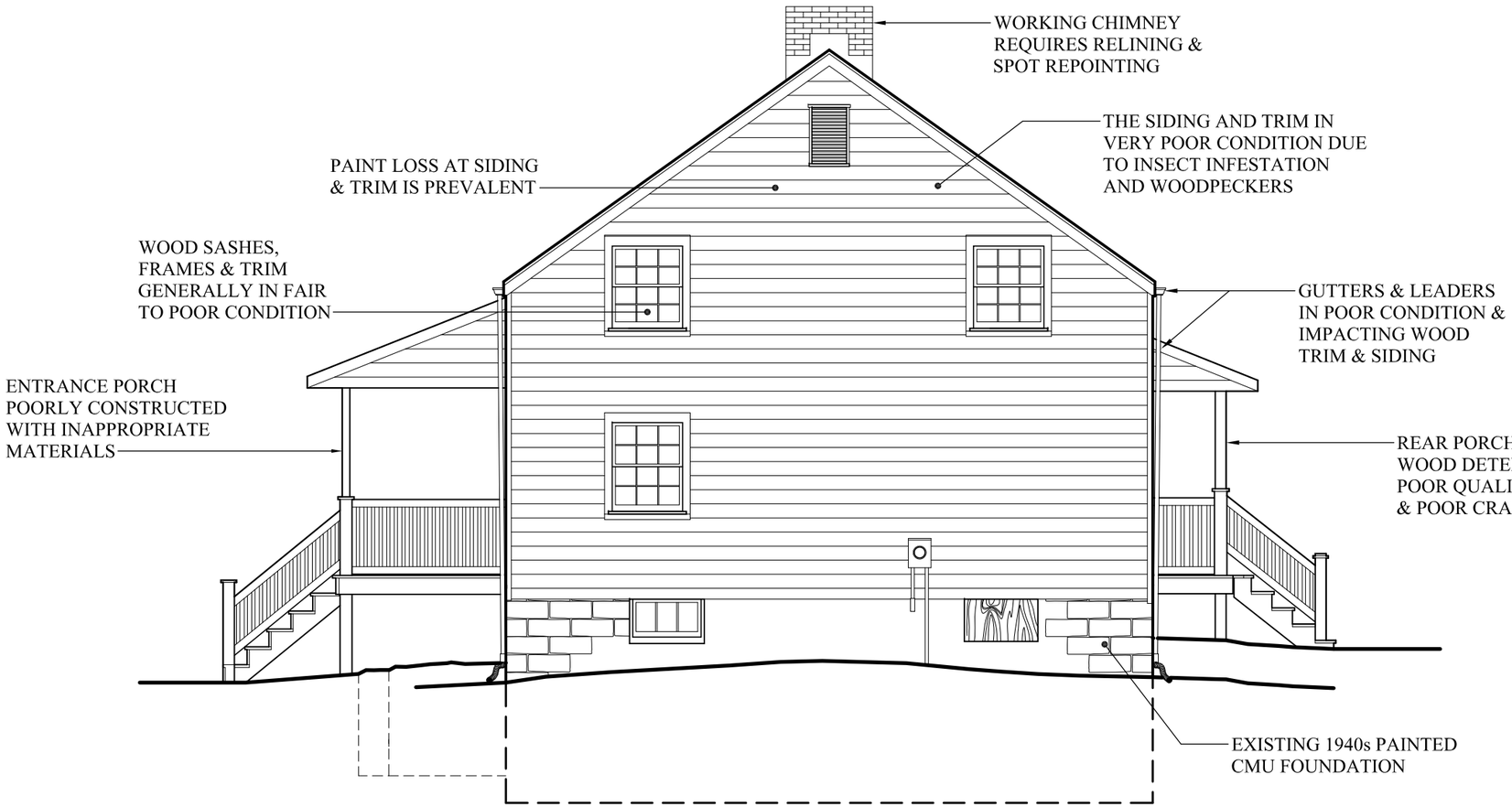
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MIDDLETOWN, MONMOUTH COUNTY, NJ

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EAST ELEVATION

0 1 5 20

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HISTORIC PRESERVATION PLAN
MURRAY FARMHOUSE
AT PORICY PARK
MIDDLETOWN, MONMOUTH COUNTY, NJ

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2. DEVELOPMENTAL HISTORY

2.4 Identification of Significant Features

- Retention of two-thirds Georgian plan at the first floor of the original section.
- Evidence of original side hall, double-pile plan at the basement of original section.
- Retention of Murray family era east addition, albeit in a modified form.
- Original eighteenth-century beehive oven.
- Unusual raised basement level with kitchen.
- Building's location within a rural setting.
- Retention of associated eighteenth-century barn.
- Original brownstone foundation at c.1767 section with a dressed finish at the exterior.
- Reuse of salvaged wood in c.1767 at portions of the basement framing.

2. DEVELOPMENTAL HISTORY

2.5 Statement of Significance

Based on the historic research and the existing architectural fabric, the period of significance for the Murray Farmhouse is from c.1767, its estimated date of construction, to c.1860, when the house is believed to have been last owned by members of the Murray family. Circa 1860 is also the approximate end date the house was interpreted to, albeit with modern upgrades, during the 1980 renovation.

The following is the generally accepted definition of a period of significance:

> …the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing. Period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often the date of construction…[41]

The Secretary of the Interior's *Guidelines for Selecting the Periods of Significance* further outline the period of significance for each of the National Register evaluation criteria.

> Criterion A: "…For properties associated with historic trends, such as commercial development, the period of significance is the span of time when the property actively contributed to this trend."
>
> Criterion B: "…the period of significance… is usually the length of time the property is associated with the important person."
>
> Criterion C: "For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions."
>
> Criterion D: "The period of significance for an archaeological site is the estimated time when it was occupied or used for reasons related to its importance…"

Evaluation under National Register Criterion A
Establishing significance for the Murray Farmhouse under Criterion A (association with an event that contributes to broad patterns in history) is not possible at this time. While the property is associated with agricultural patterns of Monmouth County, the building has lost its agricultural setting. Also, the lack of primary information related to the succession of ownership and what crops were farmed on the property, detract from its historical agricultural association.

Evaluation under National Register Criterion B
Significance for the Murray Farmhouse may be established under Criterion B. Properties have historical significance under this criterion if they are associated with a person who has made a significant contribution to our history. The Farmhouse is significant due to its association with Joseph Murray, a Revolutionary War patriot who was murdered for his actions in support of a local militia. Joseph Murray was born around 1740 in Ireland and immigrated to America around 1767 with his mother Elizabeth Murray. He soon purchased around forty acres of land in Middletown and married Rebeckah Morris. The couple's first child, of four, was born in 1771.

The Revolutionary War broke out less than ten years after Joseph Murray settled in Middletown and started his family. The War began in 1775 and Murray joined the First Monmouth County militia regiment.[42] He was ordered to steal horses from the known Loyalists for use by the patriots. One such instance included stealing the horse of

[41] U.S. Department of the Interior, *"National Register Bulletin 16A: How to Complete the National Register Registration Form"* (Washington, DC: US. Department of the Interior, National Park Service, 1997), 42.
[42] Crossroads of the American Revolution, "Joseph Murray, ?-1780," Crossroads of the American Revolution, http://revolutionarynj.org/neighbor/joseph-murray/ (accessed June 2016).

2. DEVELOPMENTAL HISTORY

Edward Taylor, a local man. In January 1779, Joseph Murray was charged locally with trespassing and assault for stealing Taylor's horse. He pled not guilty and paid a £50 bond to ensure his appearance at his next court date.[43] In the mean time, however, he was captured in a Loyalist raid in an unrelated incident and imprisoned in New York. Murray's militia activities had earned him the reputation as an "obnoxious persecutor of Loyalist subjects" and a "notoriously violent rebel."[44] He managed to escape from Loyalist capture, and still appeared in court to face his previous charges related to Taylor's horse; he appeared on January 2, 1780 but the case was dismissed when no one appeared against him.[45]

On June 7, 1780, under command of Lieutenant Garret Hendrickson of the Monmouth militia, Joseph Murray and around 250 other men were ordered to reconnoiter the bay shore around Sandy Hook, a Loyalist stronghold. The following day, Murray was given leave to return home to Middletown to harrow his corn field. A friend stood guard while he worked in his fields, but when the friend took a break, three Loyalists shot Murray and attacked him with bayonets. His neighbors heard the gun shots, but Murray was dead by the time anyone reached him. Local accounts at the time claimed that at least one of the men who attacked him was a slave belonging to the Taylor family, presumably acting in retaliation for the stolen horse.

Joseph Murray's murder is an example of a death resulting from civil aggression rather than battle during the Revolutionary War. Monmouth County, and all of New Jersey, was a highly divisive and violent place during the Revolutionary War, with essentially a civil war and a war for independence occurring simultaneously.[46] In addition to the organized militias, various vigilante groups and gangs broke out on both sides of the cause; some groups even acted opportunistically rather than strategically in support of one side or another. [47] In Monmouth County, patriots formed the Association for Retaliation, a vigilante organization that acted as a parallel government to the elected officials, and the Loyalists responded by forming the Board of Associated Loyalists.[48] People were consistently at risk from raids, robberies, violent attacks, and other civil violence, a part of America's Revolutionary history that is often overlooked. The Murray Farmhouse survives today to tell the story of Joseph Murray and the tumultuous Revolutionary War years in Monmouth County.

Evaluation under National Register Criterion C
Significance for the Murray Farmhouse may be established under Criterion C. Properties have historical significance under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction; if they represent the work of a master; if they possess high artistic values; or if they represent a significant and distinguishable entity whose component parts lack individual distinction. While the Murray Farmhouse displays deteriorated conditions and there are some concerns in regard to integrity, its overall architectural history, evolution, and some unusual elements coalesce to make it architecturally significant.[49]

The Murray Farmhouse is an example of a vernacular farmhouse, lacking distinct architectural styling. Its interior floor plan, with two rooms deep and a side hall, is an example of a two-thirds Georgian plan. In his book *The Dutch-American Farm*, David Steven Cohen identifies the two-thirds Georgian plan as one of two floor plans that emerged in the mid-eighteenth century Dutch-American cultural group that was distinctive from European prototypes.[50] This form is also one of three Georgian-influenced one-and-one-half-story type houses identified in the "Monmouth County Historic Sites Inventory." These are described as "A 1 ½ story two-room-deep dwelling

[43] "Joseph Murray, ?-1780."
[44] "Joseph Murray, ?-1780."
[45] "Joseph Murray, ?-1780."
[46] "Joseph Murray, ?-1780."
[47] David J. Fowler, "'These Were Troublesome Times Indeed': Social and Economic Conditions in Revolutionary New Jersey," in *New Jersey in the American Revolution,* edited by Barbara J. Mitnick, 15-30 (New Brunswick, NJ: Rivergate Books, 2005), 23.
[48] Fowler, 24.
[49] Several aspects of this architectural analysis were also identified by Charles H. Detwiller, Jr., in his 1976 assessment of the Murray Farmhouse.
[50] David Steven Cohen, *The Dutch-American Farmhouse* (New York: New York University Press, 1992), 38.

2. DEVELOPMENTAL HISTORY

with a side-hall plan, regular three bay façade, and one or two interior gable end chimneys. There are often knee wall windows on the main façade."[51] During the inventory, this type of house was found to be concentrated in Middletown. Yet, while this general form was fairly common in Monmouth County, Joseph Murray utilized an unusual variation of this house type, with the first floor set a half-story above grade and featuring an exposed masonry basement level accessible by steps down to an areaway. This layout is not typical in Monmouth County. Some secondary sources indicate Murray modeled his house after Irish townhouses he would have been familiar with, but this has not been proven. He likely was also influenced by the mix of cultures and building traditions present in eighteenth-century Monmouth County. Related to this, is the curious way the building was reconfigured at the first-floor hall when the east addition was built c.1830. The ceiling framing in Room 104 indicates the original side hall was wider, and that it was narrowed when the building was expanded east. The reason for this reconfiguration is unknown.

The fact that Joseph Murray was a mason is also significant and may be telling about what influenced the design of his home. The finely dressed brownstone foundation displays a level of high-quality craftsmanship, and this exposed basement level may have been a way to show his excellent masonry skills. Brownstone was not readily available in Monmouth County and saw limited use in eighteenth-century residential construction there; it is particularly unusual for a small farmhouse in a rural setting as opposed to a prominent public building. The brownstone could not have been quarried locally and would have to have been carted from inland Somerset or Middlesex counties to the west or Bergen or Essex counties to the north.[52] This would have been an expensive undertaking, but may have been a priority for a mason like Joseph Murray.

The beehive oven in the basement is a significant surviving original feature. Beehive ovens, also called bake ovens, were common in Colonial-era kitchens in New Jersey, but limited examples survive today. The term beehive comes from the domed shape of the oven. Earlier bake ovens were placed at the back of the fireplace, but later in the eighteenth century were built to one side of the fireplace and were a separate entity.[53] These ovens were used by lighting a fire inside and burning it for several hours to heat the oven; when properly heated, the ashes were swept away, the flue closed off and iron door shut to retain heat, and items were placed inside to bake as the oven retained hot temperatures for hours. Today, beehive ovens remain as rare vestiges of domestic Colonial life, and the one at the Murray Farmhouse survives in excellent condition.

Another interesting aspect of the Murray Farmhouse is that there are several wood framing members in the basement of the original c.1767 section that Joseph Murray reused from a previous structure. These horizontal members have mortise pockets from their previous use as vertical post members. While reuse of building materials was practiced in eighteenth-century construction, the significant number of reused members is unusual for a building of this time.

Finally, the Murray barn, while not in the scope of this report, is a key architectural feature that adds to the overall significance of the site. It is an example of a swing-beam barn. While similar in appearance at the exterior to a traditional English barn, a key structural component is what makes it a swing-beam barn. These barns feature a large beam that stretches the full depth of the barn and typically lacks any posts or braces below it, allowing for more uninterrupted open space and a wider turning radius within the barn.[54] Swing-beam barns are believed to be an American innovation, lacking European precedents, and they may have originated in west central New Jersey.[55]

[51] Hunton and McCabe, 75.
[52] Ted Polis, New Jersey Department of Environmental Protection, "New Jersey Brownstone," New Jersey Geological and Water Survey Information Circular. http://www.state.nj.us/dep/njgs/enviroed/infocirc/brownstone.pdf (accessed July 2016).
[53] Henry J. Kauffman, The American Fireplace: Chimneys, Mantelpieces, Fireplaces & Accessories (New York: Thomas Nelson Inc., 1972), 334.
[54] Gregory D. Huber, "The Swing-Beam Barn in the New World Dutch Cultural Hearth." *Dutch Barn Preservation Society Newsletter* 24, no. 1 (Spring 2011): 1.q
[55] Huber, 2-3.

2. DEVELOPMENTAL HISTORY

While examples of swing-beam barns are found in several northeastern states, the earliest surviving examples and greatest numbers of them are found in Hunterdon and Warren Counties and to a lesser degree in Mercer, Monmouth, and Middlesex Counties. The earliest examples are believed to date from around 1760-1780, which would make the Murray barn an early example if it was constructed by Joseph Murray between c.1767 and 1780.

While all of these architectural aspects and elements are seemingly unrelated, when considered as a cohesive whole they give the Murray Farmhouse architectural significance under Criterion C.

Evaluation under National Register Criterion D
Establishing significance under Criterion D (significance as an archaeological site) is not possible at this time. Future archaeological investigation of the property may yield further information about the development of the property, but there is no evidence to suggest archaeological research should be recommended at this time. According to the New Jersey Historic Preservation Office, properties developed in the eighteenth century generally have good potential to yield archaeological resources.[56] However, at the Murray Farmhouse there is evidence of significant twentieth-century construction and improvements that had the potential to disturb these archaeological deposits.

[56] Michael Swanda, "Statewide Historic Context #7: Initial Colonial Settlement, 1630-1775," New Jersey Historic Preservation Plan (Trenton: Office of New Jersey Heritage, 1991), 5.

3. CONDITIONS ASSESSMENT

3.1 Conditions Assessment

General

3.1.1 Site

The brick paver walk at the north elevation is sunken at its east end. The brick paver walk at the south elevation is in better condition. The use of railroad ties at the edge of the walks is an inappropriate material choice and is subject to rot.

3.1.2 Exterior Conditions

The exterior of the Murray Farmhouse is in overall poor to fair condition with several noted areas of deterioration that need to be addressed as part of any future preservation and restoration work.

Roof and Roof Drainage

The gable roof is finished with wood shingles. The south side of the roof exhibits heavy biological growth and a significant number of lifting shingles throughout. The north side has smaller areas of biological growth and lifting shingles. The roof ridge is wavy; this waviness is due to the two different building campaigns rather than a structural deficiency. The roof is approximately fifteen years old. A well-maintained wood shingle roof should last thirty years. However, it appears the roof shingles are applied on top of solid sheathing rather than open board sheathing. Wood shingles should be placed on open board sheathing to allow them to breath; their direct application to solid board sheathing will shorten their lifespan.

The existing roof drainage components have reached the end of their useful life. In general, the gutters and leaders are not appropriate and are bent and warping. The connections at the leaders have failed.

The brick chimney exhibits mortar loss. There is netting covering the top two courses of brick. The flashings appear adequate.

Elevations

<u>South Elevation</u>

The foundation is painted, which is an inappropriate treatment. The paint is peeling. There is a section of mismatched paint at the east end of the foundation. The project team witnessed a bee enter a hole in the foundation. There are a few cracks in the foundation extending down from the sill of window W009. The bluestone steps down to the basement access are uneven and present a tripping hazard. The rubble stone retaining wall at the basement level exhibits failing mortar and biological growth; the walls appears to have been whitewashed, but this finish has been mostly lost. The brick walk at the basement level exhibits plant growth and debris accumulation. Basement windows W002 and W003 exhibit weak muntins and glazing putty loss. The masonry lintel at W002 appears sunken, but paint obscures underlying conditions. Window W009 exhibits paint loss and failing glazing putty; the sill is subject to rot as water collects and does not run off. Door D001 and its frame exhibit paint crazing and loss, particularly along the bottom.

The entry porch in general is poorly detailed and the steps and landing are made of an inappropriate material. There is paint loss throughout, and there are many splits in the wooden elements. There is separation between boards at the balusters. There is biological growth at the wood shingles on the porch roof.

The wood siding exhibits several splits, peeling paint, and popping fasteners throughout. There is a large scratch possibly caused by a ladder that extends down the siding to the left of windows W103 and W201. There are some areas of wood rot including to the left of window W201 and along the east corner board; the east corner is rotted and exhibits paint loss due to a failed gutter above. The east corner board is inappropriately detailed. The wood soffit behind the gutter exhibits biological growth, peeling paint, and areas of loss. The first and second floor

3. CONDITIONS ASSESSMENT

windows are in poor condition overall. The sashes exhibit failed glazing putty, and the sashes and frames exhibit paint peeling and loss and separation of their components parts. The sealant around all of the windows and doors has failed. Window W102 and W103 exhibit wood rot at the meeting rails, and nearly all of the windows exhibit wood rot at the lower corners and at the sill. Window W102 has a gap at the head flashing and the adjacent siding board is split and curls out. Window W208 has a cracked pane of glass and a poorly executed repair at the right side of the trim. Door D101 exhibits splits at some of its fasteners and separation in the bottom panels; the trim is generally in good condition.

West Elevation

The paint at the stone foundation and brick chimneys is peeling throughout. The edge flashing along the top of the foundation is poorly detailed.

There are minor splits in the siding throughout, mostly caused by fasteners. Between the chimneys there is a larger split in the clapboard that is one above the lowest course. There is an area between the window W202 and W203 where the paint finish is irregular. There is heavy paint loss throughout all wooden trim elements. There is evidence of insect activity at the wood fascia and siding. The sealant around both windows has failed. Both windows exhibit failed glazing putty, peeling paint and loss, and separation of their components parts. At both windows the meeting rail, bottom rail, sill, and lower trim exhibit wood rot. Window W202 has one muntin that is significantly deteriorated.

North Elevation

The foundation is heavily painted. The paint is flaking between windows W004 and W005. Bars cover the basement-level window openings.

The entry porch in general is poorly detailed and the steps and landing are made of an inappropriate material. There is paint loss and biological growth throughout, and there are many splits in the wooden elements. There is separation between component parts. The fasteners are rusting. Two of the wood risers have an area of loss possibly caused by an animal. There is heavy biological growth at the wood shingles on the porch roof. The wood fascia board below the porch roof is starting to pull away.

The wood siding exhibits several splits, peeling paint, and popping fasteners throughout. There also are a few holes that appear to have been caused by a woodpecker, a large scratch to the right of window W106 and W205, and active carpenter bee holes at the soffit. The bottom portion of both corner boards exhibits wood rot and paint loss, particularly the east one, due to a failed gutter above. The wood soffit behind the gutter exhibits biological growth, peeling paint and areas of rot. The first and second floor windows are in poor condition overall. The sashes exhibit failed glazing putty, and the sashes and frames exhibit paint peeling and loss, and separation of their components parts. Windows W104, W106, and W204 exhibit significant wood rot and paint loss at the sills, bottom rails, lower portion of the stiles, and lower portion of the trim. Door D105 has a large split in one of the bottom panels and exhibits some separation of its component parts; the trim is generally in good condition. The sealant around all of the windows and door has failed.

East Elevation

The foundation exhibits some peeling paint, but is generally in good condition. Window W008 is in good condition. Window W007 is covered by plywood.

The wood siding exhibits deteriorated conditions: there is extensive damage likely caused by a woodpecker, the paint is bubbling and peeling throughout, and there are several splits in boards. There is peeling paint throughout the wooden trim components including the fascia and corner boards. The north corner board exhibits significant loss. There is evidence of carpenter bee activity at the fascia and siding. The first and second floor windows are in poor conditions. Window W107, W206, and W207 all exhibit wood rot at the sill, bottom rail, meeting rail, and

3. CONDITIONS ASSESSMENT

lower portions of the frame; and exhibit separation of component parts and paint loss. The sealant around all of the windows has failed. The attic-level vent exhibits significant wood rot at the sill and has a hole in the side trim.

3.1.3 Existing Site and Exterior Conditions Photographs

3. CONDITIONS ASSESSMENT



Photo S-1. Overall view of the Murray Farmhouse looking southeast.



Photo S-2. Overall view of the adjacent driveway and the Murray barn located northwest of the Farmhouse.

3. CONDITIONS ASSESSMENT

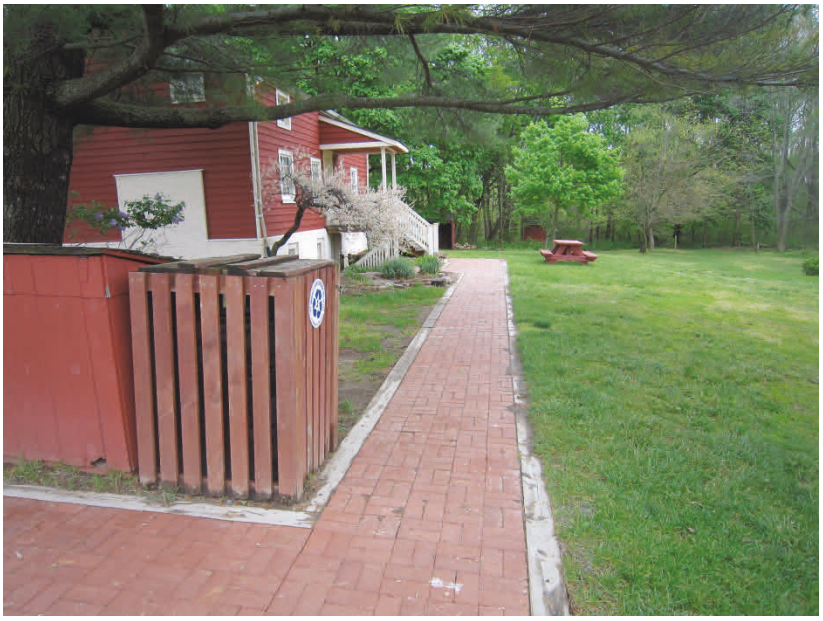


Photo S-3. View of the brick walkway that leads to the front porch entrance.



Photo S-4. View of the brick walkway that leads to rear porch entrance.

3. CONDITIONS ASSESSMENT



Photo S-5. Overall view of the Murray barn, which was built around the same time as the farmhouse and is an early example of a swing beam barn.



Photo S-6. Interior view of the barn showing the swing beam, which makes the barn significant.

3. CONDITIONS ASSESSMENT



Photo E-1. Overall view of the front (south) elevation.



Photo E-2. Overall view of the west side elevation.

3. CONDITIONS ASSESSMENT



Photo E-3. Overall view of the north (rear) elevation.



Photo E-4. Overall view of the east side elevation.

3. CONDITIONS ASSESSMENT



Photo E-5. View of the heavily painted stone foundation at the south elevation.



Photo E-6. View of the stone retaining wall at the basement areaway showing biological growth, loss of whitewash finish, accumulation of debris, and crack in the corner.

3. CONDITIONS ASSESSMENT



Photo E-7. View of significant damage to the wood siding, likely caused by a woodpecker and carpenter bees.



Photo E-8. Close-up view of window W207 showing wood rot and deterioration at the sashes and frame.

3. CONDITIONS ASSESSMENT



Photo E-9. Detail view of the biological growth, wood rot, and insect holes at the wood fascia on the north elevation.



Photo E-10. Close-up view of the northeast corner board showing significant wood rot.

3. CONDITIONS ASSESSMENT



Photo E-11. Close-up of window W106 showing significant wood rot, deterioration, and paint loss at the sashes and frame.



Photo E-12. View of window W108 showing a loss of sealant around the opening. Also note the split clapboard on the left side and the paint loss above the window.

3. CONDITIONS ASSESSMENT



Photo E-13. View of the deteriorated wood siding on the east elevation including holes from bird and insect activity and paint loss. Also note the significant loss of the wood sill at the vented opening.



Photo E-14. Close-up view of the rear porch entrance showing biological growth at the pressure-treated lumber, and paint loss at the wood balustrade.

3. CONDITIONS ASSESSMENT

3.1.4 Interior Conditions

The interior of the Murray Farmhouse is in overall fair to good condition. Many of the interior finishes and features were installed during the 1980s renovation. The interior receives weekly but not day-to-day use for tours and educational programming.

Basement

Room 001 – Kitchen

The Kitchen is in overall fair to good condition. The fireplace is used for cooking demonstrations.

Floor: There are a few loose and depressed bricks to either side of door opening D014.

Base: None.

Walls: East wall: The wood boards in this section are not tight, and knots are translating through the paint.
South wall: Good condition.
West wall: There are minor cracks above the opening to the beehive oven and between the lower warming shelf and the oven. The wood board wall is in good condition, with some paint loss next to the fireplace.
North wall: There is a crack in the head over door D013 and a big 'dip' in the wall next to door D013. There is a minor crack above door D014 at both sides. Per the structural engineer: the wood sill plate of the frame and brick nogging is rotted and deteriorated, causing the wall framing and nogging to sink significantly.

Ceiling: The framing appears to be in good condition.

Fireplace: The brick hearth is loose fitting over the brick floor. There is soot on the brick and ash on the floor from the fireplace being used. The iron frame and door at the beehive oven needs to be painted. A company hired by the Township had the chimney inspected and found some deterioration in the flues.

Lighting/Life-Safety: There are two modern spot lights. The lighting level is overall low.

Doors:

D001: The door is askew within its opening, and the opening itself is askew, creating large gaps especially at the sill.
Hardware: The hardware is functional and generally in good condition. The weather stripping is failing and unsightly.
Trim: The trim exhibits loss at its bottom, nicks throughout, and has a poor finish quality.

D011: Good condition overall.
Hardware: The hardware is painted but is functional.
Trim: None.

D012: Good condition overall.
Hardware: The hardware is functional and generally in good condition.
Trim: None.

D013: Just an opening. The wood threshold has a split at its middle and does not sit on the floor properly.
Hardware: None. Scarring from hinges and latch.
Trim: At Room 001 side, there is separation at the head, and the head slopes. There is older damage and overpainting. At Room 002 side, the trim is crooked and there is separation of the component parts. There is some older rot at the bottom of the trim on both sides.

D014: Just an opening.
Hardware: None.
Trim: Knots are translating through and there are some chips in the paint.

Windows:

W002: There is a gap between the frame and masonry opening. The sash is loose in the frame. The bottom rail is composed of two pieces. There is metal security tape on the glass.
Hardware: Good condition.

3. CONDITIONS ASSESSMENT

Trim: None.

W003: There is a gap between the frame and masonry opening. The sash is loose in the frame. The bottom rail is composed of two pieces. There is metal security tape on the glass.
Hardware: Good condition.
Trim: None.

Room 002 – Store Room

The Storage Room is overall in fair to good condition.

Floor: There is a slight dip at the landing area of the stair.

Base: None.

Walls: There is general soiling throughout. There is some paint loss at the west wall. At the south wall there is a significant bulge and two cracks above door D013, and there is paint loss along the bottom center of the wall, probably caused by rising damp.

Ceiling: Good condition.

Stair: The stair is in overall good condition, but is difficult to navigate.

Beehive Oven: There is a small area of plaster loss near door D013, and a large area of loss at the top (possible impact damage from a broken piece of brick from first-floor hearth above). The brick support exhibits mortar loss and efflorescence. There are remnants of tar on the wood support.

Lighting/Life-Safety: There are two modern spot lights.

Windows:

W004: The sash and frame appear in good condition but are soiled.
Hardware: Good condition.
Trim: None.

W005: The sash is not tight within the opening. The sash and frame appear in good condition but are soiled.
Hardware: Good condition.
Trim: None.

W015: No sash. The frame appears in good condition.
Hardware: None.
Trim: None.

Room 003 – Modern Kitchen

The Modern Kitchen is generally in good condition but is soiled.

Floor: The concrete floor exhibits seams from different pours. There is some wear of finish, especially at the sink.

Base: The base exhibits typical soiling and chips in the paint.

Walls: Overall good condition with general soiling throughout. There are some older, unfinished patches above the sink at the east wall, and material loss near the fridge at the north wall.

Ceiling: There is an area of damage by the closet wall.

Closet: The space is partially finished. There is some damage along the bottom of the east wall.

Fixtures: The refrigerator is very noisy, and it needs better ventilation around it. The sink and stove are older but appear in working order.

Lighting/Life-Safety: Recessed fluorescent fixtures in the ceiling. The fixtures need to be cleaned. The room lacks smoke and heat detectors.

Doors:

D010: The door scrapes the ceiling when opened. The door is generally soiled.
Hardware: Good condition.
Trim: Typical soiling and paint loss at its base.

D016: Generally in good condition with some soiling.
Hardware: The hardware functions, but the lock type (privacy lock) is inappropriate.
Trim: Good condition with soiling at its base.

3. CONDITIONS ASSESSMENT

Windows:

W008: The sash appears inside out because the glazing putty is at the interior; the glazing putty is cracking. There are gaps between the frame and the sill.
Hardware: All hardware is painted.
Trim: The sill is soiled.

W009: The glass panes are scratched, and there is foil tape from security contact on the glass.
Hardware: All hardware is painted.
Trim: The sill is heavily soiled.

Room 004 – Mechanical Room

The Mechanical Room appears to lack a significant and consistent source of heat, which is not a good condition with the hot water heater located here.

Floor: The concrete floor exhibits seams from different pours. There is some wear of finish, especially at the center of the room.

Base: The base exhibits typical soiling and chips in the paint.

Walls: There is significant moisture damage at the northeast corner including mold, staining, and finish loss.

Ceiling: Nails have popped through the first-floor framing in some locations. There are many wires and junction boxes attached to the framing.

Lighting/Life-Safety: There is an exposed bulb on a pull string. The lighting level is inadequate, and bulbs should not be exposed. The hot water heater and electrical panel appear newer; however, the electrical service is at capacity.

Windows:

W006: Glass is heavily soiled. The sash and frame have not been painted in a long time. There is older felt weather stripping that obscures conditions, but indicates there likely are gaps at sash and frame.
Hardware: All hardware is painted.
Trim: None.

W007: Not visible.
Hardware: Not visible.
Trim: Not visible.

<u>First Floor</u>

Room 101 – Hall

The Hall is in overall fair to good condition. The space generally slopes/sinks toward the west.

Floor: The carpet exhibits general wear and soiling. The seam near the center of the floor is prominent.

Base: There is typical soiling and wear throughout. Older wear has been painted over.

Walls: The wall surfaces exhibit irregularities throughout. There is a bulge near the center of the west wall below the chair rail. There is an older seam or crack at the east wall that has been patched. The south end of the east wall bulges out.

Ceiling: There are some older splits in boards that have been painted over. There is staining, possibly from moisture, to either side of several of the gaps between boards. Knots are translating through at the newer boards.

Trim: The chair rail exhibits some older wear that has been painted over.

Lighting/Life-Safety: There is one hanging fixture on a pull string. There is a motion detector.

Doors:

D101: The door does not fit in the opening properly, and there is a gap under the door. There is some separation in the panels.
Hardware: The hinges and two slide bolts are painted. Hardware functions properly.
Trim: The fasteners are translating through the paint.

3. CONDITIONS ASSESSMENT

D105: There is a large split in one bottom panel. There is separation of the component parts throughout. The finish is generally worn and soiled, and there is peeling paint at the bottom.
Hardware: Good condition.
Trim: There is a gap below the right side trim at the floor. There is a split in the wood around the top hinge. Knots are translating through the paint. There is separation at the component parts.

D109: There are wide gaps between the boards. The door sticks on the floor when opened, which has damaged the floor finish. The door is poorly painted.
Hardware: The pin in one of the hinges is displaced.
Trim: Knots are translating through the paint and there are nail holes throughout.

D115: There are wide gaps between the boards, and the door is poorly painted.
Hardware: Good condition.
Trim: There is significant older wear that has been painted over. There are many paint layers.

D116: There are gaps between the boards. The door is poorly painted. Knots are translating through the paint and the paint is worn in some areas.
Hardware: Good condition.
Trim: There is older wear that has been painted over.

Room 101A – Stair

The Stair is difficult to navigate and the component parts have shifted.

Floor: The second step deflects and has splits in it. There are gaps between boards at some of the treads, and there is finish loss at the treads.

Base: No stringer.

Walls: The wall board has gaps between the board and exhibits older wear that has been painted over. Knots are translating through the paint at some of the boards. There are areas of loss in the plaster walls around some of the steps. The upper railing is very loose.

Room 102 – South Parlor

The South Parlor is overall in good condition.

Floor: The finish of this newer floor is purposely worn to appear old.

Base: The base exhibits typical wear and has older wear that has been painted over.

Walls: There is a crack in the northeast corner near the ceiling. The gypsum wallboard finishes bulge at the east wall. At the north wall, left of door D112, the wall bulges out below the chair rail. There is a small vertical crack to the right of the southwest closet. There are gaps between the boards at the sections of vertical boards at the west wall.

Ceiling: There are older splits in some of the beams and boards that have been painted over. There is a split that runs much of the east beam at the wall.

Fireplace: At the wood mantel, there is wear that has been painted over and there are nail holes throughout. There is little mortar at the brick hearth.

Closets: The closets are partially finished, and generally are in good condition.

Lighting/Life-Safety: There is no lighting in this room, which is inadequate. There is baseboard electric heating, and there is a motion detector.

Doors:

D110: Generally in good condition with minor wear.
Hardware: All hardware is painted and functions.
Trim: None.

D111: Generally in good condition with minor wear.
Hardware: All hardware is painted and functions.
Trim: None.

D112: No door; just an opening.
Hardware: None.

3. CONDITIONS ASSESSMENT

Trim: Knots are translating through the paint, and there is some separation of the component parts.

Windows:

W102: The top sash is displaced. The window does not open. There is paint loss and rot at the top meeting rail. There is separation at many of the component parts and wear throughout.
Hardware: Lock does not function because sashes are displaced.
Trim: There is a gap between the sill and the bottom sash and a gap at the stop. There is separation of the component parts.

W103: The window does not open. There is deterioration at the muntins and at the bottom rail of the lower sash. The top meeting rail is pulling apart. There is separation of the component parts and wear throughout. The paint is crazing in some areas.
Hardware: Lock does not function because sashes are displaced.
Trim: There is a minor split in the sill. There is separation of the component parts.

Room 103 – North Parlor

The North Parlor is overall in fair to good condition.

Floor: The finish of this newer floor is purposely worn to appear old.

Base: The base exhibits typical wear, and there is separation between the component parts.

Walls: There is moisture damage to the plaster above window W104. At the south wall, to the right of door D112, the wall finish is sunken below the chair rail.

Ceiling: There are older splits in some of the beams and boards that have been painted over. There is a split that runs much of the east beam at the wall.

Fireplace: Good condition.

Closets: The closets are partially finished, and generally are in good condition. Storage of a full filing cabinet in the northwest closet is not a favorable condition.

Lighting/Life-Safety: There is no lighting in this room, which is inadequate. There is baseboard electric heating.

Doors:

D113: Generally in good condition with minor wear.
Hardware: All hardware is painted but functions.
Trim: None.

D114: Generally in good condition with minor wear.
Hardware: All hardware is painted but functions.
Trim: None.

Window:

W104: The window opening is skewed. There is a small crack in one of the panes. There is some general wear throughout.
Hardware: Good condition.
Trim: There is some separation of component parts throughout.

Room 104 – Meeting Room

The Meeting Room is generally in good condition. The east end wall appears to be leaning out at its top.

Floor: The finish of this newer floor is purposely worn to appear old.

Base: There is separation between the component parts. Knots are translating through the paint, and there is typical wear and soiling.

Walls: There are many scuff marks throughout. The wall board seams are beginning to translate through.

Ceiling: There is an area of peeling paint above window W108 and minor peeling paint above window W107. There are a few small moisture stains. There are random, small divots in the ceiling finish.

Lighting/Life-Safety: There is track lighting at the ceiling, and there is electric baseboard heating.

Doors:

D117: Generally in good condition with typical wear.

3. CONDITIONS ASSESSMENT

Hardware: Good condition.
Trim: There are nail holes throughout and some separation of component parts.

D118: There are some gaps between the vertical boards. The doors are poorly painted and there are nail holes throughout.
Hardware: Good condition.
Trim: Generally in good condition with typical wear.

Window:

W107: There is deterioration of the muntins and there is separation of the component parts. The glass is soiled.
Hardware: Good condition.
Trim: There is separation of the component parts.

W108: There is deterioration of the muntins and there is separation of the component parts. The glass is soiled. There is deterioration at the meeting rail of the top sash.
Hardware: Good condition.
Trim: There is separation of the component parts.

Room 105 – Office/Storage Room

The Office and Storage Room is in fair condition.

Floor: The floor boards below window W106 are buckled/displaced and there are gaps between the boards.

Base: There is a gap below the base at the north wall. In a few locations there is a gap between the base and the wall. There is general wear throughout.

Walls: There is significant moisture damage at the north wall. The wall finishes felt damp around window W106.

Ceiling: There is moisture damage above window W106. There are small moisture stains along the east wall.

Fixtures: The sink has a drip.

Lighting/Life-Safety: There is a light fixture at the ceiling. There is electric baseboard heating, which is rusted from moisture infiltration above.

Window:

W106: There is separation of component parts, and there is general wear and minor deterioration throughout.
Hardware: Good condition.
Trim: There is separation of the component parts.

<u>Second Floor</u>

Room 201 – Landing

The Landing is overall in good condition.

Floor: The flooring at the north end of the room has not been painted as recently as the remainder of the floor. All areas of the floor exhibit some wear of paint finishes. There is scarring at the floor edge by the stairs from a removed newel post.

Base: There are chips in the paint throughout and some over-painting from the floor.

Walls: The plaster is in poor condition. There is an overall rough finish, there are areas of loss throughout that have been painted over, and there are cracks and soiling in the northwest corner.

Ceiling: There is a crack that extends the full width of the ceiling slope transition; the crack is worst at the east end.

Lighting/Life-Safety: There is a light fixture at the ceiling that is controlled at both the bottom and the top of the stair.

Doors:

D209: Generally in good condition with some newer chips in the paint.

3. CONDITIONS ASSESSMENT

Hardware: The knobs are loose and have paint marks on them. The hinges and lock box are painted; the lock box does not function because its moveable parts have been painted.
Trim: There is older wear that has been painted over. On the Hall side, the trim at the head is pulling away and has a split. There are scuff marks at the Hall side.

D210: The door does not stay open, and it does not close properly. There is a split through one panel, and there is a split along the hinge side. There is some separation in the panels.
Hardware: The knobs are loose and do not function properly. The hinges and lock box are painted; the lock box does not function because its moveable parts have been painted.
Trim: There is older wear that has been painted over. There are some scuff marks at the Hall side.

D211: There is separation in the panels. At the Hall side, there is a significant gap between the top panel and hinge-side stile, and between the bottom panel and the lock-side stile. There is some paint loss. The door has been modified to fit the opening and is set one step above the Hall floor level.
Hardware: The hinges are painted.
Trim: There is minor paint loss at the edges of the opening.

D212: There is a crack in one bottom panel. There is scarring from removed hardware. The door does not latch properly; it swings open and the hardware damages the plaster wall finish. There is minor paint loss throughout. The door is set one step above the Hall floor level.
Hardware: There is a temporary latch that does not function properly.
Trim: There is a gap in the frame at the head. At Room 205 side, there are holes from removed hardware. There is minor paint loss throughout.

D214: Knots are translating through the painted finish.
Hardware: Good condition. There is no handle from the Room side.
Trim: Good condition.

D215: Knots are translating through the painted finish. There are some chips in the paint.
Hardware: Good condition.
Trim: Good condition.

D216: Knots are translating through the painted finish. There are some chips in the paint.
Hardware: Good condition.
Trim: Good condition.

Room 202 – Interpreted Bedroom 1

Interpreted Bedroom 1 is in overall good condition.

Floor: There are gaps between some of the boards. The floor deflects in a few locations. There is finish loss caused by moisture damage below window W201.

Base: There is separation and misalignment of component parts throughout. There are gaps below the base in a few locations, and there is a gap behind the base at the north wall.

Walls: There is peeling paint below window W202, and there appears to be an older patch. Some of the seams in the wall board are translating through.

Ceiling: There is a crack along the ceiling transition and joint tape is visible.

Chimney: There are gaps between the bricks and mortar.

Lighting/Life-Safety: There is one table light (faux candle) operated by a switch.

Windows:

W201: The sash and frame are composed of many component parts, which are separating. Daylight is visible through some of the gaps. There is soiling and evidence of moisture infiltration.
Hardware: The hinges and latch are painted, but function.
Trim: The left-side trim is popped out/displaced.

W202: There is separation of the component parts throughout. The sill is composed of several pieces, and they are separating. The window does not open. There is deterioration at some of the muntins.
Hardware: The hardware is painted and functions.

3. CONDITIONS ASSESSMENT

Trim: There is separation of the component parts throughout. The sill is pulling away from the wall.

Room 203 – Interpreted Bedroom 2

Interpreted Bedroom 2 is overall in fair condition.

Floor: The floor boards are generally uneven. There are areas of older damage and loss, some significant.

Base: There is separation and misalignment of component parts.

Walls: The plaster is in poor condition. There are cracks in the east wall, and the plaster appears to have lost its keys. The north wall has some areas of uneven finish and evidence of older patches. At the section where the framing and nogging is exposed, daylight is visible through some small gaps. The west wall has some cracking.

Ceiling: There are some small holes and divots in the gypsum wallboard.

Chimney: There are gaps between the bricks and mortar.

Lighting/Life-Safety: There is one table light (faux candle) operated by a switch.

Windows:

W203: The window does not open. There is separation of the component parts. There is rot at the muntins. The top sash is displaced.
Hardware: The sash lock is painted.
Trim: There is separation of the component parts. There is rot at the interior sill.

W204: The sash is loose and displaced within the frame, and there is a gap above it.
Hardware: The hardware is painted.
Trim: There is separation of the component parts, and a split at the head.

Room 204 – Bathroom

The Bathroom is in overall good condition. The room is raised up from adjacent Hall.

Floor: The floor is in good condition but is not an appropriate material choice.

Base: The base is generally soiled.

Walls: The walls exhibit general soiling. At the corners of the north wall, the joint tape is stretched. There is heavy paint loss at the wood beam at the north wall.

Ceiling: The seams are noticeable between boards and nails have popped. The ceiling transition is not taped well.

Trim: The chair rail is generally in good condition.

Fixtures: All of the fixtures are serviceable.

Lighting/Life-Safety: There are two wall sconces, and there is electric baseboard heating.

Windows:

W205: The sash appears nailed shut. The glazing putty is failing. There is some paint loss.
Hardware: Generally in good condition.
Trim: There is heavy soiling.

W206: The meeting rails and rails at the upper sash are deteriorated and exhibit wood rot. The window is difficult to open. The glazing putty is failing. There is a lot of over painting on the glass. There are spider webs and evidence of insects throughout.
Hardware: The sash lock is painted but functions.
Trim: There is random paint loss at the frame and trim.

Room 205 – Interpreted Sewing Room

The Interpreted Sewing Room is overall in fair condition. The room is raised up from adjacent Hall.

Floor: The floor has a tung-oil finish, which is heavily worn at the center of the room. There is scarring near the closet, indicating where the removed chimney was located.

Base: Good condition.

3. CONDITIONS ASSESSMENT

Walls: Both plaster walls have cracking; the west wall is in worse condition and has loss its keys to the wood lath. There is plaster loss at the top of the north wall behind the door.

Ceiling: There is a small crack at the ceiling transition that begins at the west wall and continues the full width of the room. At the ceiling hatch, knots are translating through the paint and there is some separation in the frame.

Closet: Good condition.

Lighting/Life-Safety: There is one table light (faux candle) operated by a switch.

Door:

D213: There are some gaps in the vertical boards, and there is minor loss at the top of the door. There is some paint loss throughout.
Hardware: The hardware has all been painted, and the paint is now exhibiting loss.
Trim: Good condition.

Windows:

W207: The bottom rail of the upper sash is cracked in half, and the glass is loose. There is a gap at the wood stops.
Hardware: The catch on the sash lock has dropped.
Trim: Good condition.

W208: There is one broken pane of glass. At the sill there is a gap between the base and frame. There is wholesale failure of the glazing putty.
Hardware: Except for the wood handle, all of the hardware is painted.
Trim: Good condition.

Room 206 – Storage

The Storage Room appears to be in overall good condition, but was difficult to fully assess due to the stored collections materials.

Floor: There is heavy wear of the painted finishes. There are gaps in the boards.

Base: Much of the base is not readily visible due to stored materials, but what is visible appears in good condition.

Walls: There are gaps around the switch plate, and there is a crack at the wall/ceiling transition at the south wall that carries down to the knee wall.

Ceiling: The flat section has a rough finish and there appears to be several patches. The joint tape at the ceiling transition and other sloped areas is visible.

Lighting/Life-Safety: There is an exposed light bulb controlled by a switch; bulbs should not be left exposed. There are two switches on the east wall that control exterior lights, which is not an ideal location.

3.1.5 Existing Interior Conditions Photographs

3. CONDITIONS ASSESSMENT



Photo I-1. Overall view of Room 001, the basement-level kitchen; camera facing west.



Photo I-2. Overall view of Room 002 showing the beehive oven; camera facing west.

3. CONDITIONS ASSESSMENT



Photo I-3. Overall view of Room 003, the modern kitchen; camera facing east.



Photo I-4. Overall view of the mechanical room; camera facing north.

3. CONDITIONS ASSESSMENT



Photo I-5. View of the basement-level basement in the northeast corner of Room 002.



Photo I-6. Detail view of the bowed wall, cracked plaster, and skewed door opening at the south wall of Room 002. The wood sill plate for this wall has rotted, causing the wood and brick nogging to shift and sag.

3. CONDITIONS ASSESSMENT



Photo I-7. View of the exposed framing at the ceiling in Room 002, showing whitewashed beams.



Photo I-8. View of the brick base for the beehive oven showing mortar loss and efflorescence.

3. CONDITIONS ASSESSMENT



Photo I-9. View of the underside of the first-floor brick hearth that is visible at the ceiling of Room 002.



Photo I-10. View looking south in the first-floor Hall (Room 101).

3. CONDITIONS ASSESSMENT



Photo I-11. Overall view of Room 102, the South Parlor; camera facing west.



Photo I-12. Overall view of Room 103, the North Parlor; camera facing south.

3. CONDITIONS ASSESSMENT



Photo I-13. Overall view of Room 104, the Meeting Room; camera facing northwest.



Photo I-14. Overall view of Room 105, the Office/Storage Room; camera facing west.

3. CONDITIONS ASSESSMENT



Photo I-15. Close-up view of moisture damage at the ceiling and wall above window W106 in Room 105.



Photo I-16. Close-up view of the molded wood base at the southeast corner of Hall 101 showing the different molding profiles and the gaps between adjacent sections of base.

3. CONDITIONS ASSESSMENT



Photo I-17. Close-up view of a cracked wood board at the ceiling in Room 102.



Photo I-18. Close-up view of the damaged wood floor boards in Room 105 caused by moisture infiltration at the ceiling, wall, and window above.

3. CONDITIONS ASSESSMENT



Photo I-19. View looking north in Room 104 showing the east wall leans out at its top.



Photo I-20. Close-up view of a gap below the wood trim at door D105.

3. CONDITIONS ASSESSMENT



Photo I-21. View of the quarter-turn stair from the first to second floor. Note the split in the second tread.



Photo I-22. View looking down the stairs from the second floor Landing; camera facing north.

3. CONDITIONS ASSESSMENT



Photo I-23. Overall view of Room 201, the Landing; camera facing south.



Photo I-24. Overall view of Room 202, Interpreted Bedroom 1; camera facing west.

3. CONDITIONS ASSESSMENT



Photo I-25. Overall view of Room 203, Interpreted Bedroom 2; camera facing west.



Photo I-26. Overall view of Room 204, the Bathroom; camera facing west.

3. CONDITIONS ASSESSMENT



Photo I-27. Overall view of Room 205, the Interpreted Sewing Room; camera facing west.



Photo I-28. Overall view of Room 206, a Storage Room; camera facing west.

3. CONDITIONS ASSESSMENT



Photo I-29. Close-up view of discoloration and irregularity of the wall finish below window W202 in Room 202.



Photo I-30. View of cracked and lost plaster at the northeast corner of Room 203.

3. CONDITIONS ASSESSMENT



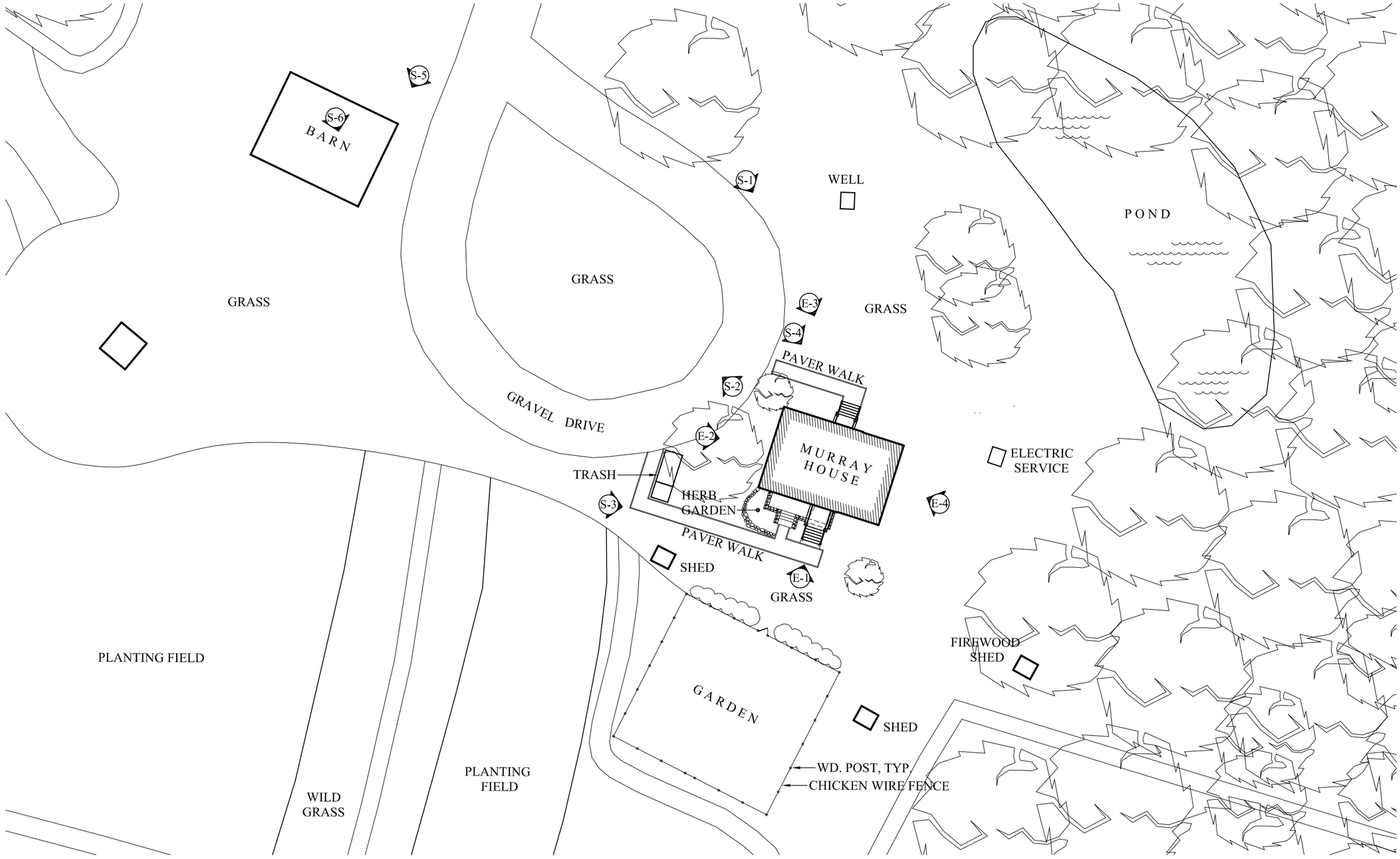
Photo I-31. Close-up view of window W207 showing separation and loss at a muntin and meeting rail. These sashes, constructed in he 1980s, were of poor quality materials and construction techniques.



Photo I-32. Overall view of door D211 showing separation of the component parts.

3. CONDITIONS ASSESSMENT

3.1.6 Photo Key Plans



NORTH

PARTIAL SITE PLAN - PHOTO KEY

1" = 30' - 0"

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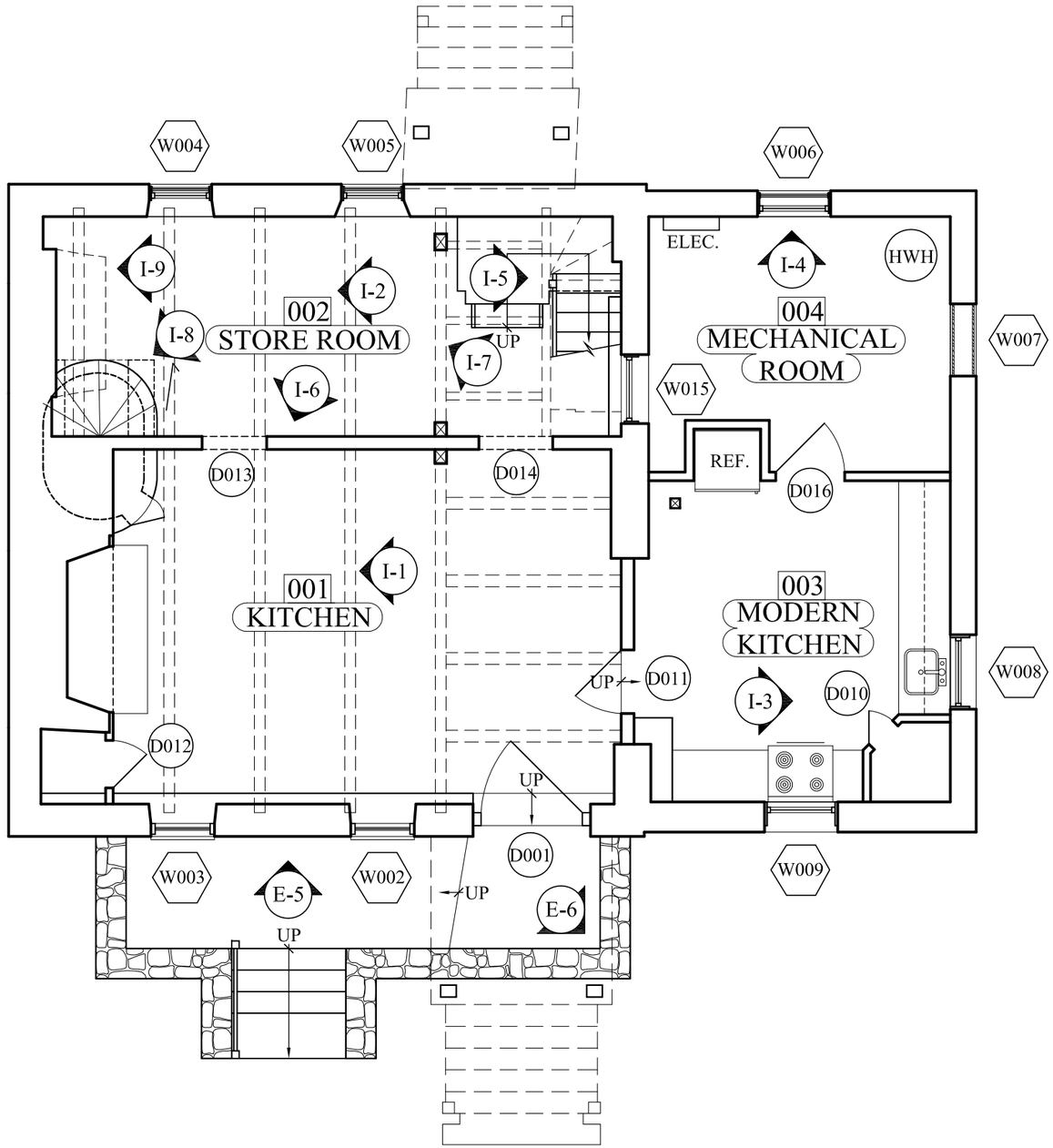
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PROJECT No. 1605C

DATE: 25 AUGUST 2016

HISTORIC PRESERVATION PLAN
MURRAY FARMHOUSE
AT PORICY PARK
MIDDLETOWN, MONMOUTH COUNTY, NJ

PK1



BASEMENT PLAN - PHOTO KEY

NORTH

0 1 2 5 10 20

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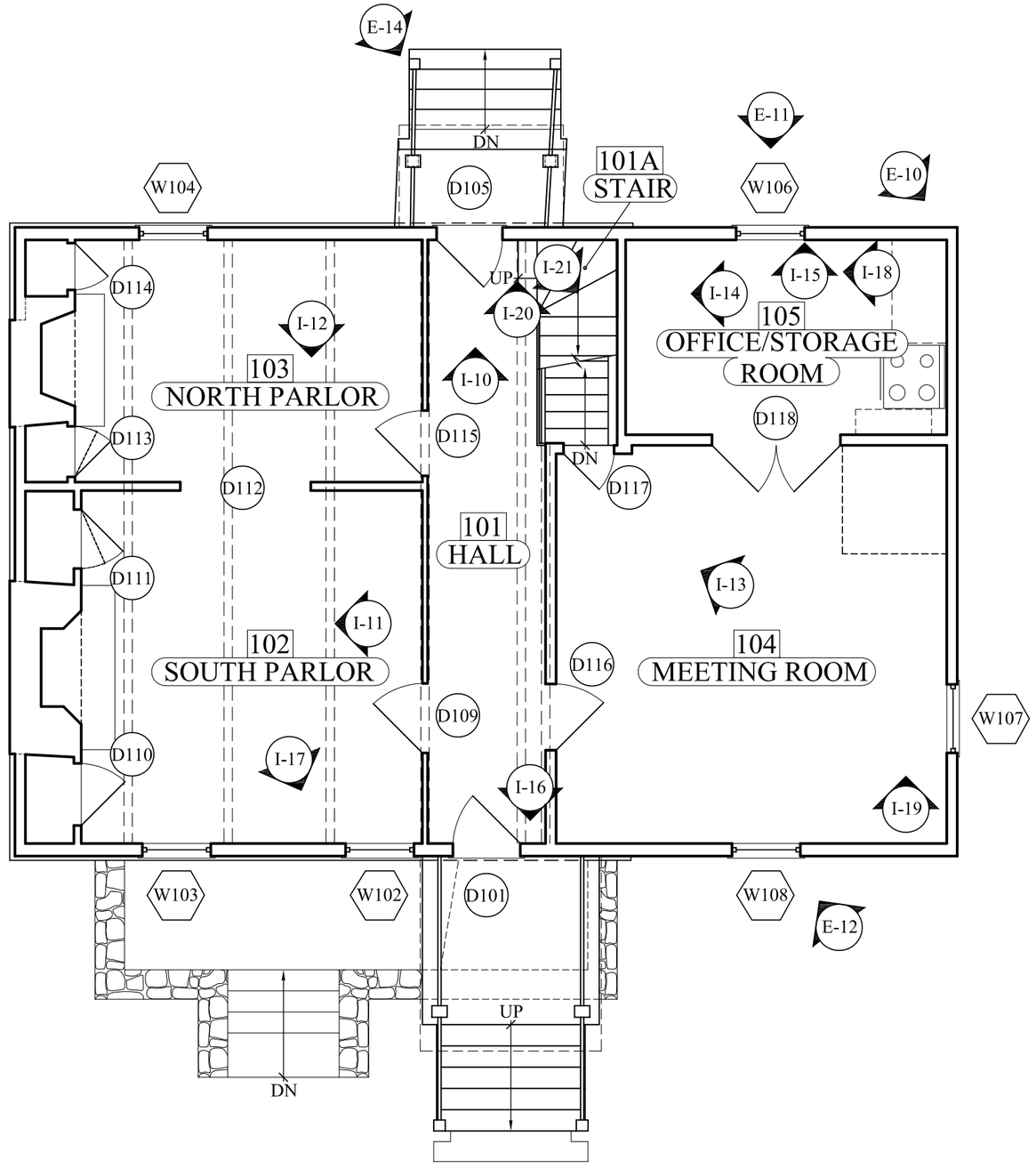
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HISTORIC PRESERVATION PLAN
MURRAY FARMHOUSE
AT PORICY PARK
MIDDLETOWN, MONMOUTH COUNTY, NJ

PK2



NORTH

FIRST FLOOR PLAN - PHOTO KEY

0 1 5 20
2 10

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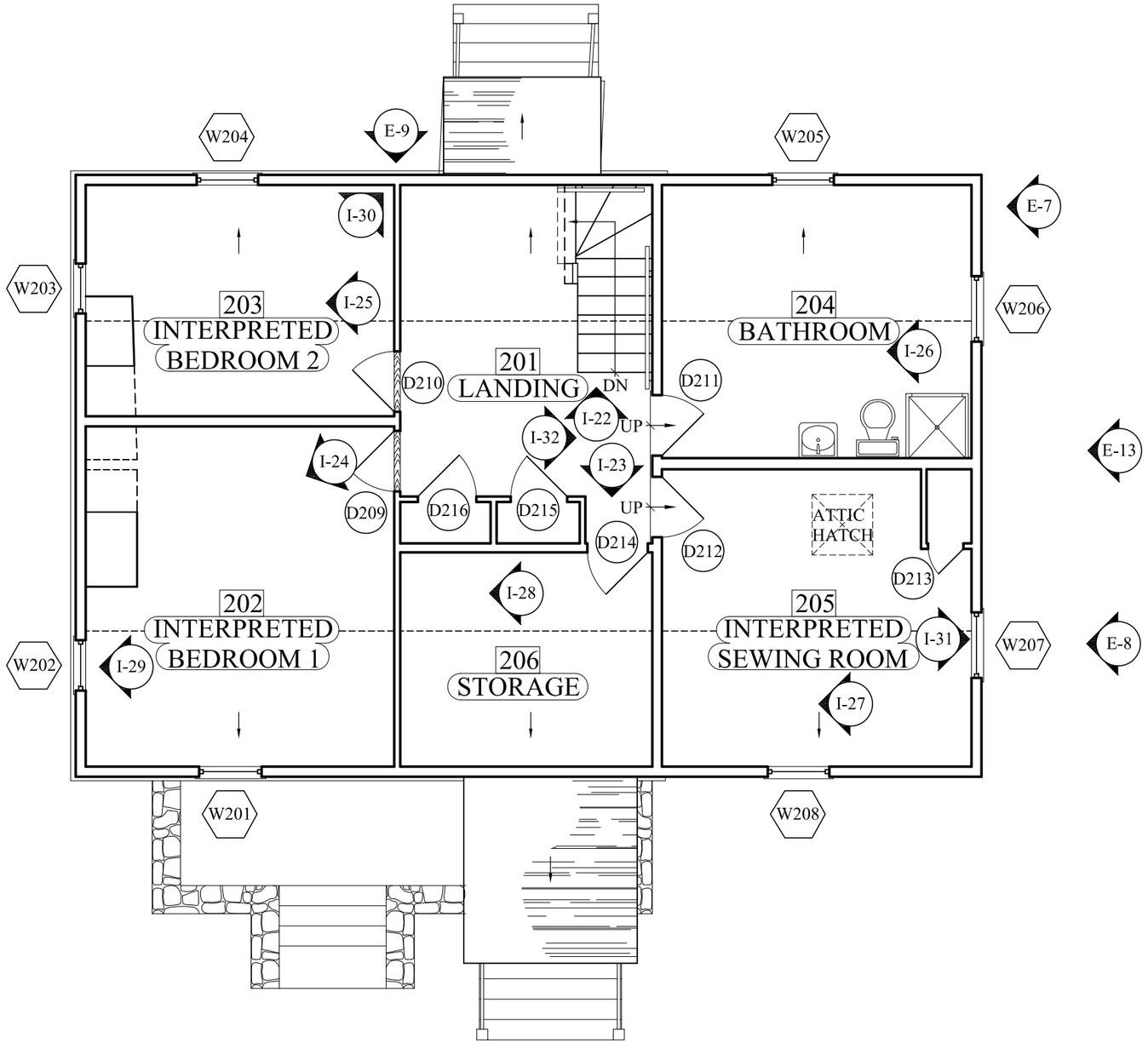
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HISTORIC PRESERVATION PLAN
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MIDDLETOWN, MONMOUTH COUNTY, NJ

PK3



SECOND FLOOR PLAN - PHOTO KEY

NORTH

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DATE: 25 AUGUST 2016

HISTORIC PRESERVATION PLAN
MURRAY FARMHOUSE
AT PORICY PARK
MIDDLETOWN, MONMOUTH COUNTY, NJ

PK4

4. TREATMENT ANALYSIS

4.1 Code Analysis

The following code analysis is based upon the Murray Farmhouse continuing use as a living history and interpreted museum by the Township of Middletown and the Poricy Park Conservancy. As a historic house museum, the N.J.A.C. Subchapter 6 Rehabilitation Subcode defines this use as B – Business. This use classification limits the occupancy to 49 persons; given the size of the building this occupancy limitation appears adequate. Although the issues discussed are key points in any code analysis for planning purposes, they must be further developed at the time contract documents are prepared for any specific modifications and at permit filing. These topics are intended to provide a framework in which decisions can be made regarding the appropriateness of any proposed changes under this existing use or upgrades proposed to this specific building.

(###) For purposes of this code discussion, the three numbers denotes a 2015 International Building Code - New Jersey Edition (IBC) article.

Use Group B - Business

Use Group

TYPE	CATEGORY	LISTING
House Museum	Business Use	B (304)

Construction Type (602)

Type V A - All allowable building materials

Limitations (503)

USE	CLASSIFICATION	HEIGHT	AREA
B	A	3 story	18,000 SF

Murray Farmhouse Attributes

Height	2 stories, 24 feet – 4 inches to roof ridge	
Footprint	37 feet – 5 inches x 25 feet – 3 inches (excluding front and rear entrance porches)	
Floor Area	Basement*	938 SF
	First Floor	930 SF
	Second Floor	930 SF
	TOTAL	2,798 SF

* Basement is <u>not</u> a story above grade as per IBC (502)

Fire Suppression Systems

In Use Group B fire suppression is not required. Storage rooms over 100 square feet require a one (1) hour separation.

Miscellaneous IBC Requirements for B Business

Maximum floor area per occupant 100 SF gross

50 PSF structural performance required on all floors with 100 PSF required at first floor lobbies and corridors and 80 PSF at second floor corridors.

Ceilings must be a minimum height of 7 feet – 6 inches.

Two means of egress required from each floor level with occupant loads greater than 50 and a travel distance to exit greater than 75 feet (not applicable, occupancy is less than 50).

Life Safety

The use group and the requirements for exits determine life-safety aspects.

For use group B:

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- A limit on occupancy, not to exceed 49 (30 to the second floor), is set by the construction official based on egress capacity and travel distance using the following parameters:
  (1) For buildings with a single means of egress, occupancy shall be limited to the first and second floors and the travel distance shall not exceed 75 feet.
  (2) Two means of egress shall be required from all floors above the second floor where occupancy is permitted.

Miscellaneous Rehabilitation Subcode Provisions for Historic Buildings

- Supplemental requirements for Use Group B exempts buildings from manual alarm systems when they have occupied floors that are two or more stories below the highest level of exit discharge.
- There are no provisions requiring automatic alarm systems in Business Uses.
- Existing door openings, corridors, and stair widths may remain.
- Existing ceiling height shall be permitted.
- Existing riser and tread height may remain.
- All spaces intended for occupancy shall be provided with either natural or mechanical ventilation, using “operable” doors, windows, louvers, or other openings to the outdoors.
- For 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 exits be available. Lighting shall also be required to illuminate exit discharge. Where more than one means of egress is required, the lighting shall be connected to an emergency electrical system that continues illumination for not less than one hour in the case of primary power loss.
- Illuminated exit signs shall be provided for all required means of egress in all buildings, rooms, or spaces required to have more than one exit or exit access.
- Under the definition of the Rehabilitation Subcode, the scope of work constitutes an “alteration.”
- Building owners may wish to use an alternative to compliance in writing. It shall include: a statement of the requirements of this Subcode from which a variation is sought, a statement of the manner by which strict compliance with the provisions of this Subcode would result in practical difficulties or would detract from the historic character of the building, and a statement of feasible alternatives to the requirements of this Subcode that would adequately protect the health, safety, and welfare of the intended occupants and of the public generally.
- All buildings must comply with the Barrier-Free Subcode except when compliance is technically infeasible. Unless the historic character of the building would be threatened or destroyed, there shall be, at a minimum, at least one accessible route from an accessible parking space to an accessible entrance, at least one accessible entrance, and an accessible route from the accessible entrance to all publicly-used spaces on the level of the accessible entrance.

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- NJ 5:23 – 6.5 (j): In a building required by the barrier-free subcode to be accessible, where the space altered is a primary function space, an accessible path of travel to the altered space shall be provided up to the point at which the cost of providing accessibility is disproportionate to the cost of the overall alteration project; a cost is disproportionate if it exceeds 20 percent of the cost of the alteration work.

Rough Construction Estimate	$ 590,000
less windows, electrical, walls, roof, etc. (includes General Conditions, Temporary Facilities, Contractor Overhead and Profit)*	($ 333,600)
Basis	$ 256,400
@ 20%	$ 51,280

Therefore, any cost above $51,280 would be considered "disproportionate."

* These items are not counted to determine the basis of the 20 percent.

Occupancy –
For the purposes of this analysis and based on the code requirements, the occupancy for the Farmhouse shall be 49 persons.

- Based on the above, the following are the minimum egress requirements per floor level. With an occupancy of 49 people and a travel distance of less than 75 feet, one means of egress is required from each the first and second floors.

Restroom Facilities
Occupancy calculated for plumbing fixtures is 49 x 2/3 = 33.
Male Occupancy = 33 x 0.6= 20
Female Occupancy = 33 x 0.6= 20
33 (entire facility) (20 male/20 female) – Per 2015 National Standard Plumbing Code (NSPC)

No. of Persons of Each Sex	Water Closets		Lavatories		Drinking Fountain	Other
	Male	Female	Male	Female		
1-50	**1**	**1**	**1**	**1**	1 per 1000 people	1 service sink/floor
51-100	Add 1	Add 1	Add 0	Add 1		
101-200	Add 1	Add 2	Add 1	Add 1		

Requirements: Based on the table above, there should be at least one toilet and one lavatory for the men and one toilet and one lavatory for the women. There should be at least one service sink per floor. The existing facilities at the Farmhouse house (once rehabilitated) would include one unisex facility for both men and women, which would require a variation. However, a variation for an occupancy of 49 persons in a historic building is typically granted. In addition, there are other restroom facilities on site that could be accounted for in the total number of restroom facilities.

4. TREATMENT ANALYSIS

Barrier-free Requirements:

All new building components must be designed in compliance with the Barrier-free Subcode of the New Jersey Uniform Construction Code.

- Small buildings, defined as those with a total gross enclosed floor area of less than 10,000 square feet, shall be required to have at least one accessible entrance on the ground (or first) floor and accessible interior building features on all floors.
- Except where noted, small buildings that are not more than two stories shall not be required to have an elevator(s) to provide vertical access between floors.
- Small buildings that are three or more stories are required to have an elevator. (The exception is buildings less than 3,000 square feet.)

Based on the above requirements, the Farmhouse should be accessible to the first floor at a minimum and upgrades made, where applicable, for barrier-free compliance at interior features, such as circulation and restrooms. Refer to *Section 5.1- Architectural Planning* for recommendations on the feasibility of providing barrier-free access to the first floor level.

5. CONCLUSIONS AND RECOMMENDATIONS

4.2 Preservation Philosophy

The Murray Farmhouse is an example of an eighteenth-century farmhouse that underwent an extensive late-twentieth century renovation to make it better reflect its eighteenth-century appearance and nineteenth-century modifications. The building is located within Poricy Park in Middletown Township, which has allowed it to maintain its rural setting. The farmhouse was constructed by Joseph Murray circa 1767 and served as the residence of subsequent Murray generations until the mid-to-late-nineteenth century. It then passed through a series of owners before being purchased by Albert Gebhardt in 1939, at which time it served as the farm manager's home for his Whistling Hill Farm until 1973. The building was purchased by Middletown Township as part of a large land acquisition to form Poricy Park, and was renovated by the Poricy Park Citizens Committee in the early-1908s to interpret the history of Joseph Murray.

Section 2.2 Chronology of Construction outlines in detail, based on available documentation, the changes to the Murray Farmhouse from construction through to its renovation into an interpreted farmhouse. The results of the work of the Poricy Park Citizens Committee and Middletown Township present a historic core that has mid-to-late-eighteenth-century origins, an early-nineteenth century addition, and a layer of late-twentieth-century renovations. The building largely reflects the 1980s renovation with limited historic fabric retained at the exterior and interior. As discussed in *Section 2.5 Statement of Significance*, despite the limited historic material, the many unusual architectural elements and aspects of the building combine to give the Murray Farmhouse architectural and historical significance. According to the New Jersey Historic Preservation Office, properties from the eighteenth century rarely retain all their original physical features or characteristics. Properties from this period, in general, are rare and, therefore some alterations and changes are justifiable, provided enough of the property survives to visually convey its historical association.[57] The Murray Farmhouse falls into this criteria.

Based on the Project Team's understanding of the building and its historical evolution, including the significant amount of modern material at the exterior and interior, the appropriate approach is **Rehabilitation**. Rehabilitation is most appropriate when significant alterations have been made, when a new use has been established, and when depiction at a particular period of time is not an appropriate option. Rehabilitation is defined as:

> the act of process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, and architectural values (*Standards*).

The goal of **Rehabilitation** would be to repair all deteriorated building material at the exterior and interior of the Murray Farmhouse, with replacement of the significantly deteriorated elements, in order to maintain the current use of the building as a house museum for interpretive and educational programs. At the exterior this would include repainting of the masonry foundation; repair with some replacement of the deteriorated wood siding and trim; repair of the existing wood windows and doors, with replacement of the more deteriorated windows; installation of new roof drainage system; repair of the brick chimney; rebuilding of the front and rear entry porches; and repair of wood shingle roof. At the interior this would include repair of deteriorated building material such as flooring, wall, and ceiling finishes, and the structure on a room-by-room basis. The goal of any structural work will be to hide upgrades to the extent practical.

[57] Swanda, 5.

5. CONCLUSIONS AND RECOMMENDATIONS

5.1 Architectural Planning

The Murray Farmhouse currently serves an educational purpose including living history demonstrations and other related interpretive programs. The cooking fireplace is a draw for school children and heritage tourists; therefore, maintaining this function is important. There are, however, some improvements beyond repairs to the material fabric that could enhance the use and aesthetics of the building.

The historic use of the basement level is an important one as seen in the use of the cooking fireplace for interpretative programming. The interior configuration has been modified to remove what would have been the hall wall separating the entrance door in Room 101 from the kitchen and the stair in Room 102 from the store room. The recommendation with regard to this wall is to restore it between the stair and store room to give visitors a sense of the configuration. However, installing a wall between the entrance and kitchen would significantly restrict the interpretive space. The wall could be verbally interpreted showing its importance as a weather barrier and to mimic the room configuration at the first floor. It should be noted that the wall center of the former hall (at door D004) appears to be newer material fabric, and the hall more than likely was open from front to back similar to the first floor.

The bathroom on the second floor occupies a significant amount of potential interpretive space. Some consideration should be given to moving this function to Room 105, which formerly served as a kitchen and currently is used as storage and office space. The older kitchen equipment should be removed, as the Modern Kitchen in the basement (Room 003) should be adequate for a museum of this size. By moving the restroom to the first floor, visitors who cannot readily navigate the stairs to the second floor would have use of the restroom. The new restroom would have to be designed to comply with barrier-free requirements. The restroom on the second floor could then be used as exhibit space.

The Murray Farmhouse is currently not barrier-free accessible and making it accessible has the potential to have too great a negative impact on the exterior of the building. The problem is the difference in grade change to the first floor is such that a ramp of thirty or more feet would be required. Such a ramp would overwhelm the building no matter where it was placed. Consideration for an exterior lift could be made; however, the cost and maintenance may be prohibitive compared with the use of the building. A lift would also have a negative impact on the exterior. An acceptable alternative is to create a video presentation that would be shown at the Poricy Park Nature Center for anyone who requires barrier-free access. The barn, although not part of this study, could have one of its entrance doors upgraded to permit barrier-free access through a small landing and ramp. The grade change is so insignificant (under six inches) that a railing would not be required.

Lighting in the interpreted spaces at the Murray Farmhouse is poor, inconsistent, and visibly jarring. A simple fix is to eliminate both the spot lights and faux candles, and install floor-standing torches in a black or dark bronze color (two to three per room) that provide general up-lighting of sufficient foot candles to reflect the light off the relatively low ceilings to the floor level. The lights themselves are simple and can blend but still provide ambient overall light. This is a common approach in eighteenth-century house museums.

5. CONCLUSIONS AND RECOMMENDATIONS

5.2 Material Recommendations

The following are recommendations for the exterior and interior rehabilitation and repair of the architectural fabric of the Murray Farmhouse.

5.2.1 Non-Construction Recommendations

- The Historical Overview provided as part of this report is not definitive. A constant eye to augmenting the historical record of the Murray Farmhouse is recommended, and inclusion of interesting and thought-provoking elements should be added to the record when discovered and interpreted to the visiting public.
- If any future work requires excavations, this should be coupled with archeological investigations in order to mitigate ground disturbance and help augment the historical record.
- Implement the cyclical maintenance plan provided as part of this report. If followed, such a plan should help to maintain and prolong the life of the materials present in the building envelope and interior finishes and fabric. This plan provides a list of weekly, monthly, and yearly tasks, which address the maintenance of the building and its individual components. Minimally, debris should be removed from gutters and vegetation should be trimmed from close proximity to the building twice a year.
- Prepare Contract Documents and Specifications for each phase of work proposed.
- Anticipate Contract Administration Services during Construction for each phase of work proposed, where required.
- All services shall be performed by experienced and qualified professionals with knowledge of historic buildings and the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.
- The swing barn is a unique building type that should be similarly studied as the farmhouse for its historical significance, historical evolution, and overall conditions. For example, it appears that the wood shingle roof has numerous holes and gaps in the shingles, which may be an indication that the roof is reaching the end of its useful life.

5.2.2 Site Recommendations

- Reset brick pavers where sunken or displaced. Place priorities on conditions that may be a tripping hazard.

5.2.3 Exterior Recommendations

<u>Roof and Roof Drainage</u>

- Plan to replace the wood shingle roof in-kind in five to seven years. In replacement of the wood shingle roof, all new open board sheathing will have to be installed to optimize the roofing conditions.
- Replace the roof drainage system. Install new metal half-round hung gutters, which are more period-appropriate. For a vernacular building reflecting an eighteenth- or nineteenth-century appearance, using a lead-coated copper would be appropriate and would better reflect tin or terne metal used at that time.
- Repoint the chimney where mortar is lost. New pointing mortar shall match existing mortar in all attributes.
- As part of re-roofing, replace flashings to match the material of the gutters and leaders.

<u>Elevations</u>

- As much as it would be ideal to remove the paint from the brownstone foundation, such an action could cause damage to the stone, could reveal old unsightly deterioration, and could be very costly. Consider painting the foundation to better reflect the brownstone color. This will require thorough surface preparation.
- Repair any cracks, breaks, or displacement of the brownstone using conservation techniques such as consolidation, Dutchman, or in-kind replacement.
- At the foundation, repoint deteriorated mortar joints with new replication mortar to match the historic material in all attributes.

5. CONCLUSIONS AND RECOMMENDATIONS

- Clean the stone and brick at the basement entry using approved cleaning methodologies.
- Repoint deteriorated mortar with new replication mortar at the basement areaway.
- The wood windows, unfortunately, were of poor quality construction when installed around 1980. Anticipate near 100% replacement or rebuilding major components of each window.
- Rebuild the front entry porch stair and landing using the appropriate lumber, and thoroughly and properly paint. All fasteners should be of stainless steel and should be concealed.
- Repair the wooden balustrade at the front porch; surface prepare, prime, and two-coat finish paint.
- Repair/replace deteriorated wood siding and trim. Anticipate significant replacement at the corner boards, window surrounds, and other trim elements.
- Install new sealant at critical junctions: openings to siding and openings to stone masonry.
- Repair exterior wood doors utilizing conservation treatments, such as Dutchman and epoxy repair.
- Remove hardware and doors, clean of excess paint, apply new finish and lubricant, and reinstall.
- Surface prepare, prime, and two-coat finish paint all doors and windows (new and existing components).
- Replace the foundation edge flashing at the west elevation with lead-coated copper.
- Rebuild the rear entry porch stair and landing using the appropriate lumber, and thoroughly and properly paint. All fasteners should be of stainless steel and should be concealed.
- Repair the wooden balustrade at rear porch; surface prepare, prime, and two-coat finish paint.
- As part of any finish carpentry repairs, rusting fasteners may need to be replace or, if only slightly rusted, treated with a rust-inhibiting primer.
- Allow for limited structural repairs to wall framing as part of exterior siding repairs. It is possible the insect infestations have caused vertical wall members and sill and top plates to exhibit loss.
- Surface prepare, prime and two-coat finish paint all exterior painted wood surfaces.

5.2.4 Interior Recommendations

- Re-line the cooking fireplace's flues to maintain proper operation.
- Restore door D001 and opening so that the frame and door fit the opening properly. Install weather stripping that is concealed.
- Repair/replace windows – refer to exterior recommendations.
- As surfaces and finishes become worn or exhibit wear and staining from use, surface prepare, prime, and two-coat finish paint existing plaster, trim, doors, windows, etc. This can occur on a room-by-room basis or as a single project phase.
- Reverse the installation of window W008.
- Remove security tape and other devices at windows (it appears the system uses a motion-sense-type detection, which is less visually intrusive).
- Clean northeast corner walls in Room 004 of staining, and monitor conditions. It may be necessary to switch to an underground drainage system or to undertake foundation waterproofing.
- Where the plaster exhibits a rough finish, remove loose and cracked plaster and apply a replication finish coat of plaster to achieve a smooth finish.
- Where the plaster is cracked or bulging, test to determine if plaster remains keyed to the wood lath. Depending on extent of cracking/bulging, either fasten the plaster to the lath using plaster washers or apply new replication plaster.
- At areas where knots translate through the painted surfaces, apply a stain block, prior to painting.
- Repair interior doors and door hardware including but not limited to: adjust to fit the opening properly, repair splits in panels, repair/replace broken or ill-fitting hardware, Dutchman and/or epoxy repair damaged wood (both newer and older damage).
- At the stair, repair the damaged tread. It may be possible to reinforce from under the stair and repair the split with Dutchman and/or epoxy repair.
- Repair/secure the railing at the second floor and Dutchman repair areas of loss. Repair in such a manner to maintain evolution of stair/railing configurations.

5. CONCLUSIONS AND RECOMMENDATIONS

- Install new mortar at the hearth of Room 102 to match existing.
- Reinforce/repair the hearth support in Room 002.
- Where the plaster is damaged by moisture it may be necessary to remove area of damage and install new replication plaster.
- Where gypsum wallboard is separating at the seam: remove tape and spackle, reinforce with sheet rock screws, and re-tape and spackle.
- Provide door stops where needed to stop damage to adjacent wall finishes.
- Where the floor exhibits significant loss of material fabric, consider Dutchman repairs.
- Spot point exposed chimneys where gaps and mortar loss is evident.

5.2.5 Mechanical/Electrical/Plumbing Recommendations

- Provide additional electrical baseboard heating units for more consistent heating and to protect existing equipment from freezing.
- Upgrade the electrical panel to a 200 AMP service (at a minimum). The estimate of probable cost assumes there is ability to upgrade panel; if not, cost would be greater and as a result, a cost-benefit analysis is recommended.
- Install general interior lighting that is more sympathetic to historic fabric.
- Upgrade exterior lighting that is less conspicuous, integrates LED technology, and discourages vandalism.
- Plan to install underground drainage at the perimeter of the building to help reduce moisture infiltration to the interior. Underground drainage could be positioned to drain on site, a distance from the building via a headwall.
- Consider installation of a lightning protection system at the time the wood shingle roof is replaced.
- Upgrade the detection system to include heat, smoke, and carbon monoxide detectors.
- Install a second sump pump that is battery operated.

5. CONCLUSIONS AND RECOMMENDATIONS

5.3 Estimate of Probable Costs

The following conceptual estimates of probable cost are based upon the Project Team's experience with historic preservation projects. These estimates are for planning purposes and projections that are more accurate can be based only upon more detailed design development and upon obtaining actual bids from qualified craftspersons. The dollars shown assume 2016 dollars. This format follows the generally accepted Construction Specifications Institute outline.

Non-Construction typically is between ten and eighteen percent of construction depending on scope. Since it is not anticipated all work will be undertaken in a single phase, specific non-construction costs are also provided for each proposed phase.

It should be noted that construction costs change on a regular basis due to a number of reasons and are influenced by a number of factors. As such, a contingency of fifteen percent has been added to the projected costs to account for these fluctuations, which tend to fluctuate up rather than down.

As noted above, all costs assume 2016 (with a fifteen percent contingency); however, for each year a project is undertaken **after** 2016, add an additional four to six percent to account for increases in labor and material costs.

The following estimate addresses the overall exterior and interior rehabilitation for the Murray Farmhouse. Further phasing is broken down in *Section 5.4 – Phasing Recommendations*.

MURRAY FARMHOUSE – REHABILITATION AND REPAIR

CONSTRUCTION

DIVISION 1 – General Requirements		
General Conditions		$ 42,200
Temporary Facilities		$ 25,350
Trash Container (each phase)		$ 1,800
Temporary Storage (each phase)		$900
Temporary Protections (each phase)		$1,750
	Division 1 Subtotal	*$ 70,000*
DIVISION 2 – Site Work		
Selective Demolition and Salvaging (general)		$ 6,050
Selective Demolition (roof)		$ 2,400
Reset Brick Pavers		$ 3,200
	Division 2 Subtotal	*$ 11,650*
DIVISION 3 – No Requirements		

5. CONCLUSIONS AND RECOMMENDATIONS

DIVISION 4 – Masonry	
Repair Cooking Fireplace Chimney	$ 1,150
Spot Repoint Stone Masonry (exterior)	$ 1,100
Spot Repoint Stone Masonry (interior)	$ 650
Repair Cracks in Masonry	$ 3,400
Repoint Basement Areaway Masonry	$ 1,100
Repoint interior masonry, hearths at fireplace and chimneys	$ 1,250
Division 4 Subtotal	*$ 8,650*
DIVISION 5 – Metals	
Misc. Metals	$ 1,400
Division 5 Subtotal	*$ 1,400*
DIVISION 6 – Carpentry	
Exterior & Structure	
Repair Soffits and Gable-end Trim	$ 3,400
Repair Wood Siding and Trim	$ 11,200
Rebuild (historically) the Front Entry Porch	$ 27,600
Rebuild (historically) the Rear Entry Porch	$ 21,250
Structural Upgrades – Basement Wall	$ 6,450
Structural Upgrades – First Floor Framing	$ 4,650
Structural Upgrades – Wall Framing	$ 5,400
Interior	
Repair Wood Trim and Detailing (basement)	$ 6,550
Repair Wood Trim and Detailing (first floor)	$ 7,900
Repair Wood Trim and Detailing (second floor)	$ 8,300
Restore Room Configuration in Basement	$ 1,900
Division 6 Subtotal	*$ 104,600*
DIVISION 7 – Moisture Protection	
General Sealant Replacement	$ 2,300
Replace Wood Shingle Roof	$ 46,000
New Open Board Sheathing	$ 20,700
Install New Gutters and Leaders	$ 7,150
Replace Flashings	$ 6,050
Division 7 Subtotal	*$ 82,200*
DIVISION 8 – Doors & Windows	
Repair/Replace Wood Windows	$ 46,800
Repair Wood Exterior Doors	$ 2,350
Repair Hardware – Exterior Doors	$ 1,200
Repair Interior Doors and Hardware	$ 8,400
Division 8 Subtotal	*$ 58,750*

5. CONCLUSIONS AND RECOMMENDATIONS

DIVISION 9 – Finishes		
Exterior		
Surface Prepare and Paint Masonry Foundation		$ 8,300
Surface Prepare and Paint Wood Siding and Trim		$ 25,000
Surface Prepare and Paint Doors		$ 1,200
Surface Prepare and Paint Wood Windows		$ 7,450
Interior		
Surface Prepare, Prime & Paint Each Basement Room		$ 9,200
Surface Prepare, Prime & Paint Each First Floor Room		$ 12,000
Surface Prepare, Prime & Paint Each Second Floor Room		$ 11,050
Repair Plaster/Wall Finishes in Basement		$ 6,900
Repair Plaster/Wall Finishes in First Floor		$ 9,200
Repair Plaster/Wall Finishes in Second Floor		$ 10,000
	Division 9 Subtotal	*$ 100,300*
DIVISIONS 10 thru 14 – No Requirements		
DIVISION 15 – Mechanical		
Install Perimeter Drainage and Headwall		$ 10,350
Relocate the Restroom to First Floor		$ 23,000
	Division 15 Subtotal	*$33,350*
DIVISION 16 – Electrical		
Upgrade Panel		$ 4,350
Install Additional Electric Heaters		$ 4,150
Interior Lighting Allowance		$ 10,050
Exterior Lighting Allowance		$ 4,300
Additional Sump Pump		$ 250
Lightning Protection System		$ 4,350
Update Fire Detection Systems		$ 6,450
	Division 16 Subtotal	*$33,900*
SUBTOTAL CONSTRUCTION		**$ 504,800**
Non-Construction		
Non-construction costs including architectural, structural, and electrical design typically range from 10 to 18 percent for exterior and interior construction work.		$ 89,000
TOTAL – MURRAY FARMHOUSE REHABILITATION		**$593,800**

5. CONCLUSIONS AND RECOMMENDATIONS

5.4 Phasing Recommendations

The recommendations for the rehabilitation and repair of the Murray Farmhouse can be undertaken in multiple phases as funding permits and at the desire of the Township. The priority phase includes the rehabilitation and repair of all exterior elements excluding the roof and including needed structural upgrades to the wood framing. This first phase can be further broken down into smaller phases, if desired. The second phase is to address the interior of the Farmhouse including electrical upgrades. The third phase is to replace the wood shingle roof including installing new open board sheathing. The fourth phase is to relocate the restroom from the second floor to the first floor and to make it barrier-free accessible.

PHASE I – EXTERIOR REHABILITATION & REPAIR

CONSTRUCTION

DIVISION 1 – General Requirements		
General Conditions		$ 21,100
Temporary Facilities		$ 12,650
Trash Container		$ 1,800
Temporary Storage		$900
Temporary Protections		$1,750
	Division 1 Subtotal	*$ 38,200*
DIVISION 2 – Site Work		
Selective Demolition and Salvaging (general)		$ 4,050
Reset Brick Pavers		$ 3,200
	Division 2 Subtotal	*$ 7,250*
DIVISION 3 – No Requirements		
DIVISION 4 – Masonry		
Repair Cooking Fireplace Chimney		$ 1,150
Spot Repoint Stone Masonry (exterior)		$ 1,100
Repair Cracks in Masonry		$ 3,400
Repoint Basement Areaway Masonry		$ 1,100
	Division 4 Subtotal	*$ 6,750*
DIVISION 5 – Metals		
Misc. Metals		$ 700
	Division 5 Subtotal	*$ 700*
DIVISION 6 – Carpentry		
Repair Soffits and Gable-end Trim		$ 3,400
Repair Wood Siding		$ 11,200
Rebuild (historically) the Front Entry Porch		$ 27,600
Rebuild (historically) the Rear Entry Porch		$ 21,250
Structural Upgrades – Basement Wall		$ 6,450
Structural Upgrades – First Floor Framing		$ 4,650
Structural Upgrades – Wall Framing		$ 5,400
	Division 6 Subtotal	*$ 79,950*

5. CONCLUSIONS AND RECOMMENDATIONS

DIVISION 7 – Moisture Protection		
General Sealant Replacement		$ 2,300
Install New Gutters and Leaders		$ 7,150
Replace Flashings		$ 4,550
	Division 7 Subtotal	*$ 14,000*
DIVISION 8 – Doors & Windows		
Repair/Replace Wood Windows		$ 46,800
Repair Wood Exterior Doors		$ 2,350
Repair Hardware – Exterior Doors		$ 1,200
	Division 8 Subtotal	*$ 50,350*
DIVISION 9 – Finishes		
Surface Prepare and Paint Masonry Foundation		$ 8,300
Surface Prepare and Paint Wood Siding and Trim		$ 25,000
Surface Prepare and Paint Doors		$ 1,200
Surface Prepare and Paint Wood Windows		$ 7,450
	Division 9 Subtotal	*$ 41,950*
DIVISIONS 10 thru 14 – No Requirements		
DIVISION 15 – Mechanical		
Install Perimeter Drainage and Headwall		$ 10,350
	Division 15 Subtotal	*$10,350*
DIVISION 16 – Electrical		
Exterior Lighting Allowance		$ 4,300
Additional Sump Pump		$ 250
	Division 16 Subtotal	*$4,550*
SUBTOTAL CONSTRUCTION		**$ 254,050**
Non-Construction		
Non-construction costs including architectural, structural, and electrical design typically range from 10 to 12 percent for exterior construction work.		$ 29,000
TOTAL PHASE I: EXTERIOR		**$ 283,050**

5. CONCLUSIONS AND RECOMMENDATIONS

PHASE II – INTERIOR REHABILITATION & REPAIR

CONSTRUCTION

DIVISION 1 – General Requirements		
General Conditions		$ 11,900
Temporary Facilities		$ 7,150
	Division 1 Subtotal	*$ 19,050*
DIVISION 2 – Site Work		
Selective Demolition and Salvaging		$ 2,000
	Division 2 Subtotal	*$ 2,000*
DIVISION 3 – No Requirements		
DIVISION 4 – Masonry		
Spot Repoint Stone Masonry (interior)		$ 650
Repoint interior masonry, hearths at fireplace and chimneys		$ 1,250
	Division 4 Subtotal	*$ 1,900*
DIVISION 5 – Metals		
Misc. Metals		$ 700
	Division 5 Subtotal	*$ 700*
DIVISION 6 – Carpentry		
Repair Wood Trim and Detailing (basement)		$ 6,550
Repair Wood Trim and Detailing (first floor)		$ 7,900
Repair Wood Trim and Detailing (second floor)		$ 8,300
Restore Room Configuration in Basement		$ 1,900
	Division 6 Subtotal	*$ 24,650*
DIVISION 7 – No Requirements		
DIVISION 8 – Doors & Windows		
Repair Interior Doors and Hardware		$ 8,400
	Division 8 Subtotal	*$ 8,400*
DIVISION 9 – Finishes		
Surface Prepare, Prime & Paint Each Basement Room		$ 9,200
Surface Prepare, Prime & Paint Each First Floor Room		$ 12,000
Surface Prepare, Prime & Paint Each Second Floor Room		$ 11,050
Repair Plaster/Wall Finishes in Basement		$ 6,900
Repair Plaster/Wall Finishes in First Floor		$ 9,200
Repair Plaster/Wall Finishes in Second Floor		$ 10,000
	Division 9 Subtotal	*$ 58,350*
DIVISIONS 10 thru 15 – No Requirements		

5. CONCLUSIONS AND RECOMMENDATIONS

DIVISION 16 – Electrical		
Upgrade Panel		$ 4,350
Install Additional Electric Heaters		$ 4,150
Interior Lighting		$ 10,050
Update Fire Detection Systems		$ 6,450
	Division 16 Subtotal	*$25,000*
SUBTOTAL CONSTRUCTION		**$ 140,050**
Non-Construction		
Non-construction costs including architectural, structural, and electrical design typically range from 12 to 18 percent for interior construction work.		$ 25,000
TOTAL PHASE II: INTERIOR		**$ 165,050**

5. CONCLUSIONS AND RECOMMENDATIONS

PHASE III – ROOF REPLACEMENT

The Township should anticipate replacing the existing wood shingle roof in-kind in approximately five to seven years. In replacement of the wood shingle roof, all new open board sheathing will have to be installed to optimize the roofing conditions. Also at the time of the roof replacement, lightning protection equipment should be installed. This phase would generally include the following:

DIVISION 1 – Doors & Windows		
General Conditions		$ 7,350
Temporary Facilities		$ 4,400
Selective Demolition (roof)		$ 2,400
	Division 1 Subtotal	*$ 14,150*
DIVISION 7 – Moisture Protection		
Replace Wood Shingle Roof		$ 46,000
New Open Board Sheathing		$ 20,700
Replace Flashings		$ 1,500
	Division 7 Subtotal	*$ 68,200*
DIVISION 16 – Electrical		
Lightning Protection System		$ 4,350
	Division 16 Subtotal	*$ 4,350*
SUBTOTAL CONSTRUCTION		**$ 86,700**
Non-Construction		
Non-construction costs including architectural, structural, and electrical design typically range from 10 to 12 percent for exterior construction work.		$ 10,000
TOTAL PHASE III: ROOF		**$ 96,700**

5. CONCLUSIONS AND RECOMMENDATIONS

PHASE IV – RESTROOM RELOCATION

For the fourth phase, it is recommended the restroom be moved from its current second-floor location to Room 105 at the first floor. By moving the restroom to the first floor, visitors who cannot readily navigate the stairs to the second floor would have use of the restroom. The new restroom would have to be designed to comply with barrier-free requirements. This phase would generally include the following:

DIVISION 1 – Doors & Windows		
General Conditions		$ 2,300
Temporary Facilities		$ 1,400
	Division 1 Subtotal	*$ 3,700*
DIVISION 15 – Mechanical		
Relocation of Restroom to First Floor		$ 23,000
	Division 15 Subtotal	*$ 23,000*
SUBTOTAL CONSTRUCTION		**$ 26,700**
Non-Construction		
Non-construction costs including architectural, structural, and electrical design typically range from 12 to 18 percent for interior construction work.		$ 4,800
TOTAL PHASE IV: RESTROOM		**$ 31,500**

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GLOSSARY

Apron: A flat, broad piece of finished lumber or trim placed directly under a window sill. *(Harris)*

Areaway: An open sunken space adjacent to basement windows or doors to provide light and air and/or access to the lower level. (*Bucher*)

Awning Window: A window having one or more sashes swinging outward on hinges generally attached to the top of the frame. *(Ching)*

Balusters: Individual vertical forms that make up a balustrade. Found on staircases, balconies, and parapets. *(Churchill)*

Balustrade: A railing with upper and lower rails, balusters, and pedestals. *(Bucher)*

Bay: A vertical division of a building; marked not by walls but by fenestration (columns, buttresses, vaulting, window groupings, etc.) *(Splain)*

Bake Oven: An oven constructed of bricks, usually having a circular or oval dome; often located within the hearth of the principal fireplace of a colonial home, usually in a corner of the hearth and a few feet above it. Also called a **beehive oven**, bread oven, brick oven, or Dutch oven. (*Harris*)

Casement: A window sash which swings open along its entire length; usually on hinges fixed to the sides of the opening into which it is fitted. *(Harris)*

Chair Rail: A horizontal strip usually of wood, affixed to a plaster wall at a height which prevents the backs of chairs from damaging the wall surface. *(Harris)*

Corner Board: One of a pair of boards installed with an L-shaped plan at an outside corner of a building with wood siding. (*Bucher*)

Crawl Space: Any interior space of limited height, but sufficient to permit workmen access to otherwise concealed ductwork, piping, or wiring. *(Harris)*

Dressed (stone): Finished by cutting or smoothing. *(Bucher)*

Dutch Door: A door divided horizontally so that the top and bottom parts can be opened separately. (*Bucher*)

Crazing: Fine, random cracks or fissures in a network on or under a surface of plaster, cement, mortar, concrete, ceramic coating, or paint film. *(Harris)*

Efflorescence: An encrustation of soluble salts, commonly white, deposited on the surface of stone, brick, plaster, or mortar; usually caused by free alkalies leached from mortar or adjacent concrete as moisture moves through it. *(Harris)*

Fascia: A flat, wide, horizontal band on a wall surface, especially the bands of an architrave. *(Bucher)*

Fascia Board: A wide board set vertically to cover the lower ends of rafters or the joint between the top of a wall and the projecting eaves. *(Ching)*

Fenestration: The system (arrangement and proportioning) of openings penetrating an exterior wall system. *(City of Houston)*

GLOSSARY

Flashing: Sheet metal or other flexible material formed to prevent water from entering a building or structure at joints or intersections, such as where a roof intersects a wall or chimney. *(Bucher)*

Gable: The generally triangular portion of a wall between the two sloped edges of a roof. *(City of Houston)*

Gable Roof: A pitched roof with two inclined planes having equal angles that meet at a peak in the center and terminate at a vertical gable. *(Bucher)*

Gypsum Board: A wallboard having a gypsum core. *(Harris)*

Integrity: The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. *(National Park Service, "The Secretary of the Interior's Standards…")*

Jamb: The vertical piece or surface that forms the side of an opening, such as a window, door, or vault. *(City of Houston)*

Joist: A structural member laid horizontally in a series from wall to wall or beam to beam, to support the weight of a floor, ceiling, or roof. *(City of Houston)*

Lath: A thin, narrow strip of wood or metal used in making a supporting structure for plaster, shingles, slates, or tiles. *(Fleming et. al.)*

Leader: A vertical pipe, often of sheet metal, used to conduct water from a roof drain or gutter to the ground or cistern. Also known as a downspout. *(Harris)*

Lintel: A horizontal beam that carries the load above an opening, such as a window or door. *(City of Houston)*

Mantel: A construction framing the opening of a fireplace and usually covering part of the chimney breast in a decorative manner. *(Ching)*

Muntin: A thin vertical strip of wood or metal used to separate and hold in place the panes of glass within a window sash. *(City of Houston)*

National Register Criteria: The established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places. *(National Park Service, "The Secretary of the Interior's Standards…")*

National Register of Historic Places: The official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archaeological resources. *(National Park Service, "National Register of Historic Places")*

Newel Post: A tall and more or less ornamental post at the head or foot of a stair, supporting the handrail. *(Harris)*

Nogging: The material used to fill the wall spaces between the main vertical framing posts of a timber frame building. (*Bucher*)

Pilaster: A shallow, often rectangular decorative element applied to the vertical surface of a wall, in order to create the look of a column without providing structural support. *(City of Houston)*

GLOSSARY

Pointing: 1. In masonry, the final treatment of joints by the troweling of mortar or a putty-like filler into the joints. 2. The material with which the joints are filled. 3. The removal of mortar from between the joints of masonry units and the replacing of it with new mortar (**repointing**). *(Harris)*

Preservation: The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. *(SOI Standards & Guidelines)*

Rafter: A structural member that rests on the top of a wall or other supporting surface and rises at a slope to the ridge or peak of the roof; a series of rafters supports the roof deck and eaves. *(City of Houston)*

Rail: A horizontal member in the frame of a door, window, panel, etc. *(Fleming et. al.)*

Rehabilitation: The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. *(National Park Service, "The Secretary of the Interior's Standards…")*

Restoration: The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. *(National Park Service, "The Secretary of the Interior's Standards…")*

Ridge: The line formed where two sloping roof surfaces meet at the top. (*Bucher*)

Riser: The vertical face of a stair step. *(Harris)*

Rubble Stone Masonry: Stonework constructed with rubble stones of irregular size and shape. *(Bucher)*

Shed Roof: A roof with a single slope, with the rafters spanning from one outside wall to the opposite wall. (*Bucher*)

Shoe Molding: A molding used next to the floor on an interior baseboard. *(Harris)*

Sill: The horizontal structural member at the base of a wall, window, or door opening, to which vertical members are attached. *(City of Houston)*

Stile: The vertical member to which the rails of a door, window or other frame are joined. *(Fleming et. al)*

Stop: The molding or trim on the inside face of a door or window frame against which the door or window closes. *(Harris)*

Tread: The horizontal surface of a step. *(Fleming et. al.)*

Window Sash: The part of a window frame that holds the glazing, especially when movable; originally always wood, may also be metal, and in late-twentieth century, plastics. *(Bucher)*

APPENDICES

APPENDIX A

ENGINEERING ASSESSMENT

Prepared By:

James B. Huffman, P.E.
Consulting Engineer

JAMES B. HUFFMAN, P.E. E-mail: jbhuffman2@comcast.net

762 Village Road West, Princeton Jct., NJ 08550 609-275-5846

23 August 2016

Margaret Hickey, RA
Connolly & Hickey Historical Architects
2 North Avenue
P.O. Box 1726
Cranford, NJ 07016

RE: Murray Farmhouse, Middletown, NJ
Historic Preservation Plan
Preliminary Evaluation of Structure & MEP Systems

Dear Ms. Hickey:

This report is based on a visit to the subject site on 7 July 2016, and is part of an overall conditions assessment of the building and site. The specific areas and items that were visually inspected and evaluated are outlined below, along with a summary of observations, assumptions, and recommendations. No probes or tests were conducted.

A. STRUCTURE

1. General

The Murray Farmhouse was constructed in two sections. The western portion, consisting of a stone masonry foundation and a timber framed superstructure, was built first. The eastern portion has a separate timber frame, which currently rests on a CMU foundation, set immediately adjacent to the original structure. Since the CMU foundation postdates the superstructure, it appears that this foundation and the basement it encloses replaced an older, shallower foundation and crawl space beneath the eastern section of the building.

2. Masonry

The stone masonry basement walls measure approximately 16” in thickness. Most areas appear to be in satisfactory condition. On the south side of the Kitchen (#001), however, the

wall is visibly out of plumb, and the lower half has been reinforced with concrete. The cause of the inward deflection of the original stone masonry wall is somewhat puzzling, since the grade differential was modest even prior to the construction of the areaway outside the south wall.

A total of three fireplaces and one oven are served by two brick masonry chimneys. The two chimneys join above floor 2, and pass through the attic and roof as a single structure. The visible brick masonry is in fair condition, with evidence of poor tooling and mortar bonding. The insides of the flues were not examined.

As previously noted, the eastern portion of the building has CMU foundation walls. Visible portions of these walls appear to be in satisfactory condition.

3. Floor 1 Framing

The oak floor joists above the western portion of the Kitchen (#001) and Store Room (#002) are oriented north-south, with their exterior ends bearing on the stone masonry and their interior ends joined to the summer beam atop the wall dividing the two rooms. The joists above the eastern portions of these rooms, which correspond to the original hall above, are oriented east-west. All of these floor 1 joists slope downward toward the interior. The top of the wall between the Kitchen and the Store Room drops approximately 2-5/8" across door D013 from west to east, and approximately another 3" before reaching a low point just west of the west jamb of door D014. Not only is the summer beam severely deflected, but the wall below has become detached from the summer beam and moved downward even more. The two steel columns added near the west jamb of door D014 may have arrested the movement of the summer beam, but appear not to have halted the movement of the wall. A small probe beneath the brick floor indicated that this brick-filled stud wall bears on a wood sill plate which is severely decayed. Necessary repairs include jacking up the wall (without losing the plastered brick infill), reattaching the studs to the summer beam, and installing a new strip footing and treated sill beneath the wall. It will likely not be possible to push the summer beam back to its original position without causing damage to other parts of the building.

The exterior (north) end of the floor 1 joist located just east of the basement stair landing is badly deteriorated and no longer reaches the sill plate. A wood post has been added to support the remaining north end of this joist, but the conditions below the post are unclear. A portion of the sill plate north of the basement stair has been completely replaced.

The third joist from the west end of the Store Room is a repurposed post with a deep mortise and a severe check which requires repair. Like several other members in the farmhouse, this joist appears to have been salvaged from an older structure.

Floor 1 framing in the eastern portion of the building is visible only above the Mechanical Room (#004). Here, the hewn oak timber joists are oriented east-west. It is likely that the same orientation exists above the Modern Kitchen (#003).

4. Floor 2 Framing

Floor 2 framing in the older western portion of the house is oriented north-south throughout. The joists appear to be continuous for the full width of the building.

The floor 2 joists in the newer eastern portion are not visible.

5. Roof & Attic Framing

The framing for the ceilings of second floor rooms and the roof are visible only within the partial-width attic. The roofs of both the original section and the eastern addition are framed similarly. The rafters are relatively slender (approx. 4" x 3-1/2") and widely spaced (approx. 32" O.C.). There is no ridge member; the rafter pairs meet in a pinned mortise and tenon joint. Many of the rafters have been sistered with modern dimensional lumber. It appears that this was done primarily to provide a straight top surface. Some members show evidence of water damage. The entire roof has wood lath overlaid with plywood. The cedar shingles are nailed to the plywood deck. A few of the original oak studs remain at the east end of the older building.

The ceiling joists are set well above the top plates of the walls, and function as ties between the rafters. In the Bathroom (#204) there is evidence of differential movement between the rafters and the wall top plates. At the north wall, there is no paint on an exposed portion of trim, and where the west wall and the ceiling intersect, the taped seam is sheared. This evidence strongly suggests failed connections between rafter seats and the wall top plate. Removal of some of the gypsum ceiling will be required to assess and repair these connections.

B. MECHANICAL SYSTEMS

Space heating for the Murray Farmhouse is provided by individually-controlled baseboard type electric resistance heating units. Four units are located on the first floor, one in each of the rooms. A fifth unit is located in the Bathroom (#204) on the second floor. Additional electrical heating units are located in the Modern Kitchen (#003) and the Mechanical Room (#004). All of the heating units operate at 240 volts.

There is no air conditioning in the building.

C. PLUMBING SYSTEMS

1. DWV System

The DWV (drain waste vent) system contains cast iron, PVC, and ABS piping. The main 4" cast iron waste line exits through the east wall of the basement at the southeast corner. This line appears to lead to a septic tank near the building. Drains from Bath (#204) and Office/Storage (#105) flow by gravity to the main 4" waste line, while the drain from the

Modern Kitchen (#003) is pumped up a few feet before discharging into the main waste line. A single 3" ABS vent runs through the attic and penetrates the north slope of the roof near the ridge.

The visible piping appears to be in satisfactory condition. The design and condition of the septic system is unknown.

2. Domestic Water System

The source of domestic water appears to be an on-site well with a submersible pump. The plastic well line enters the building through the east wall of the basement near the southeast corner. The visible domestic water distribution and branch piping within the building is copper with soldered joints. Given the apparent age, it is most likely that the solder has a higher lead content than currently permitted.

Domestic hot water is provided by an electric water heater located in the basement Mechanical Room (#004). The upright storage type unit has a capacity of 40 gallons and a heating element rating of 4,500 watts. The unit is almost new, with a date of manufacture of 10 August 2015.

3. Sump/Drainage System

An under-floor sump and submersible pump are located beneath the basement stairs. The PVC discharge line runs through the adjacent wall to the Mechanical Room (#004), along the west wall of this room, through the north foundation wall, and discharges above grade on the north side of the building.

D. ELECTRICAL SYSTEM

The underground electrical service originates at a utility transformer located at grade northeast of the building. The meter is mounted on the exterior of the east wall. The NM service cable penetrates the CMU wall and enters the service panel in the Mechanical Room (#004).

The service panel and main breaker are rated 150A, 120/240 single-phase. There are 30 standard spaces in the panel, many of which have "twinned" breakers installed, and none of which are unused. There is no room for expansion. The electrical inspection sticker is dated 2000.

Branch circuit wiring types include NM (non-metallic sheathed cable, often referred to as "Romex"), and BX (older type metal clad cable). Some exposed wiring in the Mechanical Room (#004) was noted to be poorly fastened and supported.

The convenience outlets throughout the building are the ungrounded (2-prong) type. No GFI outlets were noted in Bath (#204) or Office/Storage (#105), the latter of which includes

a sink and stove. It is recommended that bath and kitchen areas be provided with GFI outlets.

Conditional Statement:

The statements and opinions expressed herein are solely for the use and information of Connolly & Hickey Historical Architects and the Township of Middletown. The opinions reflect the professional judgments of a Registered Professional Engineer performing services that are usual and customary and with skill and care ordinarily used by other Professional Engineers when dealing with historic structures at the same time and in the same or similar localities. Conclusions drawn in this report are based on those conditions and surfaces that were apparent by the unaided visual observations of the Engineer. No tests of any kind were conducted. No warranties or guarantees can be inferred from, or implied by, the statements or opinions contained in this report.

Sincerely,

James B. Huffman, PE

APPENDICES

APPENDIX B

MATERIAL ANALYSIS

Prepared By:

Keystone Preservation Group

Keystone Preservation Group

Historic Preservation
Architectural Conservation

Christopher Frey, Principal
Elizabeth Lissy, Associate

Murray Farmhouse:
Middletown, NJ
Analysis of Historic Interior Finishes

Keystone Preservation Project # 16-031

Final Report: August 26, 2016



Prepared for:
Connolly and Hickey Historical Architects

Prepared by:
Keystone Preservation Group

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Project Team

Project:	Murray Farmhouse: Middletown, New Jersey
Project Architect:	Connolly & Hickey Historical Architects: Margaret Hickey, Beth Bjorklund
Finishes Analyst:	Keystone Preservation Group: J. Christopher Frey, Principal Conservator Keystone Preservation Group: Elizabeth Lissy, Associate Conservator

Section A: Summary of Findings

A.1 Introduction

This document constitutes an analysis of selected historic architectural finishes from the Murray Farmhouse, located in Middletown, New Jersey (Figures 1-2). As consultant to Connolly and Hickey Historical Architects, Keystone Preservation has completed the following:

- One site visit on July 7, 2016 during which representative paint samples were removed from selected interior elements.
- Microscopic analysis of 23 paint samples deemed to contain information that might be considered useful when interpreting the chronology/evolution of the building. Analysis included cataloguing samples, cross-sectioning all samples manually, embedding most samples in polyester resin, evaluating samples microscopically at various magnifications in color-corrected reflected light and longwave ultraviolet light, and matching the shade of early finishes to standards within the Munsell System of Color and within the Benjamin Moore line of architectural paint finishes.
- Submission of a draft report on findings on August 10, 2016.
- Submission of a final report on August 26, 2016.

A.2 Historical Considerations

History

Although the scope of work did not include an evaluation of primary research, information pertaining to the evolution of the building was provided by Connolly & Hickey Historical Architects:

- **Ca. 1767**: Construction of the original one and a half story Farmhouse with a full basement by Joseph Murray. Original construction featured a side hall plan with a double parlor to the west.
- **Ca. 1830s-1840s:** James Murray, grandson of Joseph Murray, likely constructed a one and a half story addition to the east side of the house, adding two rooms. It is believed that the original side hall was narrowed to accommodate construction of the adjacent new rooms.
- **Late 19th century:** It is believed that there was an addition to the west constructed around this time. The addition would have connected through to the south parlor of the original build.
- **1940:** A large renovation of the house by new owner Albert Gebhardt included the demolition of a west addition and the installation of new siding, windows and shed dormer, and the west exterior entrance (Figures 3 and 4). The crawl space under the east addition was converted to a full basement.
- **1973:** The house and land were purchased by the Township of Middletown to create Poricy Park.
- **1980-1982:** A major renovation took place, headed by the Poricy Park Citizens Committee, to interpret the home of Joseph Murray. This renovation included the installation of wood siding, windows, and doors, and a new roof; the front and rear porches; rebuilding of the chimneys; removal of brick nogging in walls; installation of new kitchen and bathroom; removal of some interior partitions; and the installation of new interior finishes (Figure 5).
- **1996:** The Township of Middleton renovated the interior including the addition of a new kitchen in the basement of the east addition.



Figure 1: North (rear) elevation.



Figure 2: South (front) elevation.



Figure 3. Murray Farmhouse, West Elevation during renovations ca. 1940.

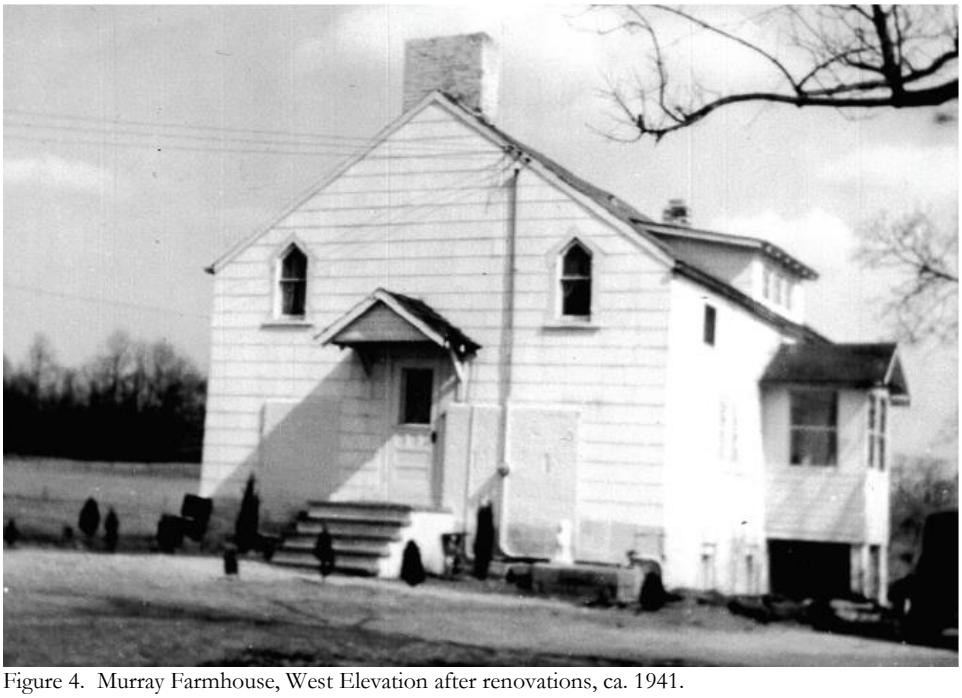


Figure 4. Murray Farmhouse, West Elevation after renovations, ca. 1941.



Figure 5. Murray Farmhouse, North and West Elevations, during ca. 1980 renovation.

A.3 Data, Observations and Conclusions

Objective
This document constitutes an analysis of *selected* historic finishes. By their very nature, *selective* analyses provide useful information about *some* elements within a building or structure, but not *all*. *Selective* analyses are thus intended to be broad rather than comprehensive, and may be used to help clarify chronology, establish general color information, and to build foundations for further study, but should not be construed as conveying unequivocal, comprehensive interpretation even about those samples for which study has been completed.

The multiple objectives of this analysis were:

- To identify the extent to which early, original or historic material survives after significant, previously-completed renovations.
- To begin to consider whether specific colors might be associated with specific periods of construction/expansion.

Physical Evidence, Observations and Interpretation
In light of the fact that exterior materials (siding, porches and windows) are believed to have been replaced during previous renovation campaigns and were considered unlikely to yield information which could be useful in interpreting building chronology, analysis focused exclusively on interior elements. The *selective* analysis of interior elements that has been completed for this project suggests the following:

- Historic material, both in the form of substrates (plaster and wood) and finishes survive to some degree throughout the building. Although such evidence clearly indicates that some of the material can be considered *historic*, the extent to which *historic material* survives in it its *original location* has not been unequivocally determined.
- Although it has not been possible to date the earliest detectable paint layers for every element which was analyzed, layers believed to constitute the earliest generation of finishes were found throughout the west section of the basement and 1st floor of the building; it is *possible* that the earliest generation of finishes dates to the late 18th century.
  - At least some woodwork within the kitchen (Room 001 – Basement, Figure 6) was finished *dark grayish brown*; this finish was found on the west wall fireplace surround, possibly on one doorframe, but not on other trim (Figures 7-8). Original placement of this feature is uncertain, as the kitchen was renovated in the early 1980s. The earliest detectable plaster finish within this room is a *light grayish olive* paint layer which may be mineral-based (Figure 9).
  - Noting that additional testing would be required to identify the binding medium, evidence suggests that at least some woodwork within the hall (Room 101 – 1st Floor, Figure 10) may have been coated with a transparent or translucent protective *brown* finish such as a varnish or shellac, though very little evidence of this survives (only within wood grains) thus it is difficult to determine if this was intended as a finish or as a treatment prior to finishing. The earliest visibly intact finish was a *pale yellow* paint layer (Figures 11-12). Wall surfaces show evidence of early *yellowish white* whitewash-like finishes.
- The 1st Floor Hall (Room 101) is a space located within the original late 18th century section of the building, but also features an opening into the east addition that is believed to have been constructed in the 1830s. Comparative analysis between samples that were removed from woodwork that could date to the late 18th century and those which would not have been installed until the 1830s suggests that 1) the former possess evidence of a greater number of paint layers than the latter, and 2) that the earliest detectable finishes on 1830s elements is present as a subsequently-installed finish on original (late 18th century) woodwork. The 1830s finish is believed to be a *bluish gray* to *medium gray* paint layer.

- It has not been possible to align finishes found on samples removed from wall surfaces in light of the fact that plaster surfaces, at least initially, were coated with whitewash whereas woodwork was coated with paint, shellac or varnish.
- *Some* historic finishes are present in samples that were removed from elements on the 2nd floor. However, noting that secondary spaces on upper floor were often treated simply and in manners that were different than on lower floors, it was not possible to directly correlate finish layers between similar elements on different floors.



Figure 6: Kitchen, Room 001, Basement Floor.

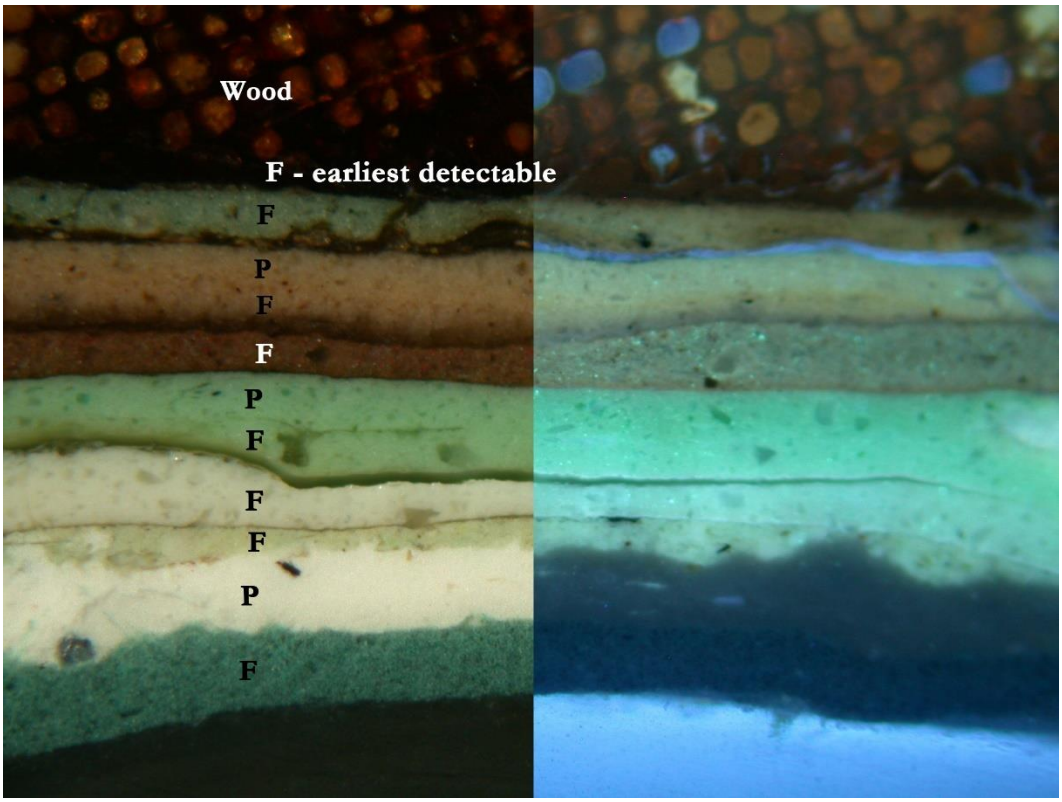


Figure 7. Sample 02, Room 001 Door surround (photomicrograph at 100x magnification in incident color-balanced light at left and incident longwave ultraviolet light at right). Earliest detectable finish may date to the late 18th century.

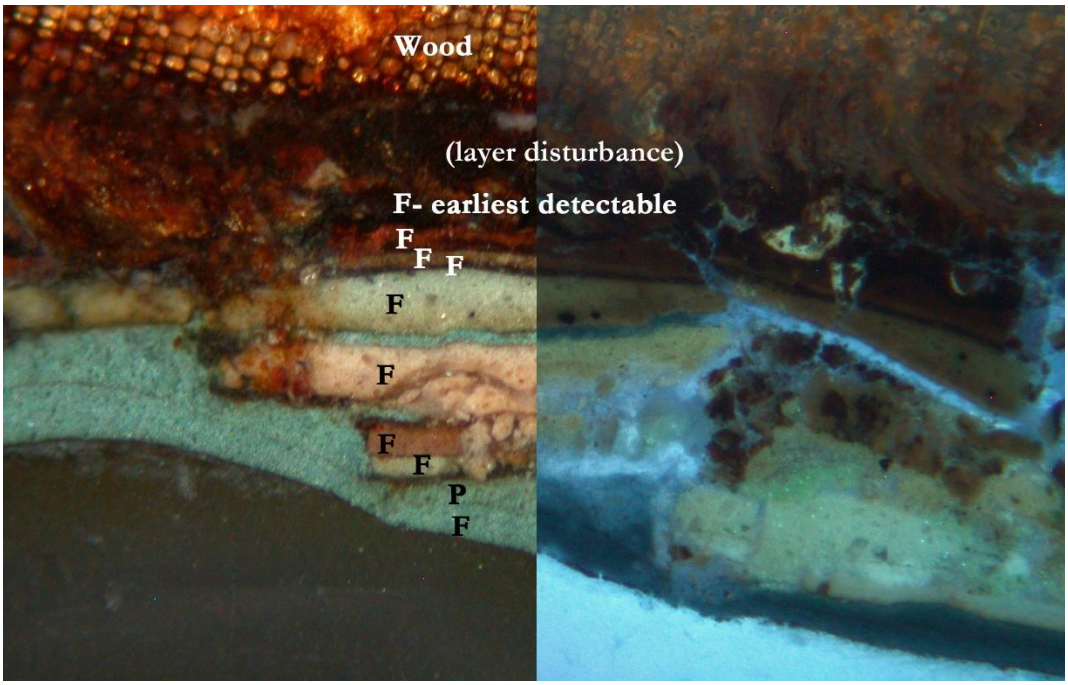


Figure 8. Sample 04, Room 001 Fireplace lintel (photomicrograph at 100x magnification in incident color-balanced light at left and incident longwave ultraviolet light at right). Earliest detectable finish may date to the late 18th century, though its original location is not known.

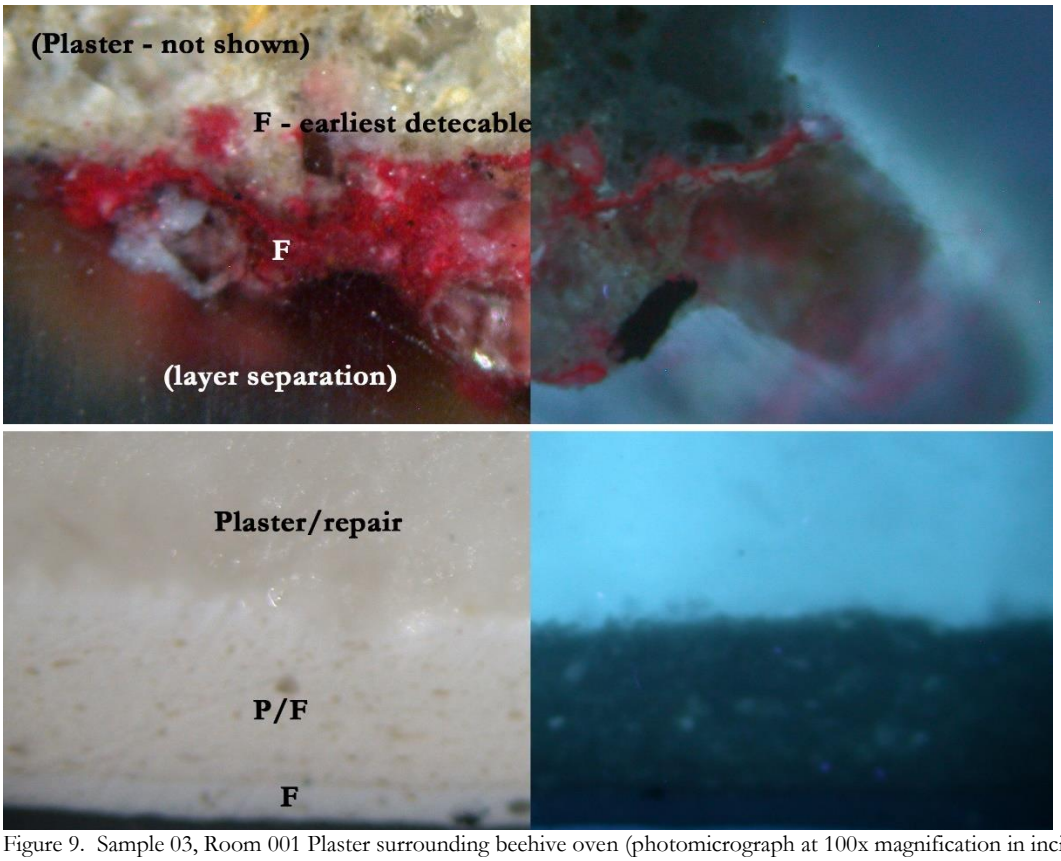


Figure 9. Sample 03, Room 001 Plaster surrounding beehive oven (photomicrograph at 100x magnification in incident color-balanced light at left and incident longwave ultraviolet light at right). Earliest detectable finish may date to the late 18th century.



Figure 10: Hall, Room 101, First Floor.

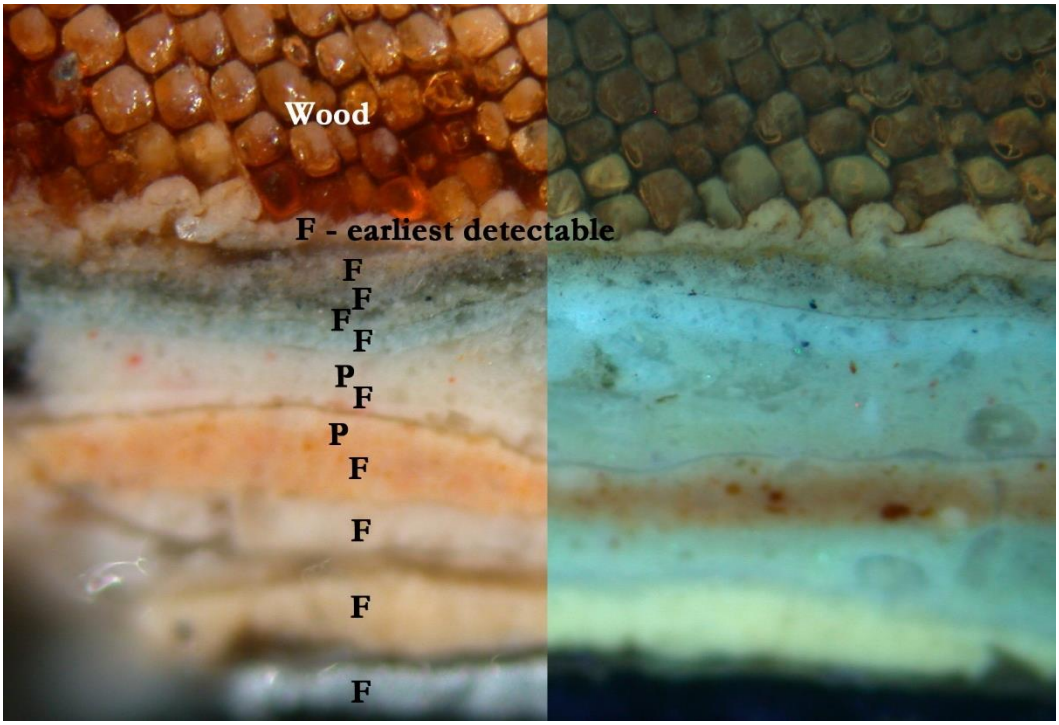


Figure 11. Sample 08, Room 101 west wall baseboard cap (photomicrograph at 100x magnification in incident color-balanced light at left and incident longwave ultraviolet light at right). Earliest detectable finish may date to the late 18th century – logical given that this element is installed on a wall within what is believed to be the earliest section of the building.

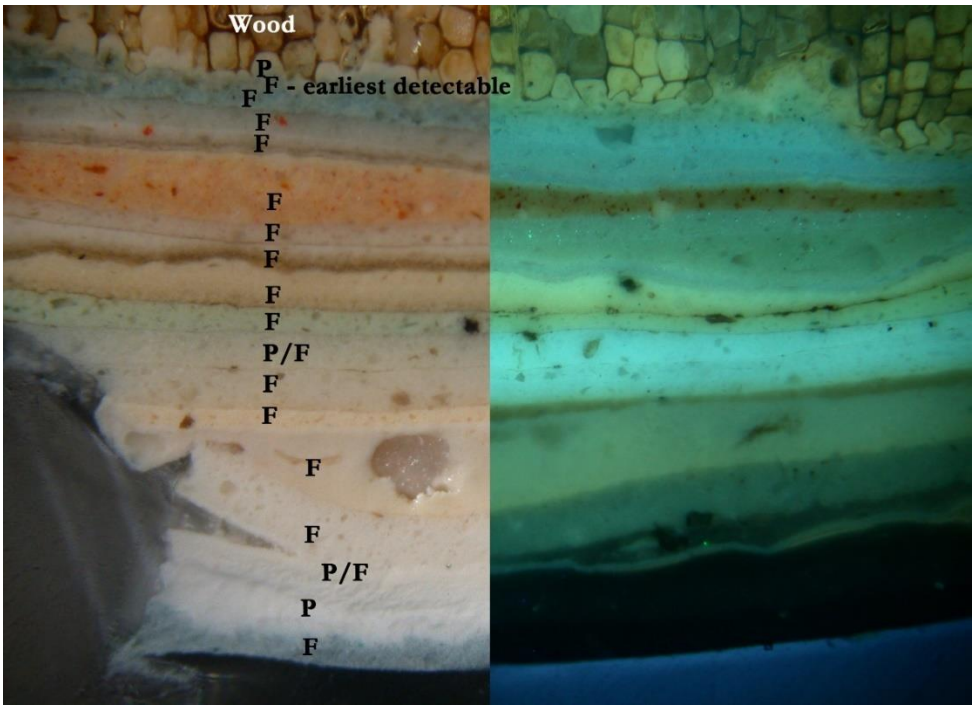


Figure 12. Sample 06, Room 101 door opening D116 to Room 104 in east addition (photomicrograph at 100x magnification in incident color-balanced light at left and incident longwave ultraviolet light at right). Earliest detectable finish may date to the ca. 1830s-1840s. Sample displays evidence of a slightly abbreviated finishes history compared to original baseboards – an observation consistent with what might be expected for an element in a door opening that would only have been installed to connect original construction to new construction.

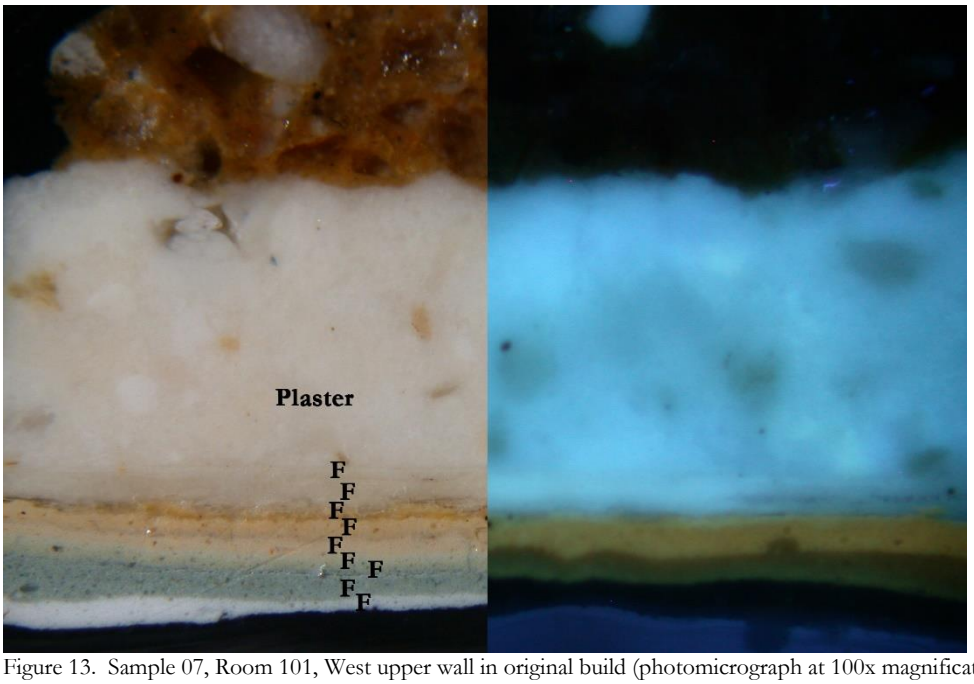


Figure 13. Sample 07, Room 101, West upper wall in original build (photomicrograph at 100x magnification in incident color-balanced visible light at left and longwave ultraviolet light at right). The earliest detectable finish(es) may have been whitewashes.

The figures which follow depict, in broad terms, the locations for which elements that date to two primary periods of interpretation (the late 18th century and ca. 1830s) were found.

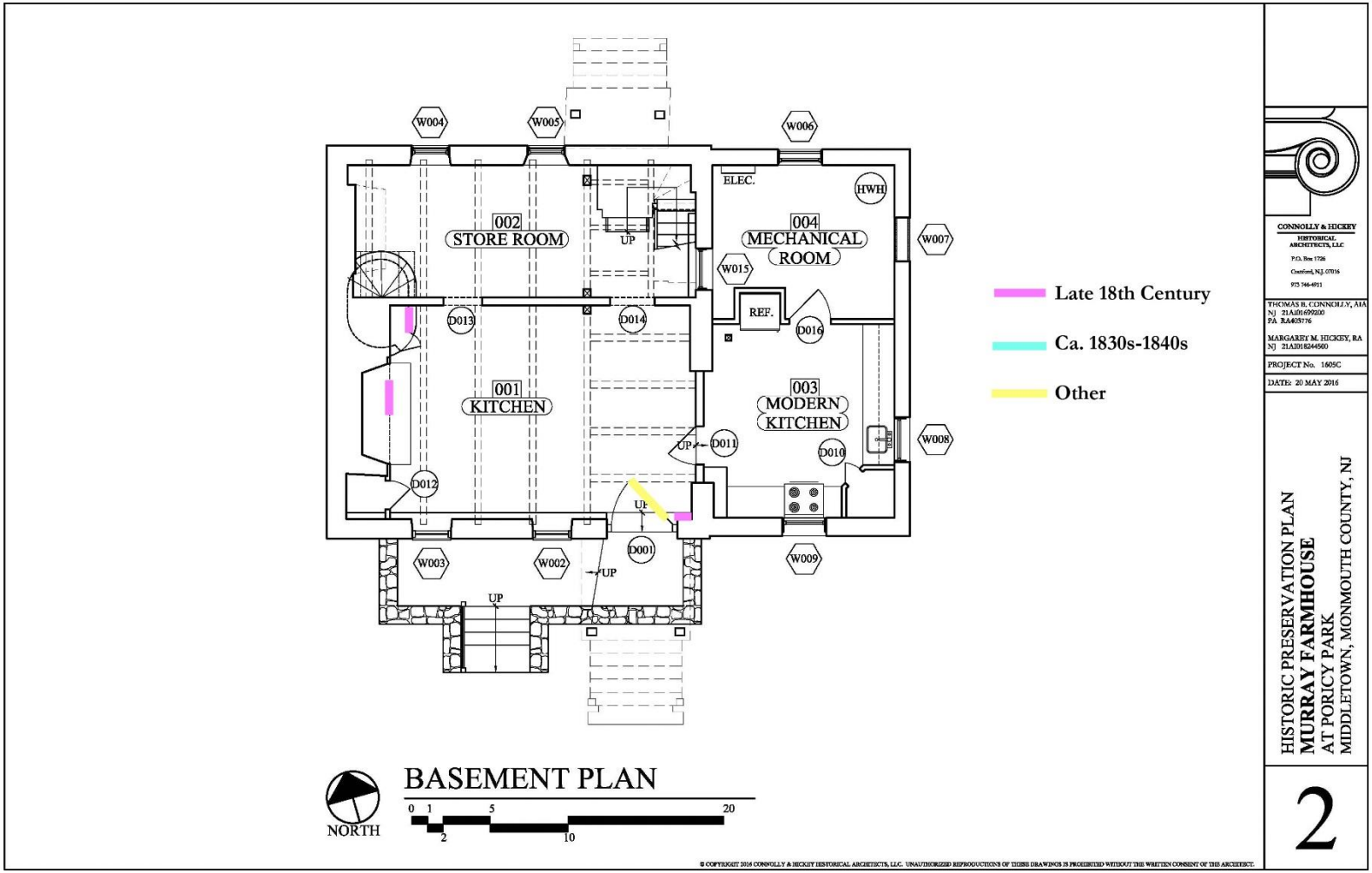


Figure 14. Basement plan depicting locations where finishes were found dating to the late 18th century (pink), Ca. 1830s-1840s (blue) and unknown dates (yellow). However some elements may not be in their original location. Drawing courtesy of Connolly & Hickey.

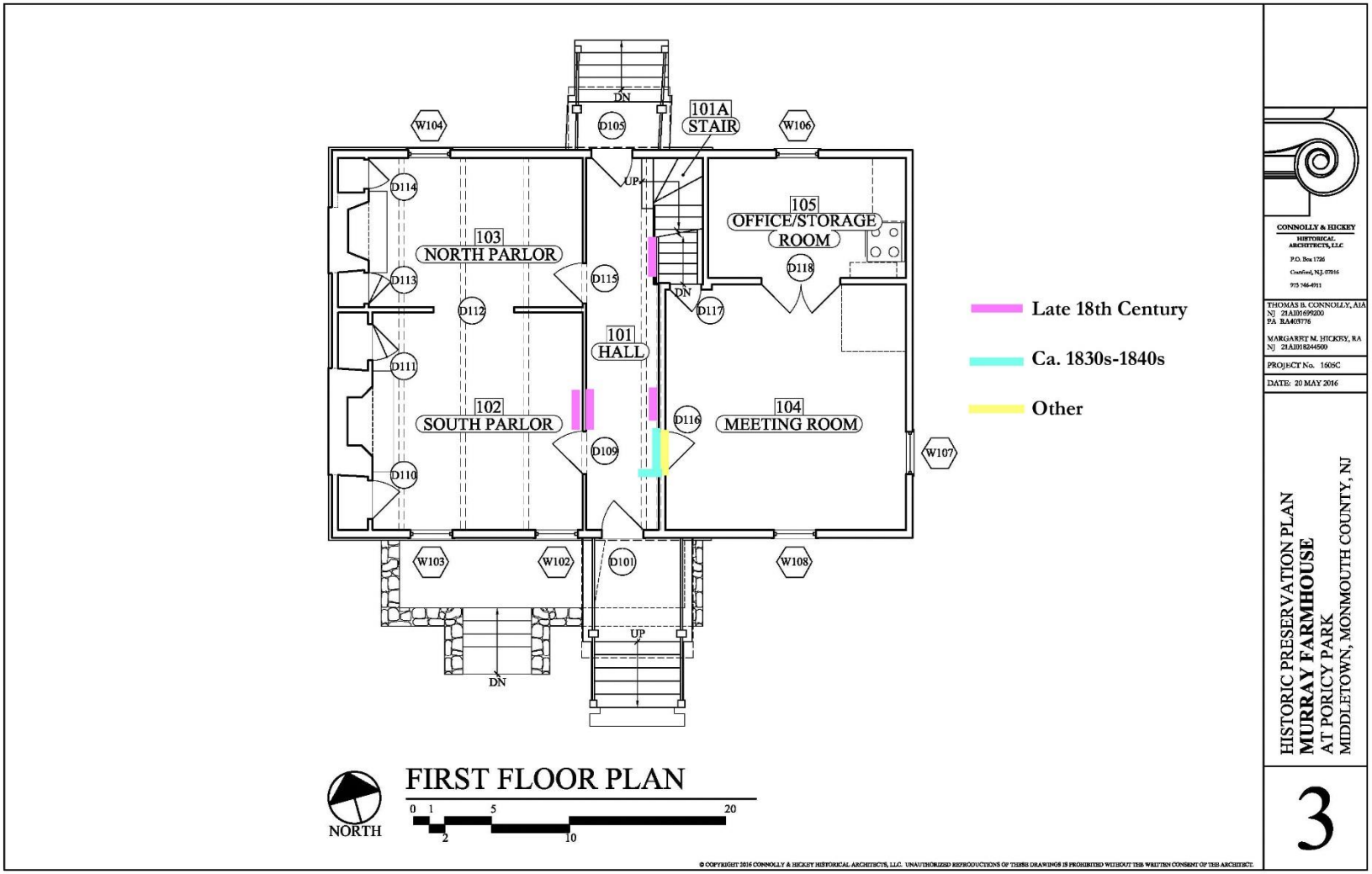


Figure 15. First Floor plan depicting locations where finishes were found dating to the late 18th century (pink), Ca. 1830s-1840s (blue) and unknown dates (yellow). However some elements may not be in their original location. Drawing courtesy of Connolly & Hickey.

Recommendations for Additional Study

This analysis of *selected* finishes has provided important benchmark information on the types and aesthetic qualities of paints and coatings that are believed to date to original construction in the late 18th century, as well as to some finishes that are believed to have been installed in conjunction with the construction of the east addition in the 1830s-1840s. However, the scope of study did not include analysis for every unique architectural feature in the study area. If a more comprehensive understanding of the building's evolution is desired, the following could be considered:

- Expanded scope to include additional sampling and analysis for all unique elements in all spaces.
- Instrumental analysis to provide additional information on the composition of painting materials that were used within the study area.

A.4 Color Placement

The following charts provide information on finishes that have been identified as possibly dating to two periods of historic interest – late 18th century original construction and ca. 1830s-1840s construction of the east addition. Digital approximations using RGB values have been integrated for illustrative purposes only; under no circumstances should they be used as a basis to re-create historic colors. Munsell Color designations and notations for the closest stock match within the Benjamin Moore line of paint products have been identified below; matching Benjamin Moore chips are included at the end of this document.

Earliest Finishes in the Kitchen (Room 001) - Possibly late 18th c.

Element	Color Name	Munsell Color	Benjamin Moore Equivalent	Approximate Color
Walls	Light grayish olive	10Y 5/2	1504 Passion Vine	
Woodwork	Dark grayish brown	5YR 2/1	2114-10 Bittersweet Chocolate	

Earliest Finishes in the Hall (Room 101) - Possibly late 18th c.

Element	Color Name	Munsell Color	Benjamin Moore Equivalent	Approximate Color
Walls	Pale yellow (whitewash)	2.5Y 9/2	2160-60 Kansas Grain	
Woodwork	Pale yellow *	2.5Y 8/2	HC-81 Manchester Tan	

Earliest Consistent Finish - Possibly ca. 1830s

Element	Color Name	Munsell Color	Benjamin Moore Equivalent	Approximate Color
Woodwork	Bluish gray to Medium gray	10B 6/1 to N 6/	CW-705 Tucker Gray	

* Note: There is the possibility that woodwork was originally left unfinished, or simply oiled/shellacked/varnished, but there is not enough evidence to conclude. The earliest intact finish is this pale yellow paint layer, which may or may not be contemporary with the whitewashes on the wall.

Section B: Analytical Methodology

B.1 Sampling

In order to produce findings that accurately portray the way a building looked at one point in time or to develop an understanding about how a building has evolved, it is essential to conduct proper site investigation and sampling. Sampling consists of cratering and examining selected elements to ensure that samples will be representative, and then removing small fragments of material for microscopic analysis. Samples were removed from the building and analyzed in Keystone's conservation laboratory shortly thereafter in accordance with the following methodology:

- Sample locations were selected by creating craters (small, circular incisions) in selected surfaces and examining them with a 10x loupe microscope – the objective being to identify locations where a sufficient quantity of historical information was present.
- Representative samples were removed using a combination of all-in-one Dremel tools and utility knives. Despite care taken during the sampling process, it is not always possible to procure samples without some finishes becoming detached.
- Samples were bagged, assigned numeric designations and tagged with information regarding feature and location. Photographic documentation was also completed for each sample location.

B.2 Sample Preparation

As a component of finishes analysis, paint samples are cross-sectioned – either manually using a scalpel or embedded and then cut with a specialized saw. Both techniques were employed for this analysis.

Manual cross-sectioning without embedding was used primarily for color-matching.

A portion of each sample was embedded in stable resin (either polyester or epoxy) in order to stabilize its microstructure. Once cured, cast samples were de-molded and cross-sectioned using a high-speed lapidary saw. Samples were then polished successively with 400-grit, 600-grit and 1000-grit sanding sheets and swabbed with mineral oil to saturate colors and enhance stratigraphic distinctions.

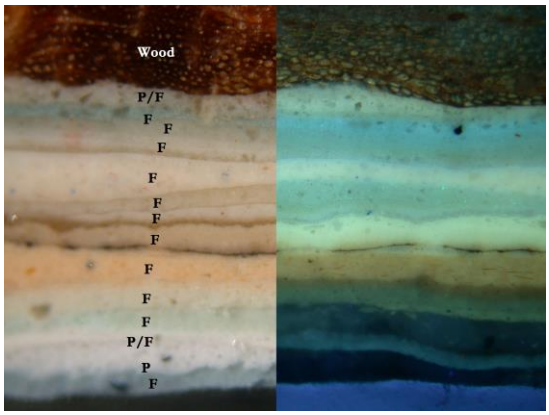
B.3 Optical Microscopy and Color Matching

Analysis, photomicrography and color was completed using the following instruments:

- Leica DMLM Microscope capable of evaluating specimens in reflected incident light and transmitted polarized light at magnifications of 50x, 100x, 200x and 500x – fitted with a Nikon Coolpix 995 digital camera attached to its photo port. Reflected, color-corrected incident light is produced at 3000 Kelvin by a quartz-halogen fiber optic illumination system. Incident fluorescent light is generated by an internal mercury vapor lamp and long-pass blue filter cube capable of passing longwave ultraviolet light at wavelengths of 320-400 nm, with peak excitation ~365 nm.
- Nikon SMZ-2T Stereo Zoom Microscope capable of evaluating specimens in reflected incident light and transmitted polarized light at magnifications between 7-63x.

Colors are matched by visually comparing target layers with chips that conform to the Munsell System of Color in color-corrected incident light or natural daylight. Munsell Colors are organized into designations by "hue" (R: Red, YR: Yellow red, Y: Yellow, GY: Green yellow, G: Green, BG: Blue green, B: Blue, PB: Purple blue, P: Purple, RP: Red-purple, N: Neutral). The "hue" designation is followed by a value designation that corresponds to the relative lightness/darkness of the color on a scale of 0 to 10, whereby 0 is absolute black and 10 is absolute white. The final number is a "chroma" designation which indicates the intensity of the color on a scale of 0 to 12, with 0 being neutral and 12 being intense. For example, a finish matching 2.5Y 8/2 would be deemed to possess a yellow hue, light in shade and neutral in intensity. Comparatively, a 5YR 5/12 finish would be orange (yellow-red), moderately-shaded, with an intense, bright color.

Munsell Color Numbers were cross-referenced with ISCC-NBS (Inter-Society Color Council and the National Bureau of Standards) color names. Munsell colors were also matched to the closest available Benjamin Moore paint products.



Typical photomicrograph in color-corrected incident visible light (left half) and in incident long wave fluorescent ultraviolet light (right half). Notations within each photomicrograph designate finish campaigns chronologically.

Section C: Analytical Data

C.1 Sample Locations

Sample	Room/Location	Element
01	001: Old Kitchen	Large door (D001)
02	001: Old Kitchen	Door surround (D013)
03	001: Old Kitchen	NW plaster wall surrounding beehive oven
04	001: Old Kitchen	Fireplace lintel
05	104: Meeting Room	Door surround (D116)
06	101: 1st Floor Hall	Door surround (D116)
07	101: 1st Floor Hall	West upper wall
08	101: 1st Floor Hall	West baseboard cap molding
09	101: 1st Floor Hall	Exposed ceiling beam, beaded board
10	101: 1st Floor Hall	East baseboard cap molding
11	101: 1st Floor Hall	East lower wall
12	101: 1st Floor Hall	Stair wall board
13	102: South Parlor	Baseboard, east wall
14	102: South Parlor	Cabinet door, beaded board (D111)
15	102: South Parlor	East lower wall
16	105: Office/Storage Room	West wall
17	101: 1st Floor Hall	East wall in stair hall
18	101: 1st Floor Hall	Stair riser
19	201: 2nd Floor Hall/Landing	Door, side rail (D211)
20	201: 2nd Floor Hall/Landing	Door, panel molding (D209)
21	205: Interpreted Sewing Room	North upper wall
22	203: Interpreted Bedroom 2	[North] lower wall
23	203: Interpreted Bedroom 2	[East] lower wall

C.2 Analytical Datasheets

The data sheets that follow present laboratory data in the form of stratigraphic analysis and photomicrographs. The left half of each photomicrograph features a microscopic view of each sample in color-corrected reflected light. The right half depicts the sample subjected to longwave fluorescent ultraviolet light, which enhances distinctions between different layers (paint campaigns) and materials (oil-based, latex, glaze, etc.). Notations within the data sheets include the following:

Substrate:	Base substrate material (wood or plaster)
Finish 1:	Earliest detectable finish that may date to the construction of the building, ca. 1767.
Finish 2+:	Subsequent finishes which post-date ca. 1767, numbered sequentially when corresponding campaigns are identifiable.

Location: Room 001: Old Kitchen
Sample: 01 Wall: S
Element: Large door, upper board (D001)

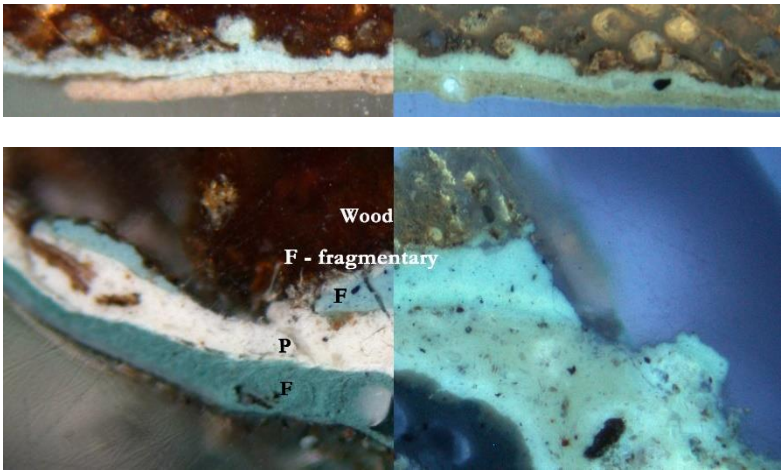
Analysis:
( ) Manual cross-section/RLM (x) Embedded cross-section/RLM (x) Ultraviolet fluorescence
( ) Binder characterization ( ) Pigment analysis ( ) Exposure window

Sample Location:





Photomicrograph:



Chromachronology:

Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Wood				
	Finish (?)	*	[Brown]	None	* Fragmentary; Possibly varnished or stained
	Finish	5BG-10BG 6/1	Light grayish blue	Grayish white	Corresponds to a later campaign
	Finish		Pinkish brown	Grayish yellow	Phosphorescent
	Finish		Brown	Grayish yellow	(not shown)
	Layer separation	-	-	-	-
	Finish		Grayish white	Grayish white	- check bulk sample for layer order
	Finish		Dark bluish green	None	Modern paint

Observations:
The earliest detectable finish on this element correlates to a later finish on other elements, suggesting that this is not an original/early finish.

Location: Room 001: Old Kitchen
Sample: 02 Wall: N
Element: Door surround (D013)

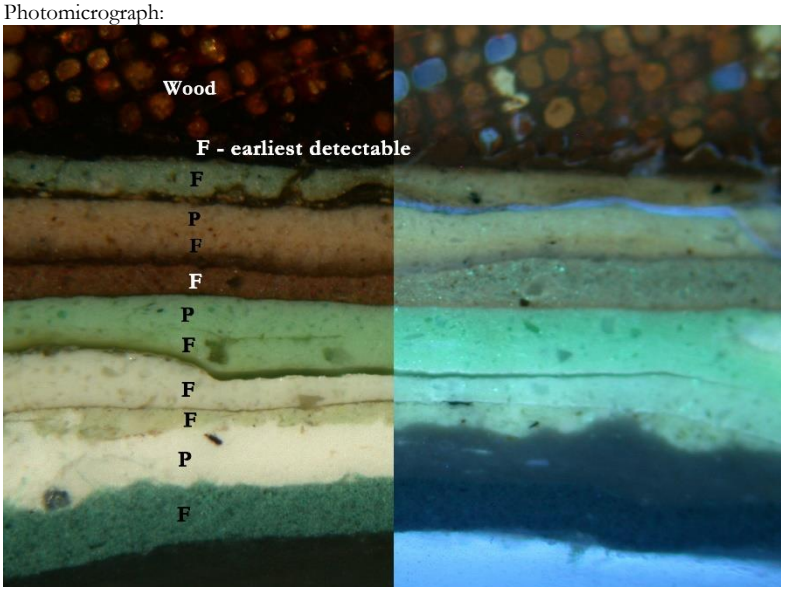
Analysis:

( )	Manual cross-section/RLM	(x)	Embedded cross-section/RLM	(x)	Ultraviolet fluorescence
( )	Binder characterization	( )	Pigment analysis	( )	Exposure window

Sample Location:



Photomicrograph:



Chromachronology:

Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Wood				
	Finish	~5YR 2/1	Dark grayish brown	None	Earliest detectable finish
	P/Finish Finish		Light blue Yellowish tan	Grayish yellow Bluish white	Phosphorescent; small blue pigments Check for varnish/grime
	Primer + Finish		Pale orange yellow Light yellow brown	Grayish yellow Grayish yellow	Phosphorescent Check for graining
	Finish		Dark brown	Grayish yellowish tan	Phosphorescent
	P + Finish		Pale green	Grayish yellow white	2 coats ; Phosphorescent
	Finish		Pale yellow	Light yellowish white	Phosphorescent
	Finish		Pale yellow	Yellow	
	Primer + Finish		White Dark bluish green	None None	Modern paint

Observations:
The vintage of this element, and whether it survives in its original location, is not certain. The earliest detectable finish is similar in shade to subsequent finishes found elsewhere on other elements.

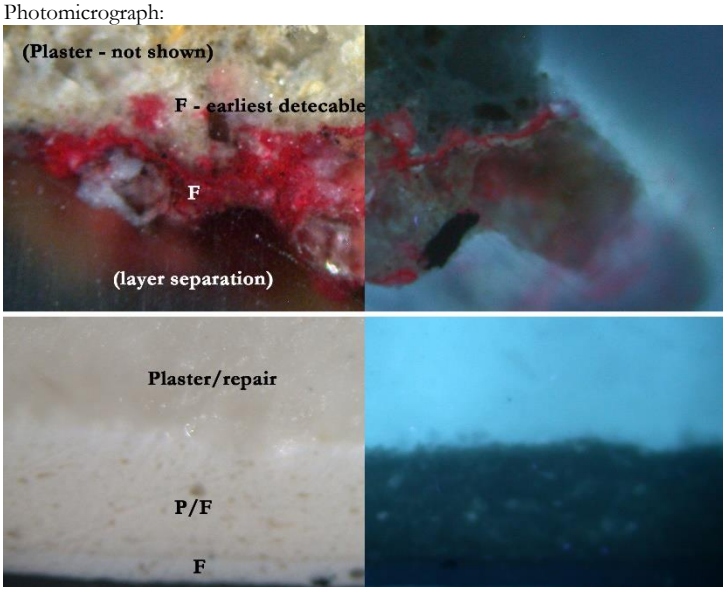
Location: Room 001: Old Kitchen
Sample: 03 Wall: NW
Element: Wall surrounding beehive oven

Analysis:
( ) Manual cross-section/RLM (x) Embedded cross-section/RLM (x) Ultraviolet fluorescence
( ) Binder characterization ( ) Pigment analysis ( ) Exposure window

Sample Location:



Photomicrograph:



Chromachronology:

Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Plaster				Not Shown
	Finish	10Y 4/2-5/2	Grayish olive	Little/None	Earliest detectable finish; pigmented plaster?
	Finish		Red	Light grayish yellow	Possibly wet-applied
	Finish		Yellow	-	Possible whitewash
	[Repair]	-	-	-	Re-plastering/surface prep.
	P/Finish		Yellowish white	None	Modern paints
	Finish		Yellowish white	None	

Observations:
While an early finish was found, its vintage is not known. As this area of the kitchen was renovated in the early 1980s, much of the intermediate finishes history is missing, making it difficult to correlate to other elements.

Location: Room 001: Old Kitchen
Sample: 04 Wall: W
Element: Fireplace lintel

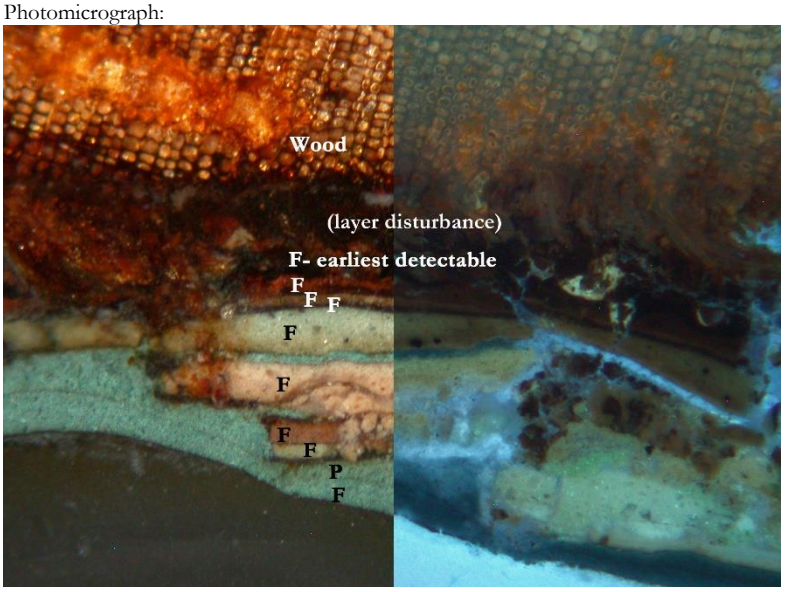
Analysis:

( )	Manual cross-section/RLM	(x)	Embedded cross-section/RLM	(x)	Ultraviolet fluorescence
( )	Binder characterization	( )	Pigment analysis	( )	Exposure window

Sample Location:



Photomicrograph:



Chromachronology:

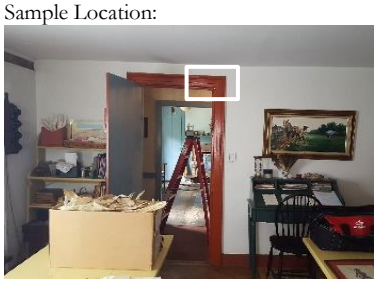
Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Wood				
	Finish(es)	~5YR 2/1	Dark grayish brown	None	Possibly multiple varnish campaigns; layers disturbed
	Finish		Reddish brown	None	
	Finish		Pinkish brown	Dull gray	
	Finish		Dark brown	None	
	Finish		Pale greenish blue	Grayish yellow	Phosphorescent
	Finish		Light yellow brown	Grayish yellow	Phosphorescent
	Finish		Dark brown	Grayish yellow	Phosphorescent
	Finish		Grayish [blue?]	Grayish yellow	Phosphorescent
	Primer + Finish		Yellowish white Dark blueish green	None None	Modern paints; primer visible on right side 2 coats; bleeds through earlier layers
	Finish		Grayish black	None	Very thin

Observations:
Early brown finishes were found on the lintel, however the original location of this element is not known. Renovation documentation from the early 1980s shows this fireplace wall without plaster and woodwork.

Location: Room 104: Meeting Room
Sample: 05 Wall: W
Element: Door surround (D116)

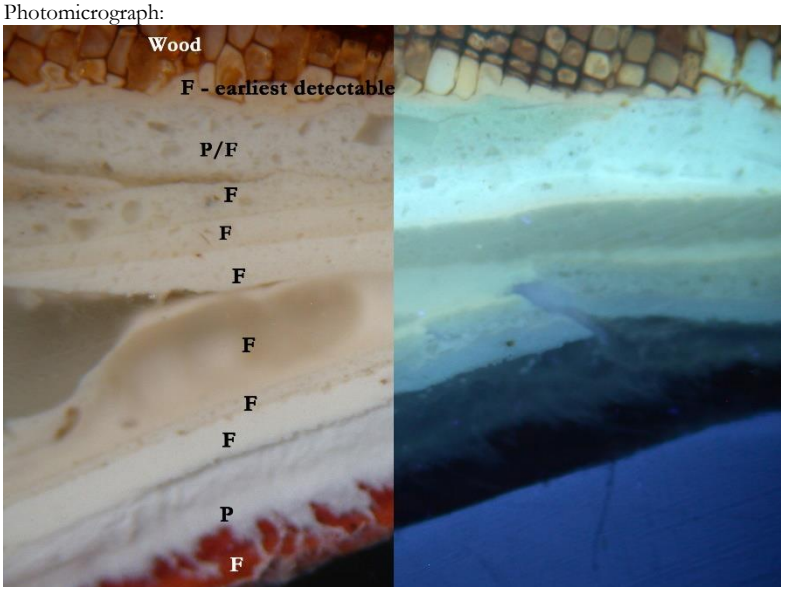
Analysis:
( ) Manual cross-section/RLM (x) Embedded cross-section/RLM (x) Ultraviolet fluorescence
( ) Binder characterization ( ) Pigment analysis ( ) Exposure window

Sample Location:





Photomicrograph:



Chromachronology:

Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Wood				
	Finish		Pale yellow	Yellow	
	P/Finish		Pale yellow	Grayish white	Phosphorescent
	Finish		Pale yellow	Grayish white	
	Finish		Pale yellow	Bright white	
	Finish		Pale yellow	Dull gray	
	Finish		Pale yellow	Light gray	
	Finish		Pale yellow	Dull gray	
	Finish		Pale yellow	Light gray	
	Primer		Yellowish white	None	Modern paints
	Finish		Reddish orange	None	

Observations:
The characteristics of the earliest detectable finish from this element (color, autofluorescence, etc.) differ from the earliest finishes from elements which are believed to have been installed in the late 18th century as well as the ca. 1830s-1840s. Although the precise vintage of this element is not known, its finishes history suggest a vintage which is different than the aforementioned periods.

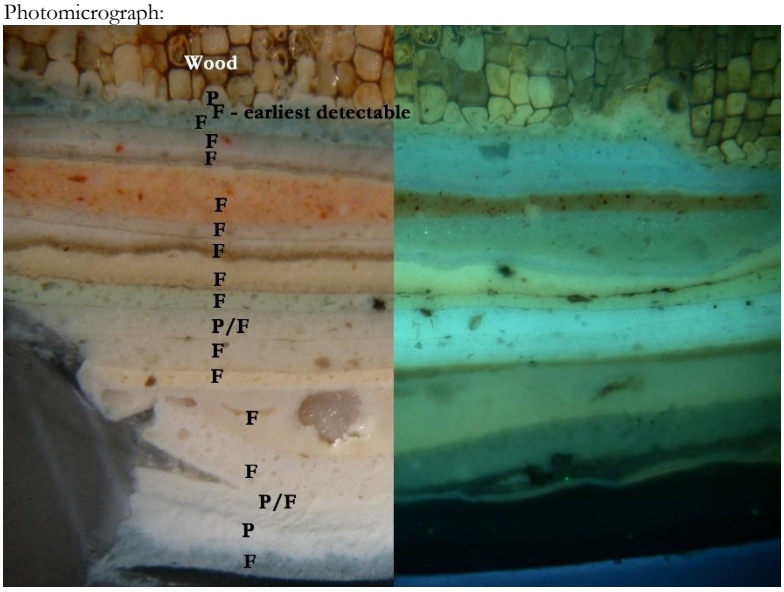
Location: Room 101: 1st Floor Hall
Sample: 06 Wall: E
Element: Door surround (D116)

Analysis:
( ) Manual cross-section/RLM (x) Embedded cross-section/RLM (x) Ultraviolet fluorescence
( ) Binder characterization ( ) Pigment analysis ( ) Exposure window

Sample Location:



Photomicrograph:



Chromachronology:

Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Wood				
	Primer/F + Finish	5Y 8.5/2 ~5BG 6/1	Pale yellow Pale greenish blue	Yellow Grayish yellow	Possibly 1830s?
	Finish		Pale blue	Grayish white	Some phosphorescence
	Finish		Grayish white	Grayish white	
	Finish		Yellowish white	Grayish white	
	Finish		Pale orange yellow	Dull yellow	Other view of sample shows a primer
	Finish		Grayish white	Grayish yellow	Phosphorescent
	Finish		Grayish white	Grayish yellow	Phosphorescent
	Finish		Pale yellow	Yellow	Heavy dirt layer
	Finish		Pale green	Yellow	
	P/Finish Finish		Yellowish white Yellowish white	Bright white Bright white	
	Finish		Pale yellow	Dull yellow	
	Finish		Pale yellow	Grayish yellow	
	Finish		Yellowish white	Dull gray	
	Finish		Yellowish white	None	
	Primer + Finish		Yellowish white Blue	None None	

Observations:
The earliest detectable finish on this element is a pale greenish blue paint layer which, based on comparative evidence found elsewhere , is believed to date to the expansion of the house in the ca. 1830s-1840s.

Location: Room 101: 1st Floor Hall
Sample: 07 Wall: W
Element: Upper wall

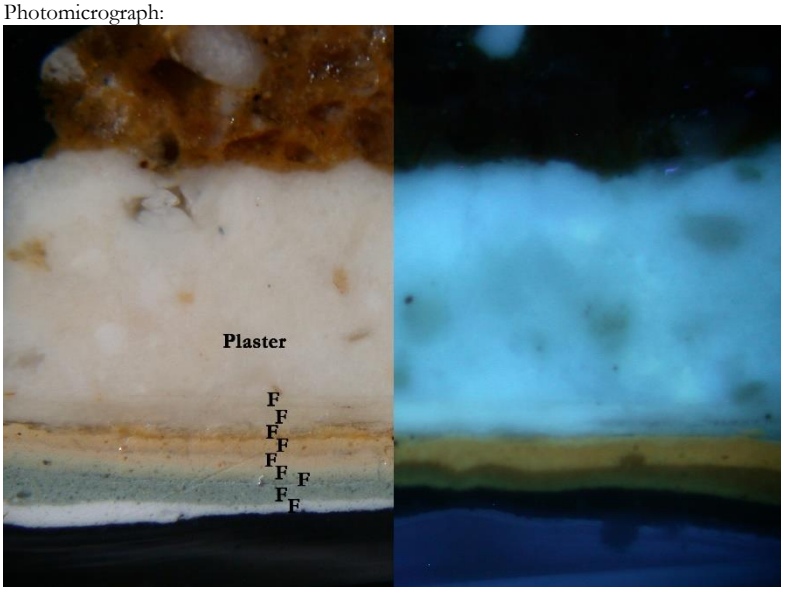
Analysis:

( )	Manual cross-section/RLM	(x)	Embedded cross-section/RLM	(x)	Ultraviolet fluorescence
( )	Binder characterization	( )	Pigment analysis	( )	Exposure window

Sample Location:



Photomicrograph:



Chromachronology:

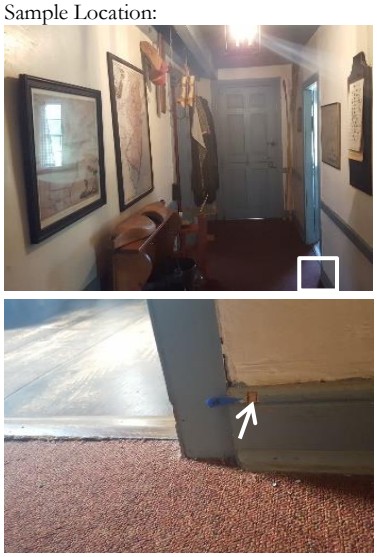
Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Plaster				
	Finish	2.5Y 9/2	Pale yellow	Grayish white	1-2 layers
	Finish		Light yellow	Dull yellow	
	Finish		Pale orange yellow	Yellow	1-2 layers
	Finish		Pale yellow	Dull gray	
	Finish		Pale green	Dull gray	
	Finish		Blue	None	
	Finish		Bluish green	None	
	Finish		Yellowish white	None	

Observations:
Earliest surviving finishes on wall surfaces appear to be whitewash – a finish type which is consistent with what might be expected within a farm house of this vintage but which is difficult to exactly correlate to painted finishes on woodwork.

Location: Room 101: 1st Floor Hall
Sample: 08 Wall: W
Element: Baseboard cap molding

Analysis: ( ) Manual cross-section/RLM (x) Embedded cross-section/RLM (x) Ultraviolet fluorescence
( ) Binder characterization ( ) Pigment analysis ( ) Exposure window

Sample Location:



Photomicrograph:



Chromachronology:

Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Wood				
	Finish	2.5Y 8/2	Pale yellow Yellowish tan	Yellow Dull brown	Fragmentary dirt or varnish?
	Finish	N 6/ - 10B 6/1	Light gray	Grayish white	* dirt layer or varnish fragments
	Finish	N 4/ - 5B 4/1	Dark gray	Grayish white	Small blue pigments
	Finish		Pale grayish blue	Grayish white	Small blue pigments
	Finish	(2.5B 6/2)	Pale blue	Bright white	
	Finish		Pale yellow/white	Grayish yellow	Orange pigments; phosphorescent
	Finish		Pale yellow/white	Grayish yellow	Check bulk sample for varnish
	Primer + Finish		Pale orange yellow Light orange yellow	Yellow Dull yellow	
	Finish		Yellowish white	Grayish yellow	Phosphorescent
	Finish		Pale yellow	Bright yellow	
	Finish		Blue	None	Modern paint

Observations:
The earliest detectable finish on this element pre-dates layers which, on other elements, are believed to date to ca. 1830-1840. As such, is it possible or likely that this element pre-dates ca. 1830-1840 and could be original, late 18th century.

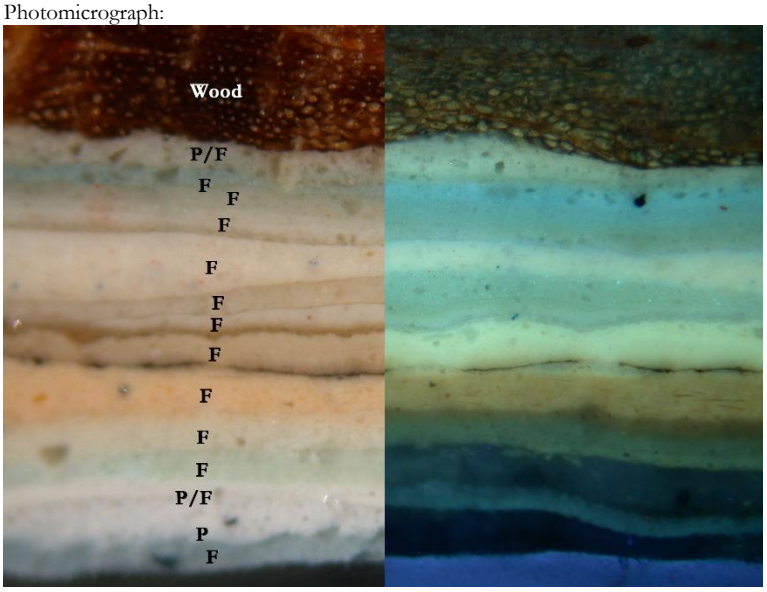
Location: Room 101: 1st Floor Hall
Sample: 09 Wall: South end
Element: Exposed ceiling beam, beaded board

Analysis:
( ) Manual cross-section/RLM (x) Embedded cross-section/RLM (x) Ultraviolet fluorescence
( ) Binder characterization ( ) Pigment analysis ( ) Exposure window

Sample Location:



Photomicrograph:



Chromachronology:

Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Wood				
	Pre-Finish		-	[Yellow?]	Likely oil-based
	P/Finish	~2.5Y 8.5/2	Pale yellow	Yellow	
	Finish	~2.5B 6/2	Pale blue	Grayish white	Phosphorescent/ ~ 5th overall campaign?
	Finish		Grayish white	Grayish yellow	Phosphorescent
	Finish		Grayish white	Grayish yellow	Phosphorescent
	Finish		Yellowish white	Yellow	
	Finish		Grayish white	Grayish yellow	Phosphorescent
	Finish		Grayish white	Grayish yellow	Phosphorescent
	Finish		Pinkish yellow	Yellow	Heavy dirt layer?
	Finish		Pale yellow	Dull yellow	
	Finish		Grayish white	Grayish yellow	
	Finish		Pale blue	Dull gray	
	Finish		Yellowish white	Dull gray	
	Primer + Finish		Yellowish white Blue	None None	Modern paints

Observations:
The earliest detectable finish on this element is a pale greenish blue paint layer which, based on comparative evidence found elsewhere , is believed to date to the expansion of the house in the ca. 1830s-1840s.

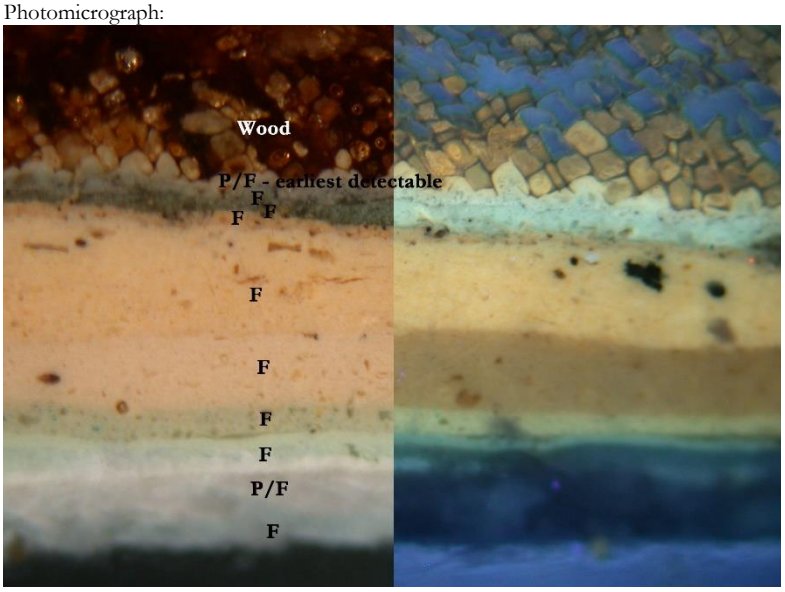
Location: Room 101: 1st Floor Hall
Sample: 10 Wall: East
Element: Baseboard cap molding

Analysis:
( ) Manual cross-section/RLM (x) Embedded cross-section/RLM (x) Ultraviolet fluorescence
( ) Binder characterization ( ) Pigment analysis ( ) Exposure window

Sample Location:



Photomicrograph:



Chromachronology:

Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Wood				
	P/Finish	2.5Y-5Y 8.5/2	Pale yellow	Yellow	
	Finish	N 6/ - 10B 6/1	Pale grayish blue	Grayish white	
	Finish	~5BG 6/1	Grayish blue	Grayish white	
	Finish		Light orange yellow	Dull yellow	
	Finish		Pale orange yellow	Yellow	
	Finish		Pale orange yellow	Dull yellow	
	Finish		Pale green	Yellow	
	Finish		Pale blue	Dull gray	
	Primer + Finish		Yellowish white Blue	None None	Modern paints

Observations:
Baseboard may have been moved from another location.

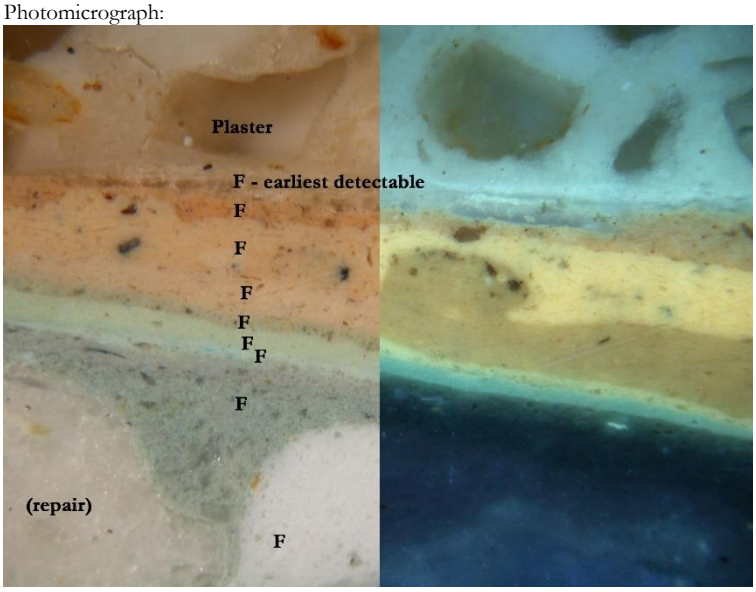
Location: Room 101: 1st Floor Hall
Sample: 11 Wall: East
Element: Lower wall

Analysis:						
	( )	Manual cross-section/RLM	(x)	Embedded cross-section/RLM	(x)	Ultraviolet fluorescence
	( )	Binder characterization	( )	Pigment analysis	( )	Exposure window

Sample Location:



Photomicrograph:



Chromachronology:

Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Plaster				
	Finish		Yellowish white	Grayish white	
	Finish		Light orange yellow	Dull yellow	
	Finish		Pale orange yellow	Yellow	1-2 layers
	Finish		Pale orange yellow	Dull gray	
	Finish		Grayish green	Yellow	
	Finish		Pale green	Gray	
	Finish		Blue	None	
	Finish		Grayish bluish green	None	
	Finish		Yellowish white	None	

Observations:
Earliest surviving finishes on wall surfaces appear to be whitewash – a finish type which is consistent with what might be expected within a farm house of this vintage but which is difficult to exactly correlate to painted finishes on woodwork.

Location: Room 101: 1st Floor Hall
Sample: 12 Wall: East
Element: Stair wall board

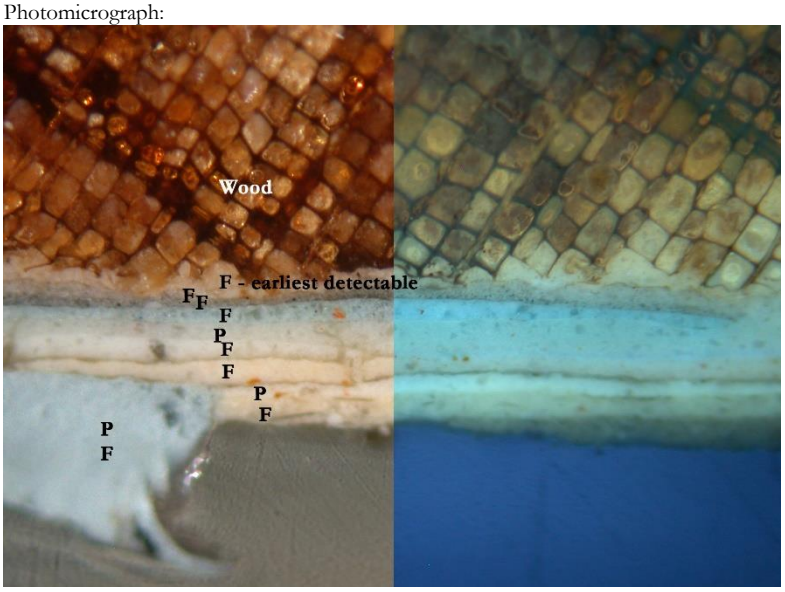
Analysis:

( )	Manual cross-section/RLM	(x)	Embedded cross-section/RLM	(x)	Ultraviolet fluorescence
( )	Binder characterization	( )	Pigment analysis	( )	Exposure window

Sample Location:



Photomicrograph:



Chromachronology:

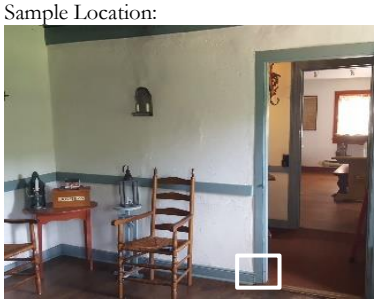
Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Wood				
	Finish	2.5Y 8/2	Pale yellow	Yellow	
	Finish	N 6/ - 10B 6/1	Light grayish blue	Grayish white	* Possible
	Finish	N 4/ - 5B 4/1	Dark grayish blue	Grayish yellow	
	Finish	~2.5B 6/2	Pale blue	Bright white	
	Finish		Pale yellow	Yellowish white	Some orange pigments
	Primer + Finish		Pale orange yellow Light orange yellow	Yellow Yellow	Some orange pigments
	Finish		Yellowish white	Bright white	
	Finish		Pale (orange) yellow	Grayish white	
	Primer + Finish		Blue Blue	None None	Modern paints

Observations:
The earliest detectable finish on this element pre-dates layers which, on other elements, are believed to date to ca. 1830-1840. As such, is it possible or likely that this element pre-dates ca. 1830-1840 and could be original, late 18th century.

Location: Room 102: South Parlor
Sample: 13 Wall: East
Element: Baseboard

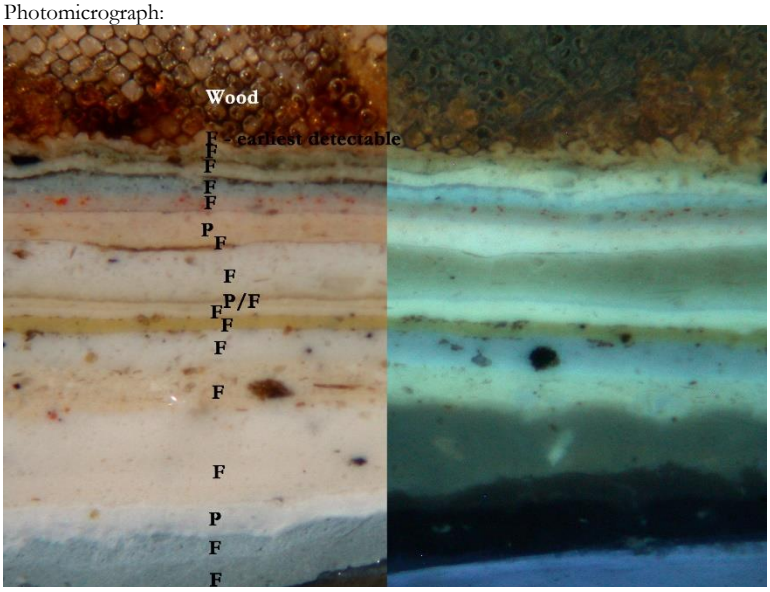
Analysis:
( ) Manual cross-section/RLM (x) Embedded cross-section/RLM (x) Ultraviolet fluorescence
( ) Binder characterization ( ) Pigment analysis ( ) Exposure window

Sample Location:





Photomicrograph:



Chromachronology:

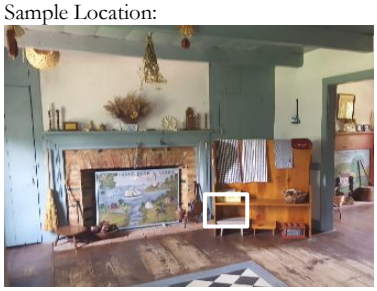
Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Wood				
	Pre-finish (?)	-	-	(orange/yellow within wood grains)	Orange haze noticed in AF light/possibly removal of a shellac-containing finish
	Finish	2.5Y 8/2	Pale yellow	Yellow	
	Finish	2.5G 6/2	Pale grayish green	Yellow	Possible grime layer?
	Finish		Pale yellow	Bright yellow	Possible grime layer?
	Finish	2.5B 6/2	Pale blue	Grayish white	Small blue pigments
	Finish		Light pinkish yellow	Dull yellow	Orange pigments; some phosphorescence
	Primer + Finish		Pale yellow Brownish tan	Bright yellow Bluish gray	Check for varnish in bulk sample
	Finish		Yellowish white	Grayish yellow	Phosphorescence
	P/Finish		Pale yellow	Bright yellow	
	Finish		Pale yellow	Bright yellow	
	Finish		Moderate yellow	Dull yellow	
	Finish		Yellowish white	Grayish white	
	Finish		Pale orange yellow	Yellow	
	Finish		Pale yellow	Dull gray	
	Primer + Primer + Finish		Yellowish white Blue Blue	None None None	Modern paints

Observations:
Some early finishes were found on woodwork in the hall, though original placement of these elements is uncertain. It was not possible to determine if wood was originally varnished as there was no evidence in bulk sample. The earliest intact finish is a pale yellow paint layer.

Location: Room 102: South Parlor
Sample: 14 Wall: West
Element: Cabinet door, beaded board (D111)

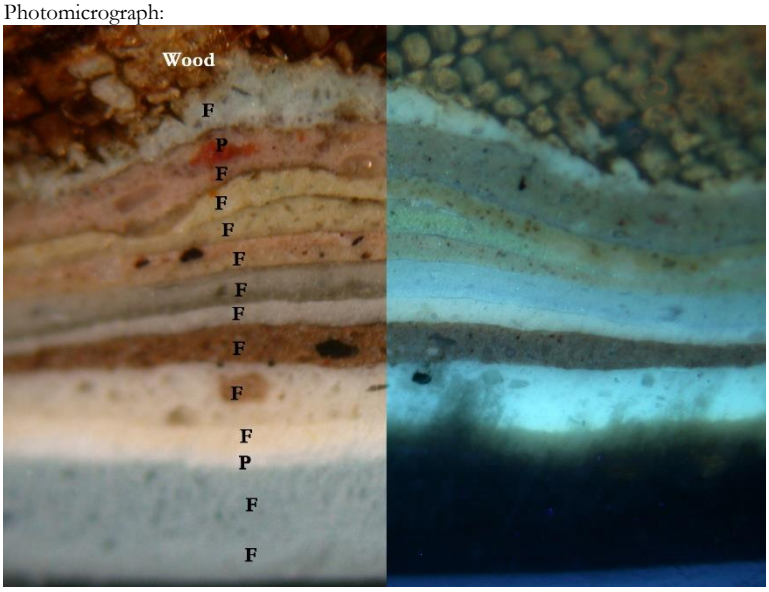
Analysis: ( ) Manual cross-section/RLM (x) Embedded cross-section/RLM (x) Ultraviolet fluorescence
( ) Binder characterization ( ) Pigment analysis ( ) Exposure window

Sample Location:





Photomicrograph:



Chromachronology:

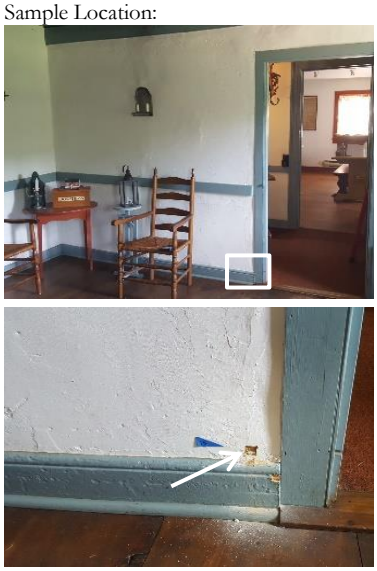
Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Wood				
	Finish		Pale blue	Grayish white	Later blue layer, about 5 campaigns in
	Finish		Pinkish brown	Dull grayish yellow	Some phosphorescence, 1-2 layers
	Finish		Pale yellow	Dull yellow	Orange pigments
	Finish		Pale grayish yellow	Grayish yellow	Phosphorescent, 1-2 layers
	Finish		Light pinkish brown	Grayish yellow	Phosphorescent, 1-2 layers
	Finish		Pale bluish gray	Bright grayish white	Phosphorescent
	Finish		Grayish white	Bright white	
	Finish		Brown	Dark gray	
	Finish		Grayish white	Bright grayish white	
	Finish		Pale yellow	Dull yellow	
	Primer + Finish		Yellowish white Blue	None None	Modern paints

Observations:
This element does not present evidence the earliest woodwork finishes, but does have a finishes history that pre-dates the ca. 1980s renovation. It is believed that this cabinet door was removed from its original location.

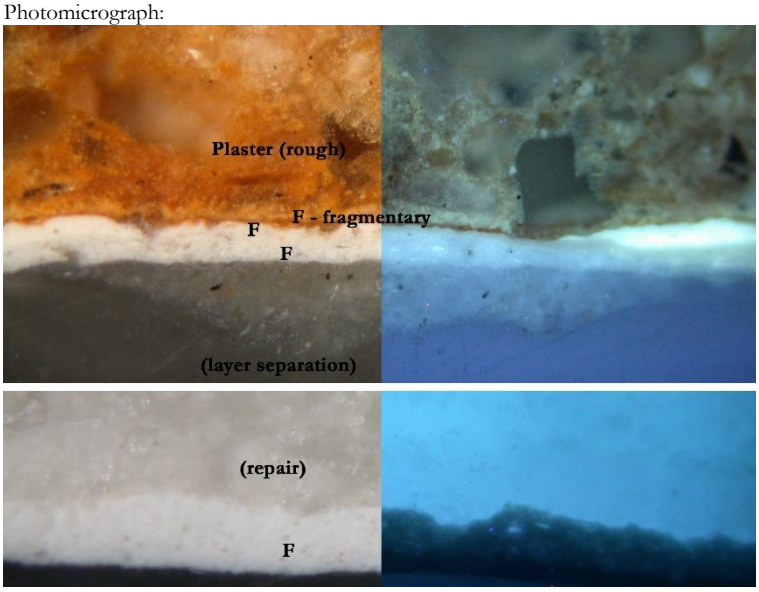
Location: Room 102: South Parlor
Sample: 15 Wall: East
Element: Lower wall

Analysis:
( ) Manual cross-section/RLM (x) Embedded cross-section/RLM (x) Ultraviolet fluorescence
( ) Binder characterization ( ) Pigment analysis ( ) Exposure window

Sample Location:



Photomicrograph:



Chromachronology:

Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Plaster				
	Finish		Pale orange yellow	Dull gray	
	Finish		Yellowish white	Bright white	Fragmentary (whitewash?)
	Finish		Yellowish white	Gray	
	Layer separation	-	-	-	-
	Repair	-	-	-	Re-plastered/surface prep.
	Finish		Yellowish white	None	Modern paints

Observations:
The earliest detectable finish on this wall surface is a pale orange yellow layer which, although potentially early, cannot be directly correlated to painted finishes on woodwork elsewhere in the building; as such, it is not possible to unequivocally assign vintage.

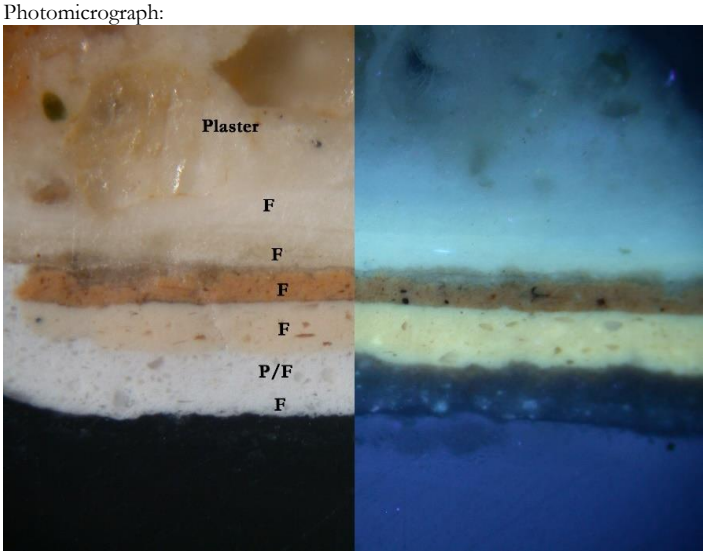
Location: Room 105: Office/Storage Room
Sample: 16 Wall: West
Element: Wall, near post

Analysis:
( ) Manual cross-section/RLM (x) Embedded cross-section/RLM (x) Ultraviolet fluorescence
( ) Binder characterization ( ) Pigment analysis ( ) Exposure window

Sample Location:



Photomicrograph:



Chromachronology:

Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Plaster				
	Finish		Yellowish white	Bright white	
	Finish		Yellowish white	Bright white	
	Finish		Orange yellow	Dull yellow	
	Finish		Pale yellow	Yellow	
	P/Finish		Yellowish white	None	Modern paints
	Finish		Yellowish white	None	

Observations:
Earliest surviving finishes on wall surfaces appear to be whitewash – a finish type which is consistent with what might be expected within a farm house of this vintage but which is difficult to exactly correlate to painted finishes on woodwork.

Location: Room 101: 1st Floor Hall
Sample: 17 Wall: East
Element: Wall in Stair Hall

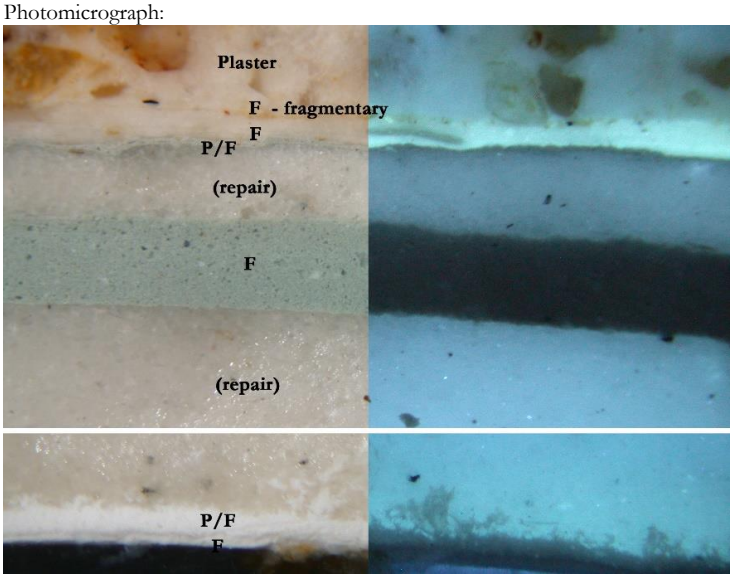
Analysis:

( )	Manual cross-section/RLM	(x)	Embedded cross-section/RLM	(x)	Ultraviolet fluorescence
( )	Binder characterization	( )	Pigment analysis	( )	Exposure window

Sample Location:



Photomicrograph:



Chromachronology:

Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Plaster				
	Unknown	-	-	Dull yellow	Fragmentary
	Finish	2.5Y 9/2	Pale yellow	Bright white	
	Finish	~10Y 9/1	Yellowish white	Bright white	
	P/Finish		Grayish blue	None	Possibly same as subsequent layer
	Repair	-	-	-	Re-plastered/surface prep.
	Finish		Grayish blue	None	Modern paints
	Repair	-	-	-	Re-plastered/surface prep.
	Primer + Finish		Yellowish white Yellowish white	None None	Modern paints

Observations:
Earliest surviving finishes on wall surfaces appear to be whitewash – a finish type which is consistent with what might be expected within a farm house of this vintage but which is difficult to exactly correlate to painted finishes on woodwork.

Location: Room 101: 1st Floor Hall
Sample: 18 Wall: -
Element: Stair riser

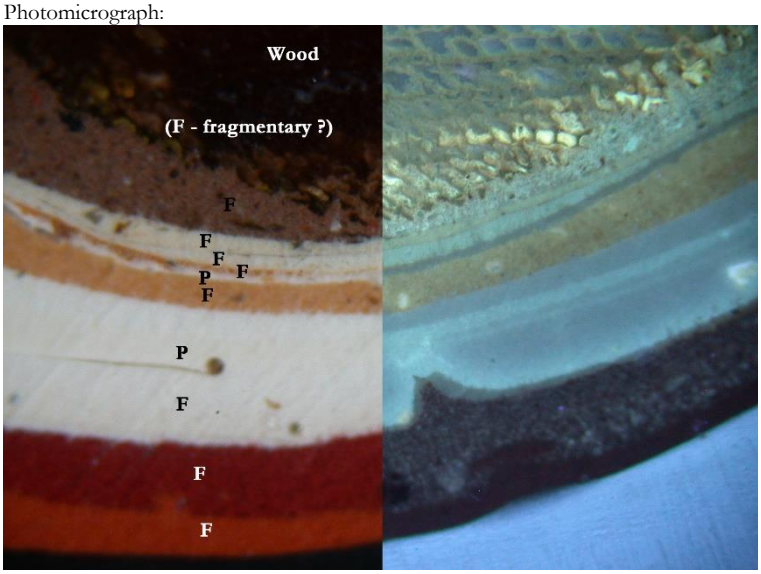
Analysis:

( )	Manual cross-section/RLM	(x)	Embedded cross-section/RLM	(x)	Ultraviolet fluorescence
( )	Binder characterization	( )	Pigment analysis	( )	Exposure window

Sample Location:



Photomicrograph:



Chromachronology:

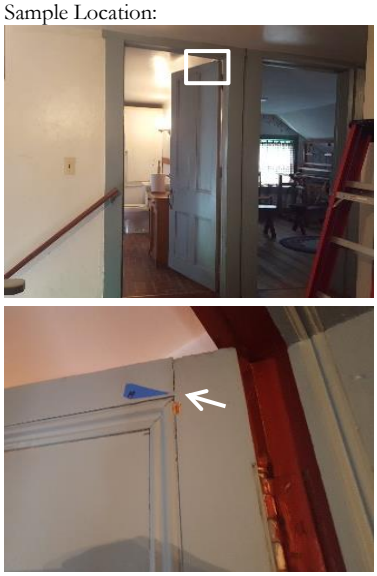
Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Wood				Some yellow AF in wood grains
	Finish		Dark reddish brown	Dull gray	
	Finish		Pale yellow	Dull grayish yellow	
	Finish		Pale yellow	Dull gray	
	Finish		Orange brown	Dull yellow	
	Primer + Finish		Yellowish white Orange brown	Gray Dull yellow	
	Primer + Finish		Yellowish white Pale yellow?	Gray Gray	
	Finish		Red	None	
	Finish		Reddish orange	None	

Observations:
This element does not present evidence early finishes. Stair risers may have been rebuilt, repaired or modified.

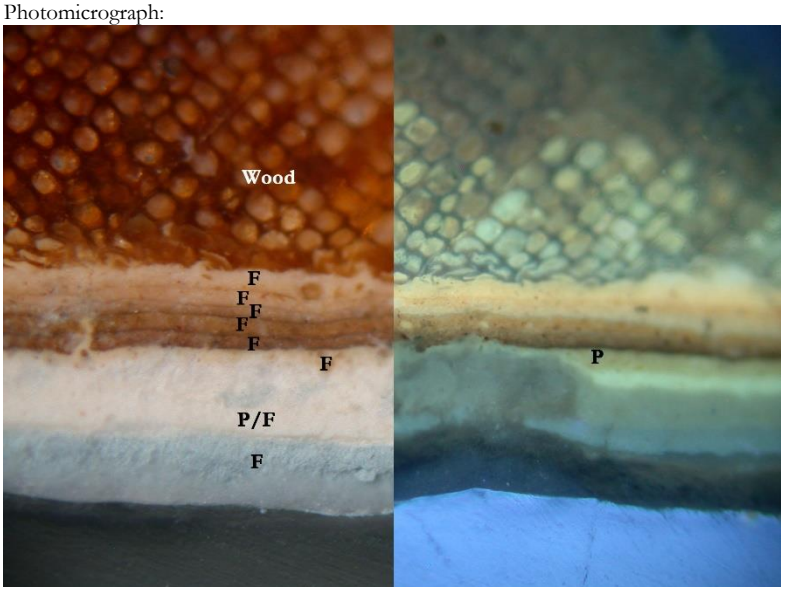
Location: Room 201: 2nd Floor Hall/Landing
Sample: 19 Wall: East
Element: Door, side rail (D211)

Analysis:
( ) Manual cross-section/RLM (x) Embedded cross-section/RLM (x) Ultraviolet fluorescence
( ) Binder characterization ( ) Pigment analysis ( ) Exposure window

Sample Location:



Photomicrograph:



Chromachronology:

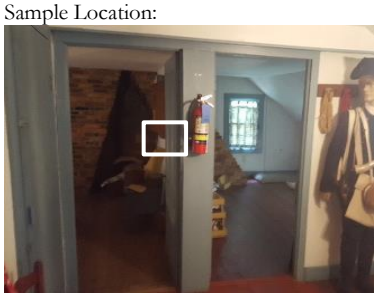
Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Wood				
	Finish		Pale yellow	Yellow	
	Finish		Pale orange yellow	Yellow	
	Finish		Pale pinkish brown	Yellow	
	Finish		Reddish brown	Dull yellow	
	Finish		Dark brown	Dull brown	
	Finish		Pale yellow	Yellow	Visible on right side; 1-2 layers
	Primer + Finish		Yellowish white Blue	None None	Modern paints

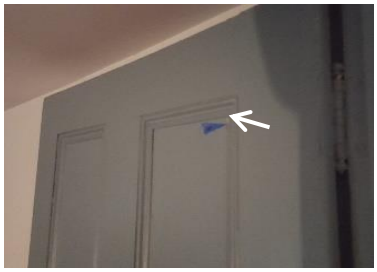
Observations:
The earliest detectable finishes on samples which were taken from woodwork throughout the 2nd floor do not correspond directly to the earliest layers present from features which are believed to date to either the late 18th century or the ca. 1830s-1840s. It is not known whether certain or many elements from the 2nd floor may have been modified or relocated from elsewhere, and as such, it is not possible to unequivocally assign vintage.

Location: Room 201: 2nd Floor Hall/Landing
Sample: 20 Wall: West
Element: Door, panel molding (D209)

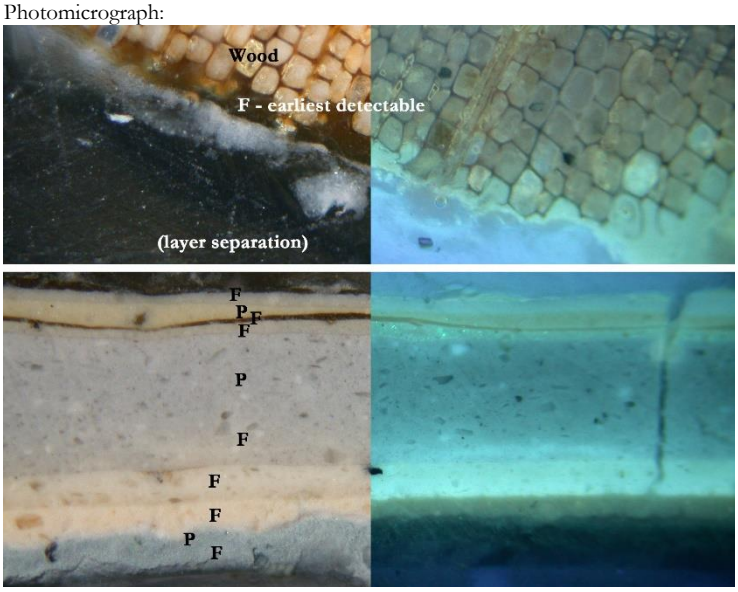
Analysis:
( ) Manual cross-section/RLM (x) Embedded cross-section/RLM (x) Ultraviolet fluorescence
( ) Binder characterization ( ) Pigment analysis ( ) Exposure window

Sample Location:





Photomicrograph:



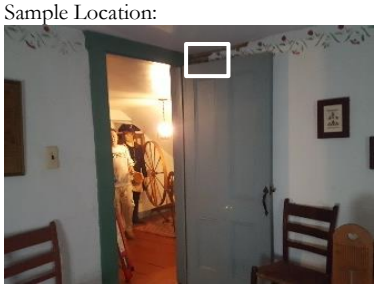
Chromachronology:

Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Wood				
	Finish		Yellowish brown	Yellowish white	Varnish
	Layer separation	-	-	-	
	Finish		Grayish white	Grayish yel-white	
	Primer + Finish		Pale yellow Brown	Grayish yellow Dull tan	Phosphorescent
	Finish		Pale grayish blue	Grayish yellow	Phosphorescent
	Finish		Pale grayish blue	Gray	
	Finish		Grayish white	Bright white	
	Finish		Pale yellow	Dull yellow	
	Primer + Finish		Yellowish white Blue	None None	Modern paints

Observations:
The earliest detectable finishes on samples which were taken from woodwork throughout the 2nd floor do not correspond directly to the earliest layers present from features which are believed to date to either the late 18th century or the ca. 1830s-1840s. It is not known whether certain or many elements from the 2nd floor may have been modified or relocated from elsewhere, and as such, it is not possible to unequivocally assign vintage.

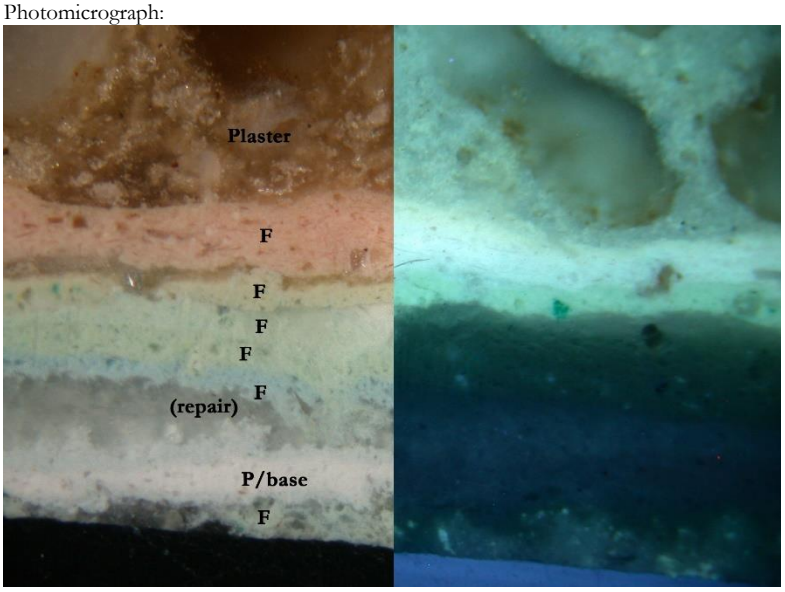
Location:	Room 205: Interpreted Sewing Room						
Sample:	21			Wall:	North		
Element:	Upper wall						
Analysis:	( )	Manual cross-section/RLM	(x)	Embedded cross-section/RLM	(x)	Ultraviolet fluorescence	
	( )	Binder characterization	( )	Pigment analysis	( )	Exposure window	

Sample Location:





Photomicrograph:



Chromachronology:

Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Plaster				
	Finish		Pink	Bright yellow	
	Finish		Pale grayish green	Yellowish white	
	Finish		Pale greenish blue	Dull gray	
	Finish		Pale green	None	Modern paints
	Finish		Pale blue	None	
	Finish		Pale bluish gray	None	
	P/base + Finish		Yellowish white Green	None None	Modern stenciled decoration

Observations:
Whereas the earliest detectable finish on many wall surfaces is whitewash, the finish from this sample is pink. Although the wall and associated plaster may be early, the vintage of the earliest paint layer is not known.

Location: Room 203: Interpreted Bedroom 2
Sample: 22 Wall: N
Element: Lower wall

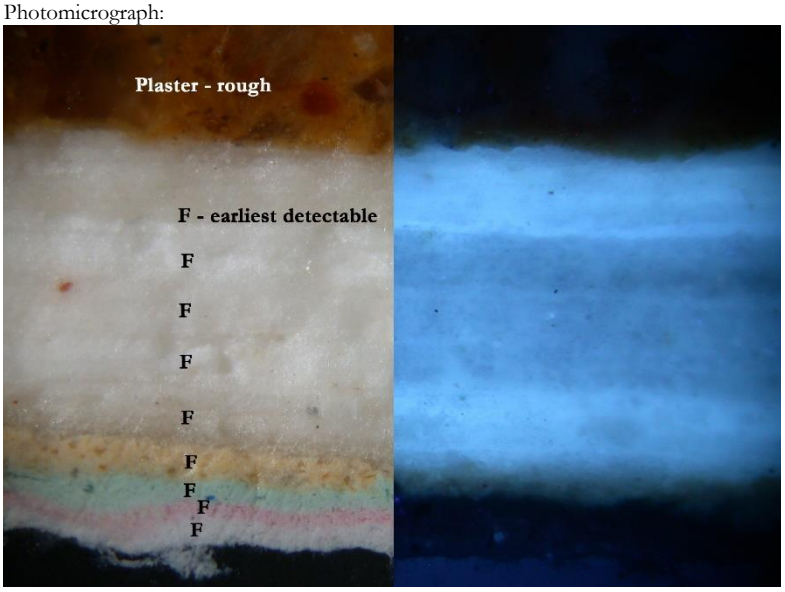
Analysis:

( )	Manual cross-section/RLM	(x)	Embedded cross-section/RLM	(x)	Ultraviolet fluorescence
( )	Binder characterization	( )	Pigment analysis	( )	Exposure window

Sample Location:



Photomicrograph:



Chromachronology:

Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Plaster				
	Finish		White	Bright white	
	Finish		White	Grayish white	
	Finish		White	Grayish white	
	Finish		White	Grayish white	
	Finish		White	Bright white	
	Finish		Pale orange yellow	Dull yellow	
	Finish		Pale green	None	Modern paints
	Finish		Pale pink	None	
	Finish		Grayish white	None	

Observations:
Earliest surviving finishes on wall surfaces appear to be whitewash – a finish type which is consistent with what might be expected within a farm house of this vintage but which is difficult to exactly correlate to painted finishes on woodwork.

Location: Room 203: Interpreted Bedroom 2
Sample: 23 Wall: E
Element: Lower wall

Analysis:

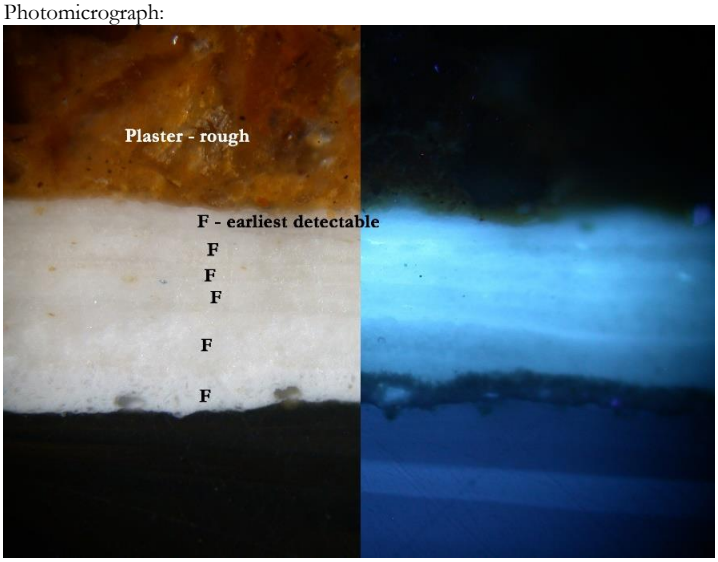
( )	Manual cross-section/RLM	(x)	Embedded cross-section/RLM	(x)	Ultraviolet fluorescence
( )	Binder characterization	( )	Pigment analysis	( )	Exposure window

Sample Location:





Photomicrograph:



Chromachronology:

Campaign	Layer	Munsell	Color Name	Autofluorescence	Notes
	Plaster				
	Finish		White	Bright white	
	Finish		White	Grayish white	
	Finish		White	Grayish white	
	Finish		White	Grayish white	
	Finish		White	Bright white	
	Finish		Grayish white	None	Modern paint

Observations:
Earliest surviving finishes on wall surfaces appear to be whitewash – a finish type which is consistent with what might be expected within a farm house of this vintage but which is difficult to exactly correlate to painted finishes on woodwork.

Section D: **Color Matches**

Earliest detectable finishes may or may not date to original construction - ca. late 18th c.

ISCC-NBS Color Name:	Light grayish olive
Element(s):	Kitchen (001) walls
Munsell Color:	10Y 5/2

Benjamin Moore Color Equivalent (closest match): 1504 Passion Vine	

ISCC-NBS Color Name:	Dark grayish brown
Element(s):	Kitchen (001) woodwork
Munsell Color:	5YR 2/1

Benjamin Moore Color Equivalent (closest match): 2114-10 Bittersweet Chocolate	

ISCC-NBS Color Name:	Pale yellow
Element(s):	Hall (101) walls
Munsell Color:	2.5Y 9/2

Benjamin Moore Color Equivalent (closest match): 2160-60 Kansas Grain	

ISCC-NBS Color Name: Pale yellow
Element(s): Hall (101) woodwork - *Possibly late 18th c.*
Munsell Color: 2.5Y 8/2

Benjamin Moore Color Equivalent (closest match): HC-81 Manchester Tan	

ISCC-NBS Color Name: Medium bluish gray
Element(s): Hall (101) woodwork - *Possibly ca. 1830s*
Munsell Color: 10B 6/1 - N 6/

Benjamin Moore Color Equivalent (closest match): CW-705 Tucker Gray	

APPENDICES

APPENDIX C

MAINTENANCE PLAN

Prepared By:

Connolly & Hickey Historical Architects, LLC

MAINTENANCE PLAN

MAINTENANCE PLAN FOR THE MURRAY FARMHOUSE

Introduction

The most efficient and least expensive form of preservation is cyclical maintenance. It is not only a method of keeping the building in proper repair, but it is also a form of preservation. Periodic inspections provide the opportunity to detect deterioration in its early stages, before it escalates into daunting and costly repairs.

Record keeping is critical for monitoring changes over time. A maintenance log provides a written record of all inspections, maintenance, and repairs. This log is invaluable as a guide for understanding future repairs and will become part of the building's historical record.

This cyclical maintenance plan is for the basic preservation of the Murray Farmhouse. This plan should be supplemented with a maintenance plan authored by the facilities manager.

Inspection: Scheduled inspections should be performed at least twice a year (spring and fall intervals are recommended) and after major storm events (occurrences of high wind and/or large amounts of rain, snow, or ice). As a matter of policy, inspections should be regarded as a constant ongoing process.

Maintenance Log: The maintenance log book should include each maintenance inspection and repair. Entries in the book are to be detailed and consistent. At each inspection, a maintenance check list should be filled out providing information about the conditions found and maintenance procedures performed. Similarly, each repair should be documented, dated, and described. The description should include the names of the personnel, contractor, and consultants involved in the repair, and before and after photographs. Retain all "As-Built" drawings and specifications of installation information for future reference. File the necessary paperwork to keep warranties in force. A single three-ring binder for each building should be maintained and used to keep all papers in a single location.

Maintenance and Repair Guidelines:

- **Repair rather than replace** damaged building materials when possible
- Make all alterations and additions readily **reversible.**
- Treat or clean building materials carefully, only when necessary, and in the **least aggressive manner possible**.
- Use only compatible materials for cleaning. The building materials are delicate and incompatible cleaning products could easily destroy them.
- Sweep regularly with a soft natural bristle brush or vacuum with a non-abrasive head.
- Provide exterior natural-fiber mats (with solid backings) at entrance doors to remove dirt from visitors' feet before entering the building.
- Install door stops to prevent damage to the walls.
- Do not use salt near the base of the building. This is relevant for not only control of snow and ice but also many weed killers are salt-based.

MAINTENANCE PLAN

Exterior

Site Work

Spring and Fall

- Prune overhanging branches to minimize debris on the roof.
- Inspect vegetation and landscaping for signs of disease. Treat or remove and replace sick plantings.
- Remove plants from wall surfaces.
- Remove built-up leaves and debris from the building foundation.
- Trim vegetation from around the base of the building a distance of approximately two feet.
- Be certain that products used to control weeds or remove ice and snow around the base of the building do not contain agents that damage wood, masonry or soil.

Annually

- Check building perimeters at grade and make sure that a gentle slope away from the building exists at all locations. A gentle slope will help drain storm water away from the foundation walls and help keep the basement dry.
- Check fences. Inspect for loose or missing attachments and repair or replace as required to maintain their structural integrity.

Storm Drainage

Spring and Fall

- Clean leaves and other debris from the roof, gutters, leaders, valleys, and concealed corners. Ideally, gutters should be visually checked and cleaned at least **once a month from March to October.**
- Make sure strainers and screens are in place to prevent debris from clogging the drainage system. Ideally, check and clean these **four times a year.**
- Check all gutters, leaders, outlet tubes, and other drainage components for loose fittings and/or seams. Repair as required.

Annually

- Check to make sure that all gutters pitch properly towards outlets.
- Check that underground drainage connections, if extant, are sound. If there is a suspicion of a clog, clean all underground drainage from point of cleanout to the outlet.
- Check base of downspouts to ensure the runoff is directed away from the foundation. Install splash blocks or leader extensions as required.

Post Storm Event

- After heavy rainstorm, check all roof and storm-water drainage systems to observe water runoff (ponding, overflowing gutters, etc).
- After high-wind events (40 mph or greater), verify whether the seasonal or annual tasks outlined above require attention.

Roof

Spring and Fall

- Note all missing shingles and replace with materials to match existing.
- Remove all debris from roof including leaves, branches and other debris which promote biological growth which promotes deterioration of the roofing materials.

Annually

- Check the underside of roof from the attic for staining, leaks, etc.
- Check flashings for gaps, buckling, corrosion and separation in seams. Repair or replace loose or corroded flashings.
- Note the general condition of the roof covering, including the field and ridge shingles.

MAINTENANCE PLAN

- Check chimney top for and remove debris, such as accumulated leaves and nests. Remove debris as required.

Post Storm Event

- After heavy rainstorm, check all roof and storm-water drainage systems to observe water runoff (ponding, overflowing gutters, etc).
- Check the roof after heavy snowfall or freeze/thaw cycles to determine where snow and ice dams collect.
- After high-wind events (40 mph or greater), verify whether the seasonal or annual tasks outlined above require attention

5-10 Years

- Check caulking and sealants for brittle, cracked or missing sections or pieces. Remove any damaged areas; clean, prime or seal according to manufacturer's specifications; replace caulk. Sealant should match color of adjacent construction or be paintable. **Expect to replace sealants and caulking about every six years.**

Over 10 Years

- Wood shingle roofs can last upwards of thirty-five years (or more) if well-maintained before requiring full replacement with in-kind materials. Maintain all drainage and flashings at the wood shingle roof and inspect each year for missing or broken shingles. Replace individual shingles on a yearly basis to maintain roof's integrity and apply protective coating per manufacturer's recommendations.

Masonry

Annually

- Check masonry and mortar for moist areas, efflorescence and organic growth.
- Determine and repair the source of the deterioration as well as the symptom of the deterioration.
- Upon finding significant cracks or material deterioration, contact a professional architect experienced in methods of evaluating historic masonry.
- Check for deteriorated mortar. Remove loose mortar. Repoint deteriorated mortar joints using mortar that matches the original in color, texture, compressive strength and workmanship. Mortar should have a high-lime and low-Portland cement content and should not be harder than the surrounding masonry unites or original mortar.
- Do not clean masonry with harsh chemicals or acids or by aggressive mechanical means. In addition, do not use power-washers, sandblasting, wire brushes, grinders, sanding discs or other abrasive methods.
- If cleaning is deemed necessary, clean with low-pressure water, or a soft natural bristle brush and a non-ionic detergent. Do not clean masonry with harsh chemicals or acids or by aggressive mechanical means. In addition, do not use power-washers, sandblasting, wire brushes, grinders, sanding discs or other abrasive methods.
- Snow removal materials that might damage masonry (e.g. salt) should not be used on brick, concrete steps or adjacent to foundation walls. Surfaces should be kept clear as much as possible and cindered or sanded if necessary.

Woodwork (Siding, Doors, Windows, Millwork)

Daily

- Open and close windows as required for proper ventilation.

Spring and Fall

- Check for moisture damage, warping, splitting, open joints and other signs of material construction failure.
- Check for signs of failure such as bowing or warping.

MAINTENANCE PLAN

- Check for localized areas of discoloration and significantly peeling or blistering paint. These may be a sign of moisture infiltration and/or insect infestation. Take necessary corrective action.
- If wood is deteriorated, determine cause and take corrective action.
- Seal fine cracks with wood filler.
- Check for termites and other wood-damaging insects in spring and early fall. Note evidence of insect activity: small holes in wood, small piles of sawdust, clay tubes on wood or actual insects. A professional exterminator should conduct the spring inspection.
- Check for rubs from hardware against surrounding wood trim.
- Check windows and doors.
    - Clean corners of windows and doors of dust and debris.
    - Repair open joints.
    - Repair or replace deteriorated or damaged metal flashing with materials to match existing.
    - Check glazing for loose attachments of hardware and reattach as necessary.
    - Lubricate moving parts, such as door hinges, with non-running grease or silicone. Items to inspect that are subject to wear include hardware (becomes worn through use), latches (cleaned, repaired), locks (become worn, may not function properly) and hinges (problems arise from wear at the knuckles or loosening of the screws).*

        *Only for hardware of doors, windows and storm/screen units to be used regularly.

Annually

- Check for mildew which is an indication of moisture. Take corrective actions to reduce moisture in that area.
- Clean mildew from **painted** floor surfaces with a weak mildewcide solution. Mildew is a sign of a moist environment but is not itself hazardous to building materials. However, it can become slippery and therefore cleaning it from floor surfaces is necessary.
- Check for loose or peeling paint (see *Paint* below).
- Wipe down surfaces with a dry rag or soft bristle broom to remove dirt, debris and cobwebs.

Glass

Annually

- Check for cracked or broken glass panes. Replace all broken glass.
- Check panes for tightness, and if loose, re-glaze with linseed oil putty.

Paint

Spring and Fall

- Check for paint failure such as worn or bare spots, blistering, peeling, crazing and organic growth such as mildew.
- Determine cause of paint failure and perform required repairs to prevent future deterioration.
- Wash mildew with weak mildewcide solution. Mildew is a sign of a moist environment but is not itself hazardous to building materials. However, it is unsightly.
- For wood, split blisters, scrap peeling areas by hand, sand rough spots, and otherwise prepare surface for refinishing.
- Do not use mechanical scraping or sanding machines.
- Prime and paint (2 finish coats) deteriorated or base areas of paint on all wood and metal surfaces. Prime metal surfaces with rust inhibitors.

5-10 Years

- Expect to thoroughly surface prepare and repaint all exterior painted surfaces periodically. The recommended life span under typical circumstances is seven years.

Lighting Fixtures

MAINTENANCE PLAN

Spring and Fall

- Clean fixture of insects and other dirt or debris.
- Check for deteriorated paint, rust, corrosion, moisture damage and wear.
- Check for loose attachments and hardware.
- Repair any loose or open joints, or weak links. Repair or replace deteriorated or missing attachments and hardware.
- When paint finish deteriorates, repaint according to paint section (as applicable).

Structural Systems

Spring and Fall

- Open attic ventilation in warm months and seal off in cold months.
- Check for termites and other wood-damaging insects twice a year, in spring and early fall. Note evidence of insect activity: small holes in wood, small piles of sawdust, clay tubes on wood or actually insects. A professional exterminator should conduct the spring inspection.

Annually

- Check roof structural system for twisted, deformed, and split connections (inside), and the ridge and slopes for sags or other signs of structural inefficiency. If conditions are noted, contact an architect or engineer to determine the cause and recommend treatment approach.
- Check exposed exterior and interior surfaces of walls and foundations, paying particular attention for areas of stairway, floor openings, wall openings and changes in wall masonry material. Check for cracks, collapsing, leaning or bulging areas or other signs of uneven settlement, movement, or structural deterioration.
- Check interior wall surfaces at upper levels, with particular attention to joints between side and front and rear walls joints between partitions and ceilings. Check for cracks, crumbled plaster, gaps between finishes or other signs of movement.
- If significant cracks, movement of structural members or other signs of structural deficiency are observed, review the structural condition of the building with an architect or engineer qualified to evaluate its condition in order to ensure that adequate safety standards and precautions are followed.

MAINTENANCE PLAN

Interior

Note: The cycle of the following recommendations are guidelines only. Unlike the exterior maintenance, the interior cycles are dependent on the level of use of the building.

General

Weekly

- Dust visible surfaces with a soft untreated dust cloth, an untreated duster or an electrostatic duster.

Spring and Fall

- Provide ventilation in warm months and seal off in cold months. However, always provide enough ventilation to allow for air exchange and stable moisture content. Actively use shutters and interior blinds to provide shading. Provide cross ventilation. Open the lower sash at the source and upper sash at the exit.

Walls and Ceilings

Monthly

- Inspect plaster surfaces on a monthly basis to remedy recent or excessive soiling. Use dry methods, such as soft untreated dust cloths or an untreated duster to clean walls and ceilings only when recently soiled. If necessary and the surface material can withstand moisture, use water or a non-ionic detergent to clean stubborn smudges.
- Clean gypsum board wall and ceiling surfaces on a regular basis with soft untreated duster. For heavily soiled areas use a mild nonionic detergent diluted in water with soft natural fiber cloth thoroughly drying with a soft natural fiber cloth.

Spring and Fall

- Inspect walls and ceilings for deteriorated plaster surfaces, cracks in gypsum board, paint loss or other evidence of water entering through exterior walls (at open mortar joints or gaps at woodwork), or roof (at faulty roofing or flashing). Report mortar joints, caulk gaps at woodwork, and/or repair roofing/flashing as necessary. Stabilize failing areas as necessary.

Flooring

Weekly

- Clean door mats.
- Sweep wood and solid-surface floors using a broom with soft natural bristles. Vacuuming these floors is an option using an attachment with soft natural bristles.

Monthly

- Provide exterior natural fiber mats (with solid backings) at entrances. These mats prevent floor born dirt from abrading, soiling and deteriorating floors and floor coverings. When worn, replace in-kind. Clean regularly (once per week).
- Damp mop wood flooring with solution of non-ionic detergent and water. Be careful to remove all traces of the detergent with a damp mop of clean water.
- Remove excessive soiling in cracks between floor boards or at seams of solid-surfaced flooring with a blunt wooden or metal tool.

Spring and Fall

- Inspect floor boards for worn sections, cracking or broken boards. Repair as necessary, matching the size, grain pattern, species, workmanship and finish color of all repairs. Replace only the deteriorated section(s) of the floor board, not the entire length.
- Do not mechanically sand or apply sealants to floors that are unfinished.
- Follow preparation methods for the restoration of painted, stained or sealed wood flooring.

MAINTENANCE PLAN

Doors

Monthly

- Clean easily soiled areas around doorknobs using dry methods such as untreated dust clothes. If the surface finish can tolerate moisture, non-ionic cleaning solutions are acceptable for cleaning heavy stains and soiling.
- Use dry cleaning methods such as an untreated dust cloth or a vacuum using the crevice attachment to remove soiling from interior sills.

Spring and Fall

- Clean entire door either by dusting or, if surface finish can tolerate moisture, use non-ionic detergent and water.
- Inspect door locks and latches for proper function, and door hinges for proper swing. When loose due to enlarged nail or screw holes, fill and reattach. Fill loose knob-set holes with solder and re-drill. Build up worn hinge knuckles with matching material. When loose screws or worn knuckles are not the cause of an ill-fitting door, this may be indicative of structural movement.

5-10 Years

- Expect to thoroughly prepare, stain or paint all interior doors. The recommended life span under typical circumstances is seven to ten years.
- When possible, remove hardware when refinishing doors to prevent sanding abrasions and to facilitate a high-quality paint job. Before reinstallation, recondition hardware as described under *Hardware Section* below. When nondestructive removal of hardware is not feasible, protect hardware from paint spills and sanding abrasion.

Windows (Wood Windows Only)

Monthly

- Use dry cleaning methods such as an untreated dust cloth or a vacuum using the crevice attachment to remove soiling from interior sills.

Spring and Fall

- Wash the interior and exterior of the windows with a water and vinegar solution. Protect sills and sash, and take care not to allow solution to run onto woodwork. Do not was windows when the outside temperature is below freezing.
- Where applicable, install the exterior storm windows and screens as appropriate for the season. Clean these units with the vinegar and water solution at the window glass and with a mild soap detergent at the metal screens.
- Clean dust from window shades and blinds using dry methods such as a soft untreated dust cloth, an untreated duster or an electrostatic duster.

Annually

- Wax wood window track.
- During the winter, inspect the window glass for condensation, which can cause damage if the paint film on the sash permits moisture infiltration. If condensation exists, apply a mixture of equal-part glycerin and methylate spirits to the inside of the glass with a soft cloth after each winter washing.
- Inspect for damaged or broken hardware. See *Hardware Section* below.

5-10 Years

- Expect to thoroughly prepare and paint all wood windows periodically. The recommended life span under typical circumstances is seven years.
- Open and close windows daily after repainting to prevent sealing by the paint film.
- Do not paint the tracks on which the window sash glide.

Hardware

MAINTENANCE PLAN

Spring and Fall

- Clean door hardware after applying a cardboard template to protect door surface. Cover adjacent dissimilar metals with paper before polishing.
  Brass or Iron
  - Clean lacquered brass with dry methods only.
  - Non-lacquered brass and iron may be cleaned with mineral spirits on a cotton swap followed by a wipe of alcohol.
  - Spotty or marred brass may be polished using a jeweler's cloth and jeweler's rouge.
  - After cleaning, apply a microcrystalline wax and buff with a soft cloth to brass and to unpainted iron.

  Glass or ceramic
  - Clean using glass cleaner as per the described in the Window section. Apply with cotton balls or a cloth diaper.
- Recondition door and window hardware used on a regular basis as required, cleaning locks of accumulated rust and dirt to ensure proper functioning.
- Inspect function of all door and window hardware. Repair broken hardware as required. Replacement should be a last resort as hardware may be character-defining historic feature. If replacement is required, it should match the existing in size, shape, profile and finish.

Millwork

Monthly

- Inspect millwork for debris and heavy soiling.
- Regularly clean stable surfaces with soft, untreated dust cloth or duster. Clean heavily soiled areas finished with modern paint/finish with a non-ionic detergent heavily diluted with water. Clean unstable surfaces with a soft bristled brush.

Annually

- Inspect millwork for debris and heavy soiling. Wash surfaces finished with paint with a non-ionic detergent in soft water and two damp sponges, thoroughly rinsing and drying each area. Do not clean with alkaline-based household cleaning products such as lye or ammonia. Do not allow solution to run or drip onto adjacent surfaces. Change rinse water frequently.

5-10 Years

- Expect to thoroughly prepare and refinish all interior millwork periodically. The recommended life span under typical circumstances is seven to ten years.

Stairs

Weekly

- Vacuum or sweep treads of stairs.

Monthly

- Clean stained surfaces such as a handrail, balusters and newel posts with an oil soap or dry cleaning methods.
- Broom sweep or vacuum with soft bristle brush wood stair treads and risers.

Spring and Fall

- Inspect stair railings for loose or missing attachments; reattach as necessary.
- Inspect treads for worn sections, cracking or broken tread. Replace when necessary, matching the size, thickness, nosing profile and projections, grain pattern, species, workmanship and finish color of the original tread.

Paint

Spring and Fall

MAINTENANCE PLAN

- Check for isolated blistering or peeling of paint surfaces on walls, ceilings, and where applicable, woodwork (including windows and doors).
- Check where moisture is entering plaster/wood and stop leaks accordingly.
- Split blisters; scrape peeling areas and sand rough spots.
- Only when necessary, paint only those areas requiring repainting. Unnecessary painting will obscure molding profiles and create an inflexible layer that is subject to cracking and peeling.
- Maintain extra amounts of paint as samples for matching paint colors and for touch-up work. Keep container full, replenishing medium as required, and store upside down in a dry location to retard oxidation.

5-10 Years

- Expect to thoroughly prepare and paint all painted interior surfaces periodically. The recommended life space under typical circumstances is seven to ten years.

Basement

Monthly

- Inspect basement space, noting musty or damp smells and using a humidity-indicating device to test for moisture content. When moisture content exceeds twenty-percent, a dehumidifier should be used to dry the air and prevent wood deterioration.
- Inspect basement floor for areas of standing water and visible dampness. Determine source of moisture infiltration and make necessary repairs.

Spring and Fall

- Inspect basement framing for fruiting bodies growing out of wood, a sign of active fungus deterioration. Treat as necessary.

Heating Systems

Daily

- Actively use interior blinds to provide shading. This can reduce indoor temperatures by as much as twenty percent.
- Provide cross ventilation.

Spring and Fall

- Dry clean or vacuum radiators of dust and flaking paint.
- Vacuum under radiators.

Annually

- Have a heating contractor provide maintenance and check for potential problems with heating system. Correct as necessary.
- Have active chimney professionally inspected and cleaned.

2-5 Years

- Have ductwork professionally inspected.

Security and Fire Detection Systems

Spring and Fall

- Replace batteries in all smoke detectors.

Annually

- A test of the security and fire detection systems should be conducted by a system specialist for proper function. Correct as necessary.
- Replace batteries in all alarms.

Fire Extinguishers

MAINTENANCE PLAN

Monthly

- Test fire extinguishers, which should be located on at each floor level, for proper function. Refill and/or replace as necessary.

Electrical System

Annually

- Have an electrician check for potential problems with electrical system. Correct as necessary.

Plumbing System

Monthly

- Flush or run water in bathrooms that have an active water supply but are rarely, if ever, used.

Annually

- Have a plumber check once a year for potential problems with plumbing system such as slow taps and drains or drips. Correct as necessary.

Wood-damaging Insects

Spring and Fall

- Inspect buildings for wood-damaging insects. Note evidence of insect activity: small holes in wood, small piles of sawdust, clay tubes on wood or actual insects. An exterminator should conduct the fall inspection.

Murray Farmhouse Maintenance Log

EXTERIOR: GENERAL
Date of Inspection:
Inspection performed by:
Inspection Type: ☐ Monthly ☐ Quarterly ☐ Spring ☐ Fall

Check box for items inspected.
Indicate observation/treatment provided where indicated and any additional notes where space is provided.

MONTHLY

❑ Ideally, gutters should be visually checked and cleaned at least once a month from September to March.

QUARTERLY

❑ Make sure strainers and screens are in place to prevent debris from clogging the drainage system.

SPRING AND FALL

❑ Clean corners of windows and doors of dirt and debris.

❑ Repair open joints in windows, doors and storm units.

❑ Repair or replace deteriorated or damaged metal flashing with materials to match existing.

❑ Check glazing putty for cracks or missing pieces and re-putty as required.
Observations: _____
Treatment provided: _____

❑ Check for loose attachments of door and window hardware and reattach as necessary.
Observation: _____
Treatment provided: _____

❑ Lubricate moving parts, such as door hinges, with non-running grease or silicone.

❑ Check for paint failure such as worn or bare spots, blistering, peeling, crazing and organic growth such as mildew and perform required repairs to prevent future deterioration.
Observations: _____
Treatment provided: _____

❑ Wash mildew with weak mildewcide solution.

❑ Surface prepare, prime and paint (2 finish coats) deteriorated or bare areas of wood and metal surfaces. Prime metal surfaces with rust inhibitors.

❑ Open attic ventilation in warm months and seal off in cold months.

OTHER:
Please describe any other conditions observed that require attention (Provide additional sheets as necessary):

Murray Farmhouse Maintenance Log

EXTERIOR: SITE AND STORM DRAINAGE **Spring and Fall**

Date of Inspection:
Inspection performed by:
Inspection Type: ☐ Spring ☐ Fall

Check box for items inspected.
Indicate observation/treatment provided where indicated and any additional notes where space is provided.

SPRING AND FALL

- ❑ Prune overhanging branches to minimize debris on the roof.
- ❑ Inspect vegetation and landscaping for signs of disease. Treat or remove and replace sick plantings.
  Observations: _____
  Treatment provided: _____
- ❑ Remove plants from wall surfaces.
- ❑ Remove built-up leaves and debris from the building foundation.
- ❑ Trim vegetation from around the base of the building a distance of approximately two feet.
- ❑ Clean leaves and other debris from the roof, gutters, leaders, valleys, and concealed corners.
- ❑ Make sure strainers and screens are in place to prevent debris from clogging the drainage system.
- ❑ Check all gutters, leaders, outlet tubes and other drainage components. Repair as required.
  Observations: _____
  Treatment provided: _____
- ❑ Remove all debris from roof including leaves, branches and other debris.
- ❑ Check for moisture damage, warping, splitting, open joints and other signs of failure.
  Observations: _____
  Treatment provided: _____
- ❑ Check for localized areas of discoloration, significantly peeling or blistering paint. Take corrective action.
  Observations: _____
  Treatment provided: _____
- ❑ Repair fine cracks with wood filler. Repair open joints.
- ❑ Check for termites and other wood-damaging insects. A professional exterminator should conduct the spring inspection.
  Observations: _____
  Treatment provided: _____

OTHER:

Please describe any other conditions observed that require attention (Provide additional sheets as necessary):

Murray Farmhouse Maintenance Log

EXTERIOR: SITE AND STORM DRAINAGE **Annual/Post-Storm**

Date of Inspection:
Inspection performed by:
Inspection Type: ☐ Annual ☐ Post-Storm

Check box for items inspected.
Indicate observation/treatment provided where indicated and any additional notes where space is provided.

ANNUAL

- ☐ Check building perimeters at grade and make sure that a gentle slope away from the building exists.
  Observations: _____
  Treatment provided: _____
- ☐ Check fences. Inspect for loose or missing attachments.
  Observations: _____
  Treatment provided: _____
- ☐ Check to make sure that gutters pitch properly towards outlets.
  Observations: _____
  Treatment provided: _____
- ☐ Check that underground drainage connections are sound.
  Observations: _____
  Treatment provided: _____
- ☐ Check base of downspouts to ensure the runoff is directed away from the foundation.
  Observations: _____
  Treatment provided: _____

POST-STORM EVENT

- ☐ Check for downed branched and limbs.
  Observations: _____
  Treatment provided: _____
- ☐ After heavy rainstorm, check all roof and storm-water drainage systems to observe water runoff.
  Observations: _____
  Treatment provided: _____
- ☐ After high-wind events (40 mph or greater), verify whether the seasonal or annual tasks for the roof and storm-water drainage systems require attention.
  Observations: _____
  Treatment provided: _____

OTHER:

Please describe any other conditions observed that require attention (Provide additional sheets as necessary):

Murray Farmhouse Maintenance Log

EXTERIOR: ROOF **Annual**

Date of Inspection:
Inspection performed by:
Inspection Type: ☐ Annual

Check box for items inspected.
Indicate observation/treatment provided where indicated and any additional notes where space is provided.

ANNUAL

- ❑ Check the underside of the roof structure for staining, leaks, etc.
  Observations: _____
  Treatment provided: _____
- ❑ Check flashings and roof for gaps, buckling, corrosion and continuous contact.
  Observations: _____
  Treatment provided: _____
- ❑ Note the general condition of the roof covering, including the field, ridges, and valleys.
  Observations: _____
  Treatment provided: _____
- ❑ Check chimney top for debris, such as accumulated leaves, and nests.
  Observations: _____
  Treatment provided: _____

OTHER:

Please describe any other conditions observed that require attention (Provide additional sheets as necessary):

Murray Farmhouse Maintenance Log

EXTERIOR: ROOF **Post-Storm/5-10 Years**

Date of Inspection:
Inspection performed by:
Inspection Type: ☐ Post-Storm ☐ Other

Check box for items inspected.
Indicate observation/treatment provided where indicated and any additional notes where space is provided.

POST-STORM EVENT

❑ After heavy rainstorm, check all drainage systems for proper operation and to remove any debris or clogs.
Observations: _____
Treatment provided: _____

❑ Check the roof after heavy snowfall or freeze/thaw cycles to determine where snow and ice dams collect.
Observations: _____
Treatment provided: _____

❑ After high-wind events (40 mph or greater), verify whether the seasonal or annual tasks outlined above require attention.
Observations: _____
Treatment provided: _____

5-10 YEARS

❑ Check sealants for brittle, cracked or missing sections or pieces.
Observations: _____
Treatment provided: _____

❑ Clean roof of biological growth.
Observations: _____
Treatment provided: _____

OTHER:
Please describe any other conditions observed that require attention (Provide additional sheets as necessary):

Murray Farmhouse Maintenance Log

EXTERIOR: MASONRY **Annual**

Date of Inspection:
Inspection performed by:
Inspection Type: ☐ Annual

Check box for items inspected.
Indicate observation/treatment provided where indicated and any additional notes where space is provided.

ANNUAL

- ☐ Check for moist areas, cracks, spalling or loose and crumbling material, efflorescence and organic growth.
  Observations: _____
  Treatment provided: _____
- ☐ Upon finding significant cracks or material deterioration, contact a professional architect.
  Observations: _____
  Treatment provided: _____
- ☐ Determine where moisture is entering masonry and repair any leaks.
  Observations: _____
  Treatment provided: _____
- ☐ Check for deteriorated mortar.
  Observations: _____
  Treatment provided: _____

OTHER:

Please describe any other conditions observed that require attention (Provide additional sheets as necessary):

Murray Farmhouse Maintenance Log

EXTERIOR: WOODWORK **Spring and Fall/Annual**

Date of Inspection:
Inspection performed by:
Inspection Type: ☐ Spring ☐ Fall ☐ Annual

Check box for items inspected.
Indicate observation/treatment provided where indicated and any additional notes where space is provided.

SPRING AND FALL

- ❑ Check for moisture damage, warping, splitting, open joints and other signs of material failure.
  Observations: _____
  Treatment provided: _____
- ❑ Check for signs of failure such as bowing or warping.
  Observations: _____
  Treatment provided: _____
- ❑ Check for localized areas of discoloration and significantly peeling or blistering paint. These may be a sign of moisture infiltration and/or insect infestation. Take necessary corrective action.
  Observations: _____
  Treatment provided: _____
- ❑ Seal fine cracks with wood filler.
- ❑ Check for termites and other wood-damaging insects in spring and early fall. Note evidence of insect activity: small holes in wood, small piles of sawdust, clay tubes on wood, or actually insects. A professional exterminator should conduct spring inspection.
  Observations: _____
  Treatment provided: _____
- ❑ Check for rubs from hardware against surrounding wood trim.
  Observations: _____
  Treatment provided: _____
- ❑ Check windows, doors and storm units.
  Observations: _____
  Treatment provided: _____

ANNUAL

- ❑ Check for mildew which is an indication of moisture. Take corrective actions to reduce moisture in that area.
  Observations: _____
  Treatment provided: _____
- ❑ Clean mildew from **painted** floor surfaces with a weak mildewcide solution. Take corrective actions to reduce moisture in that area
- ❑ Check for loose or peeling paint (see *Paint* below).
  Observations: _____
  Treatment provided: _____
- ❑ Wipe down surfaces with a dry rag or soft bristle broom to remove dirt, debris and cobwebs.

OTHER:
Please describe any other conditions observed that require attention (Provide additional sheets as necessary):

Murray Farmhouse Maintenance Log

EXTERIOR: GLASS, PAINT, LIGHTING FIXTURES **Spring and Fall/Annual**

Date of Inspection:

Inspection performed by:

Inspection Type: ☐ Spring ☐ Fall ☐ Annual

Check box for items inspected.
Indicate observation/treatment provided where indicated and any additional notes where space is provided.

SPRING AND FALL

- ❑ Check for paint failure such as worn or bare spots, blistering, peeling, crazing, and organic growth such as mildew.
  Observations: _____
  Treatment provided: _____
- ❑ Determine cause of paint failure and perform required repairs to prevent future deterioration.
  Observations: _____
  Treatment provided: _____
- ❑ Check for mildew and if present, wash with weak mildewcide solution. Mildew is a sign of a moist environment but is not itself hazardous to building materials.
  Observations: _____
  Treatment provided: _____
- ❑ Clean light fixtures of insects and other dirt or debris.
- ❑ Check for deteriorated paint, rust, corrosion, moisture damage and wear on light fixtures.
  Observations: _____
  Treatment provided: _____
- ❑ Check for loose attachments and hardware on light fixtures.
  Observations: _____
  Treatment provided: _____
- ❑ When paint finish deteriorates on light fixtures, repaint according to paint section. (as applicable)

ANNUAL

- ❑ Check for cracked or broken glass panes. Replace all broken glass.
  Observations: _____
  Treatment provided: _____
- ❑ Check panes for tightness, and if loose, re-glaze with linseed oil putty.
  Observations: _____
  Treatment provided: _____

OTHER:

Please describe any other conditions observed that require attention (Provide additional sheets as necessary):

Murray Farmhouse Maintenance Log

STRUCTURAL SYSTEMS **Spring and Fall/Annual**

Date of Inspection:
Inspection performed by:
Inspection Type: ☐ Spring ☐ Fall ☐ Annual

Check box for items inspected.
Indicate observation/treatment provided where indicated and any additional notes where space is provided.

SPRING AND FALL

- ❑ Open attic ventilation in warm months and seal off in cold months.
- ❑ Check for termites and other wood-damaging insects. A professional exterminator should conduct the spring inspection.
  Observations: _____
  Treatment provided: _____

ANNUAL

- ❑ Check roof structural system for twisted, deformed and split connections (inside), and the ridge and slopes for sags or other signs of structural inefficiency.
  Observations: _____
  Treatment provided: _____
- ❑ Check exposed exterior and interior surfaces of walls and foundations, paying particular attention to areas of stairway, floor openings, wall openings and changes in wall masonry material. Check for cracks, collapsing, leaning or bulging areas or other signs of uneven settlement, movement or structural deterioration.
  Observations: _____
  Treatment provided: _____
- ❑ Check interior wall surfaces at upper levels, with particular attention to joints between side and front and rear walls, joints between floors and end walls, and joints between partitions and ceilings. Check for cracks, crumbled plaster, gaps between finishes or other signs of movement.
  Observations: _____
  Treatment provided: _____

OTHER:
Please describe any other conditions observed that require attention (Provide additional sheets as necessary):

Murray Farmhouse Maintenance Log

INTERIOR: GENERAL **Weekly**

Date of Inspection:
Inspection performed by:
Inspection Type: ☐ Weekly

Check box for items inspected.
Indicate observation/treatment provided where indicated and any additional notes where space is provided.

WEEKLY

- ❑ Dust visible surfaces with a soft untreated dust cloth, an untreated duster or an electrostatic duster.
- ❑ Clean door mats.
- ❑ Sweep wood and solid-surface floors using a broom with soft natural bristles or a dry dust mop. Vacuuming these floors is an option using an attachment with soft natural bristles.
- ❑ Clean resilient flooring using products specific to surface materials being cleaned.
- ❑ Vacuum or sweep treads of stairs.

OTHER:

Please describe any other conditions observed that require attention (Provide additional sheets as necessary):

Murray Farmhouse Maintenance Log

INTERIOR: GENERAL **Monthly**

Date of Inspection:
Inspection performed by:
Inspection Type: ☐ Monthly

Check box for items inspected.
Indicate observation/treatment provided where indicated and any additional notes where space is provided.

MONTHLY

- ❑ Dust all surfaces with a soft untreated dust cloth, an untreated duster or an electrostatic duster.
- ❑ Clean plaster, gypsum board and masonry surfaces as required to remedy recent or excessive soiling.
- ❑ Clean natural fiber mats (with solid backings) at entrances on the exterior.
- ❑ Wash interior cloth mats at all entrances.
- ❑ Damp mop wood flooring with solution of non-ionic detergent and water.
- ❑ Remove excessive soiling in cracks in floors.
- ❑ Clean easily soiled areas around doorknobs using dry methods, such as untreated dust clothes.
- ❑ Use dry cleaning methods to remove soiling from interior sills at windows and doors.
- ❑ Clean millwork surfaces with soft, non-treated dust cloth or a feather duster.
- ❑ Clean stained surfaces such as handrails, balusters and newel posts.
- ❑ Broom sweep or vacuum with soft bristle brush stair treads and risers.
- ❑ Inspect basement space for moisture and using a humidity-indicating device to test for moisture content.
  Observations: _____
  Treatment provided: _____
- ❑ Test all fire extinguishers and smoke detectors.
  Observations: _____
  Treatment provided: _____
- ❑ Flush or run water in bathrooms that have an active water supply but are rarely, if ever, used.
  Observations: _____
  Treatment provided: _____

OTHER:

Please describe any other conditions observed that require attention (Provide additional sheets as necessary):

Murray Farmhouse Maintenance Log

INTERIOR: GENERAL **Spring and Fall**

Date of Inspection:
Inspection performed by:
Inspection Type: ☐ Spring ☐ Fall

Check box for items inspected.
Indicate observation/treatment provided where indicated and any additional notes where space is provided.

SPRING AND FALL

- ❑ Provide ventilation in warm months and seal off in cold months.
- ❑ Inspect walls and ceilings for deteriorated plaster and gypsum board surfaces.
  Observations: _____
  Treatment provided: _____
- ❑ Use a vacuum cleaner with a wide dusting brush to clean walls and ceilings.
- ❑ Clean all doors.
- ❑ Inspect door locks and latches for proper function, and door hinges for proper swing, repair as required.
  Observations: _____
  Treatment provided: _____
- ❑ Wash the interior and exterior of the windows with a vinegar and water solution.
- ❑ Where applicable, install the exterior storm windows and screens as appropriate for the season.
- ❑ Clean dust from window shades and blinds.
- ❑ Clean door hardware after applying a cardboard template to protect door surface.
- ❑ Inspect basement space for musty or damp smells and using a humidity-indicating device to test for moisture content.
  Observations: _____
  Treatment provided: _____
- ❑ Inspect basement floor for areas of standing water and visible dampness.
  Observations: _____
  Treatment provided: _____
- ❑ Dry clean or vacuum cast-iron radiators of dust and flaking paint.
- ❑ Replace batteries in all smoke detectors.

OTHER:
Please describe any other conditions observed that require attention (Provide additional sheets as necessary):

Murray Farmhouse Maintenance Log

INTERIOR: FINISHES AND MILLWORK **Annual**

Date of Inspection:
Inspection performed by:
Inspection Type: ☐ Annual

Check box for items inspected.
Indicate observation/treatment provided where indicated and any additional notes where space is provided.

ANNUAL

- ❑ Inspect floor boards for worn sections, cracking or broken boards.
  Observations: _____
  Treatment provided: _____
- ❑ Follow paint preparation methods for the restoration of painted, stained, and sealed wood flooring.
  Observations: _____
  Treatment provided: _____
- ❑ Wax wood window track.
- ❑ During the winter, inspect the window glass for condensation
  Observations: _____
  Treatment provided: _____
- ❑ Inspect for damaged or broken hardware. See *Hardware Section* below.
  Observations: _____
  Treatment provided: _____
- ❑ Inspect millwork for debris and heavy soiling. Wash painted surfaces with non-ionic detergent in soft water and two damp sponges, thoroughly rinsing and drying each area.
  Observations: _____
  Treatment provided: _____

OTHER:

Please describe any other conditions observed that require attention (Provide additional sheets as necessary):

Murray Farmhouse Maintenance Log

INTERIOR: STAIRS AND FINISHES **Annual**

Date of Inspection:
Inspection performed by:
Inspection Type: ☐ Annual

Check box for items inspected.
Indicate observation/treatment provided where indicated and any additional notes where space is provided.

ANNUAL

- ❑ Inspect stair railings for loose or missing attachments; reattach as necessary.
  Observations: _____
  Treatment provided: _____
- ❑ Inspect stair treads for worn sections, cracking or broken treads.
  Observations: _____
  Treatment provided: _____
- ❑ Check for isolated blistering or peeling of paint surfaces on walls, ceilings and woodwork (including windows and doors).
  Observations: _____
  Treatment provided: _____
- ❑ Check where moisture is entering plaster/wood and stop leaks accordingly.
  Observations: _____
  Treatment provided: _____
- ❑ Split blisters; scrape peeling areas and sand rough spots.
  Observations: _____
  Treatment provided: _____

5-7 YEARS

- ❑ Expect to thoroughly prepare and refinish all interior millwork periodically.
  Observations: _____
  Treatment provided: _____

OTHER:

Please describe any other conditions observed that require attention (Provide additional sheets as necessary):

Murray Farmhouse Maintenance Log

INTERIOR: MEP SYSTEMS **Annual**

Date of Inspection:
Inspection performed by:
Inspection Type: ☐ Annual

Check box for items inspected.
Indicate observation/treatment provided where indicated and any additional notes where space is provided.

ANNUAL

- ❑ Have a heating contractor provide maintenance and check for potential problems with heating system.
  Observations: _____
  Treatment provided: _____
- ❑ Have all active chimneys professionally inspected and cleaned.
  Observations: _____
  Treatment provided: _____
- ❑ Have an electrician check for potential problems with electrical system. Correct as necessary.
  Observations: _____
  Treatment provided: _____
- ❑ Have a plumber check once a year for problems with plumbing system. Correct as necessary.
  Observations: _____
  Treatment provided: _____

OTHER:

Please describe any other conditions observed that require attention (Provide additional sheets as necessary):

Murray Farmhouse Maintenance Log

Place in binder (as applicable) all related information:

- **Receipts/ Quotes/ Scope of Work**
- **Samples of materials, paint colors, catalog cut sheets, etc.**
- **Warranties or maintenance manuals**
- **As-built drawings/ Specifications**
- **Before and after photographs**

Date of Repair:

Check appropriate box:

EXTERIOR

LOCATION _____

- ❑ SITE WORK
- ❑ STORM DRAINAGE
- ❑ ROOF
- ❑ METALS
- ❑ MASONRY
- ❑ WOODWORK
- ❑ GLASS
- ❑ PAINT
- ❑ LIGHTING FIXTURES
- ❑ STRUCTURAL SYSTEMS
- ❑ OTHER (describe)

INTERIOR

LOCATION _____

- ❑ WALL/CEILING FINISHES
- ❑ WALLPAPER
- ❑ FLOORING _____
- ❑ DOORS
- ❑ WINDOWS
- ❑ HARDWARE
- ❑ MILLWORK
- ❑ STAIRS
- ❑ PAINT
- ❑ BASEMENT
- ❑ HEATING SYSTEM
- ❑ FIRE SAFETY SYSTEMS
- ❑ ELECTRICAL SYSTEM
- ❑ PLUMBING SYSTEM
- ❑ OTHER (describe)

Murray Farmhouse Maintenance Log

REPLACEMENT CYCLES (Attach all paperwork associated with replacement activities).

Exterior

❑ Replace existing caulks and sealants.
Scope of Work: _____
Year of Work: _____
Performed By: _____

❑ Replace existing roofing and including associated flashings.
Scope of Work: _____
Year of Work: _____
Performed By: _____

❑ Repaint exterior wood and architectural metals including doors, windows, frames, trim, siding, etc.
Scope of Work: _____
Year of Work: _____
Performed By: _____

Interior

❑ Repaint interior plaster/gypsum board finishes, wood and architectural metals including doors, windows, frames, trim, walls, ceilings, etc.
Scope of Work: _____
Year of Work: _____
Performed By: _____

❑ Replace fire extinguishers.
Scope of Work: _____
Year of Work: _____
Performed By: _____

❑ Replace heating system.
Scope of Work: _____
Year of Work: _____
Performed By: _____

❑ Replace plumbing fixtures and fittings.
Scope of Work: _____
Year of Work: _____
Performed By: _____

❑ Replace light fixtures and fittings.
Scope of Work: _____
Year of Work: _____
Performed By: _____

Murray Farmhouse Maintenance Log

Person(s) of Company who performed maintenance/repair (including mailing address and phone number):

_____
_____
_____
_____

Describe in detail the work performed including conditions found which necessitated the repair:

_____
_____
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List Photographs by Number and Description:

1. _____ _____
2. _____ _____
3. _____ _____
4. _____ _____
5. _____ _____
6. _____ _____
7. _____ _____
8. _____ _____
9. _____ _____
10. _____ _____

Murray Farmhouse Maintenance Log

CONTINUATION PAGE

APPENDICES

APPENDIX D

VULNERABILITY & HAZARD ASSESSMENT

Prepared By:

Connolly & Hickey Historical Architects, LLC

VULNERABILITY & HAZARD ASSESSMENT

Identification of Vulnerabilities

- The basement is susceptible to water infiltration and rising damp, possibly caused by a high water table and the building's location at the bottom of a hill. Water infiltration can cause damage in both the immediate and the long-term to the material fabric of the building and to furniture or other items stored in the space.
- The building lacks a fire detection system and equipment. Except for a single fire extinguisher at the first-floor Hall (Room 101), no fire protection or detection features were noted by the Project Team.
- The building also lacks a back-up power source. All buildings are susceptible to power outages. In the case of the Murray Farmhouse, lack of power, even temporarily, could be an issue in that the sump pump would then not function. Since water in the basement is a major concern, it is important to have the sump pump functioning at all times.
- Due to the building's location in the rural setting of a large park, it is at risk for vandalism.
- The building is also at risk to lightning strikes because it is located in a rural, open setting. It lacks a lightning protection system.

Mitigation Recommendations

- The basement contains a sump pump, which is important for mitigation of water infiltration; however, with a lack of a back-up power source the basement is still susceptible to water damage in the event of a power outage. At a minimum, a second battery-operated sump pump should be installed should the electrified sump-pump fail.
- Fire detection/protection equipment should be installed at the building including smoke and heat detectors, carbon monoxide detectors, and additional fire extinguishers. Any detection system should be monitored by a central monitoring company. If smoke from the cooking fireplace is a consideration with regard to false alarms, reliance upon heat detectors rather than smoke detectors is an option that could be discussed with the local code official.
- The building has an alarm system, which is important since the building is susceptible to vandalism and other security problems. An additional deterrent to vandalism could be additional exterior lighting triggered by motion detectors.
- Lightning protection equipment/system should be installed at the both the main house and the barn at the time their roofs are replaced.

The recommendations noted above are also referenced in *Section 5.2 – Material Recommendations* and *Section 5.3 - Estimates of Probable Cost.*

APPENDICES

APPENDIX E

NEW JERSEY REGISTER OF HISTORIC PLACES NOMINATION

Prepared By:

New Jersey Historic Sites Staff
1976

No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
John Throckmorton Farm

AND/OR COMMON
Poricy Park

2 LOCATION

STREET & NUMBER
Oak Hill Road, Adjacent to New York & Long Branch Railroad — FOR PUBLICATION

CITY, TOWN
Middletown Township — VICINITY OF

CONGRESSIONAL DISTRICT
3rd

STATE
New Jersey

CODE
034

COUNTY
Monmouth

CODE

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	X PUBLIC	__OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	__PRIVATE	X UNOCCUPIED	__COMMERCIAL	X PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	X EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Township of Middletown

STREET & NUMBER
Administrator's Office, Kings Highway

CITY, TOWN
Middletown — VICINITY OF

STATE
New Jersey

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Hall of Records, Freehold, County Seat

STREET & NUMBER
East Main Street

CITY, TOWN
Freehold

STATE
New Jersey

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
New Jersey Historic Sites Inventory

DATE
1974 — __FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS
Department of Environmental Protection, P. O. Box 1420

CITY, TOWN
Trenton

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X__ORIGINAL SITE
__GOOD	__RUINS	X ALTERED	__MOVED DATE_____
X__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Poricy Park is a property of 250 acres with a farm complex near the northern edge. The complex, which consists of a farmhouse, a large barn, and several outbuildings, is set in a valley, with hills to the northeast and south, and thick woods to the west. Near the center of the complex is a circular dirt road roughly 50 feet in diameter which is approached from the southeast. To the north of the circle is the one and one half story farmhouse whose shorter side faces the circle. A few feet to the north and east of the house is a low lying thicket with a small clapboard shed in the middle. To the south of the circle is the barnyard, which has a large open cowshed on the east side and the barn proper on the west side.

The farmhouse is one and one half stories with a knee wall condition on the second floor. It has a central hall plan with one room on the north side and two parlors on the south side. The hall and parlors constitute the original part of the house, which probably dates from c. 1703. There is a quarter turn winding stair at the east end of the hall, which is encased in vertical beaded wainscotting. However, this is not original to the house. Each of the parlors has a fireplace against the southern end of the house, whose brick flues are corbelled together to form a single interior chimney at the attic level. The two parlors are repeated in the basement plan, with a fireplace and exterior door with sunken stair in the west room. The east room has a large beehive oven against the south wall. The garret story has a sizable landing, with two bedrooms and a bathroom.

The framing is in heavy hewn timbers with brick nogging and clay mortar. This includes the partition walls. The random width flooring has rows of hand forged nails, which indicate that the joist are 3 feet on center, running parallel to the hall. The hall also has a 23 foot hewn joist with beading running end to end which suggests the possibility that at one time the joists above the parlors were exposed.

The rafters are also handhewn and three feet on center. They spring from heavy girts atop the knee walls.

The northern addition to the house, which has one room on the ground floor and two rooms upstairs, dates from c. 1800. It has a similar structural system to the original part, except that the rafters are water mill sawn rather than rough hewn. The bedroom floor is one foot higher than in the original part. This is reached by a platform condition adjacent to the landing. The framing pattern in the cellar suggests the one time presence of a fireplace in the middle of the northern wall. Today there is an oil furnace chimney in its place. The old cellar wall has been broken through so that the new cellar is accessible from the old cellar. The north wall of the entrance hall has been moved approximately 18" to the south to accommodate a larger room in the addition. But the chair rails and skirting boards are uniform throughout the hall and parlors.

The original disposition of the fenestration is not completely known. It is known that there were two sash windows on the east and west facades lighting the parlors. These together with the front and rear entrance doors, created three bay facades. Since then a side door has been cut through to the west parlor, a window has been cut into the east bedroom knee wall, and a straight sided pointed arch

NITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

:ONAL REGISTER OF HISTORIC PLACES
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SCRIPTION (cont.)

ndow has been cut into each bedroom at the gable end wall. A window was also t into the east wall half a story up, to light the staircase. The two windows the west parlor have been replaced with a double casement window in the craftsman yle. There is an eastern double hung window in the addition. This is the only ndow in the addition which is probably original to it. There are also two double sement windows on the ground floor, one on the west wall and one on the north wall.

A similar three part casement window has been formed into a pent dormer which ghts the upstairs bathroom. These windows were probably installed in a 1914 addi- on remodeling.

All three of the exterior entrances have hip roofed porches. The porch on the st side of the house is fully enclosed with windows and a glass door. None of e original glass remains. The exterior surface of the building is covered in ite asphalt shingles with black asphalt shingles on the roof.

The interiors are worthy of note with dovetail molded chair rails in the front ll, and in the parlors. The parlors also feature simple molded fireplaces with ntles in the Quaker Georgian style. The fireplace flue in the east parlor is amed in cupboards with raised panel doors.

The other notable building is the barn. The main two story block is the oldest rt. It is a three bay English barn form with heavy swing beams and framing incipals.

A map delineating district boundaries and historic structures is attached.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	X AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	X MILITARY	__SOCIAL/HUMANITARIAN
X 1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	X POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Architecture:

The Poricy Park farmhouse is one of the oldest houses in Monmouth County. As such, it has an intact, hewn, brick nogged, medieval timber frame. Secondly, it has a bee hive oven, which is an unusual feature only found in a few New Jersey houses. Finally the interior decorative woodwork is a fine example of the provincial Georgian style, as it was used by the Quakers.

Agriculture:

Inasmuch as the house and outbuildings are visually isolated from surrounding developed and semi-developed areas, they show better than most surviving examples, the look of an 18th century farm complex.

Politics and Government:

The Poricy Park property is associated with the Throckmortons, an early family of prominence in the colony of East Jersey.

Military:

The most significant aspect of Poricy Park is its association with the Revolutionary War career and notorious murder of Joseph Murray. The murder, and the history surrounding it, illustrate the violent and vicious character of the Revolutionary War in New Jersey.

History:

The land known as Poricy Park was probably first owned by John Throckmorton I, of England, who came to the colonies with Roger Williams. It is known that lands in the Middleton area, including "Nevesinke", "Narumson", "Potopecke", were received by John Throckmorton, II, as a patent, most likely from his father. This took place between 1667 and c. 1672. In 1671 he was elected a Deputy to the General Assembly. He was appointed a Constable in 1673. Later that year he was appointed a Justice. In 1675 he was again elected a Deputy to the General Assembly in Elizabethtown, a post which he held until 1688. John Throckmorton II died in 1690, leaving a considerable estate. His only son, Joseph, died without issue. Hence, the land in the area of Poricy Creek was acquired by Alice Throckmorton, his sister. She married Thomas Stillwell in 1703. It is known that they settled in the Nutswamp area,

SIGNIFICANCE (cont.)

shortly thereafter. It is indeed probable that the original famhouse was built at this time. This is supported by the fact that the Poricy Park farmhouse is the only old house in the Nutswamp area. Secondly, the architecture of the farmhouse suggests early or mid 18th century construction. Finally, the use of the front hall at this early date, suggests a family of means, which the Stillwells clearly were. It is not known if the present barn dates from that time. However, there was probably a barn on the property, inasmuch as Thomas Stillwell was always referred to as a farmer. In 1767 the farm was purchased by Joseph Murray, formerly of Londonberry, Ireland. Due to the destruction of records, it is not known whether the sale was made by Thomas Stillwell's son, Thomas Stillwell, Jr., or by his grandson, who was also named Thomas.

Murray was among the boldest and most active of the New Jersey patriots in the American Revolution. He enlisted as a private in the First Regiment Monmouth Militia. His activities aroused strong feelings on both sides. Patriots regarded him as "a plain, strong, fearless, straight forward patriot, earnest and true." Tories viewed him as "an obnoxious persecutor of Loyalist subjects" and "a notoriously violent rebel."

Murray was active in frustrating attempts of local Tories 10 supply the British Fleet. He also seized property of Loyalist sympathizers.

William W. Murray, the grandson of Joseph Murray, often related to his children and grandchildren the following incident:

Joseph Murray was ordered by his officers to capture horses from the Tories for the use of the American army. One afternoon, while Edward Taylor, father of Colonel George Taylor, sat upon his porch in Middletown, Murray entered his stable, bridled a fine young horse and rode up the street. Edward Taylor, hoping to frighten it, ran out and threw his cap before the young and unbroken colt. Murray dismounted, picked up the cap, and placing it on top of his own, rode away with both cap and horse. It was said that the colt belonged to Colonel George Taylor. As a refugee his property was confiscated and undoubtedly the horse was seized to prevent its being used in the service of the enemy.

Horse-stealing was at that time a crime, punishable by death. Had it been possible the violent rebel Murray would have been charged with that crime and punished with all the rigor of the law, but military orders and the open, public, and daring capture of the horse in broad daylight, made such a charge untenable. An indictment was brought by an unnamed complainant, for "assault, trespass, etc." When the January term of the Court of General Quarter Sessions of the Peace was called in 1779,

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NIFICANCE (cont.)

ray pleaded "not guilty," and gave bail for L50 to appear at the next term of rt. One year later at the January term the defendant "being a prisoner with the my," his attorney asked that no advantage be taken of the bondsmen and the suit put off until the defendant's release from captivity. The court entered an order n the motion of Murray's attorney.

The records show that Joseph Murray was taken prisoner between January, 1779, January, 1780.

The quit claim deed given to his son to make good the partial destruction of original deed shows that his house was raided by the refugees. "Refugees" were gs of guerrilla style fighters who swarmed from British strongholds to plunder steal for the British garrisons, and destroy what they could not take with m.

While on duty, under Col. Asher Holmes, at Navasink Highlands (to prevent the veying of goods to British ships), Murray asked for a few hours leave to ride home plant a field of corn for his family's support.

His comrade, Thomas Hill, whose home was near Hedden's Corners, went with him, it was the custom for one to watch while the other worked. He wished to attend some business of his own, so Murray told him to go, and he would set his gun inst the fence near his barn. It is said that Murray had been warned by the her of one of the men who killed him that there was a plot to take his life. The nfield lay between his barn and the heavily wooded banks of Poricy brook. In wing back and forth, as Murray turned from the bank, he was shot from the thicket wounded. Then two men rushed upon him with their bayonets. Being a large, erful man, he wrenched a musket from one of his assailants and was defending self when a third man bayonetted him in the back. The sound of the shot brought p so quickly that the refugees fled and were pursued down the river to the high- ds. One of them was found hiding in the bushes and was shot by Mathias Conover. ever, before they fled, the refugees bayonetted Murray several more times.

Murray's murder was notorious, and locally famous at the time. His son William erited the property at the age of nine, and worked as a mason's apprentice as l as at home, farming and raising the other children.

A picture of the house c. 1780, in History of the New Jersey Coast, Vol. 2, shows without the northern addition. It is likely that William Murray built this ition, and prior to 1815. This is supported by the fact that William Murray was ontractor by profession. He served as the masonry contractor for the courthouse, cted in Freehold in 1808. Secondly, although the north wall of the entrance hall

SIGNIFICANCE (cont.)

was moved to accommodate the addition, the woodwork (chair rails, etc.) is uniform throughout the hall and parlors. This indicates that at least some of the woodwork, and possibly all of it, was installed at the time of the addition. The decorative woodwork is of a type which was typical of Quaker-Georgian farmhouses during 18th and early 19th centuries. This dates the addition no later than the early 19th century. Finally, William Murray rented the farm out in 1815 and moved to Middleton. It is not likely that Murray would enlarge and significantly improve a framhouse he merely intended to rent out. Therefore, he probably completed the addition considerably before 1815.

The house was rented out by the Murray family until 1844 when it was sold to Joseph Applegate, by Susan Murray (great granddaughter of Joseph Murray).

In 1855 Joseph Murray's grave was moved from the property to the Baptist Church Cemetery in Middleton by his grandson William T. Murray. The inscription on his headstone reads "Sacred to the memory of Joseph Murray. Died June 8, 1780, while in the service of his country."

During the late 19th and early 20th centuries, various "improvements" already described were made to the property.

10. Geographical Data (Con't.)

of Nut Swamp Road. Thence, west northwest to Middletown Road at a point approximately 1,000 ft. south of Fairview Road. Thence generally south along Middletown Road for approximately 300 ft., thence southeast to Poricy Brook at a point approximately 300 ft. east of Normandy Road. Thence south to Nut Swamp Road. Thence east along Nut Swamp Road to the west side of Normandy Road. Thence north to a point approximately 50 ft. south of Poricy Brook. Thence generally east following Poricy Brook keeping this distance to a major bend in the south shore of Poricy Pond. Thence generally south along the south shore of Poricy Pond to Riverside Drive. Thence east on Riverside Drive approximately 150 ft. Thence north along the north shore of Poricy Pond to New York and Long Branch Railroad.. Thence northwest along railroad line to Fairview Road.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

The New Jersey Coast in Three Centuries, Vol. II, Lewis Publishing Company, 1902.
History of Monmouth County, New Jersey, Vol. I, Lewis Historical Publishing Company, 1922.
History of the Colony of Nova Caesaria (New Jersey), New Jersey Heritage Series No. 1.
The Red Bank Register, July 31, 1958.
Stillwell Genealogy from locked reference section. Middleton Library.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 250

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	18	587470	4469220
B	18	587910	4467450
C	18	587410	4468420
D	18	587516	4469160

VERBAL BOUNDARY DESCRIPTION

Start at intersection of Fairview Road and New York and Long Branch Railroad line, proceed west along Fairview Road approximately 150 feet, thence south southwest to a point approximately 300 ft. north of Poricy Brook. Thence follow rough contours maintaining a distance of approximately 300 ft. from Poricy Brook for approximately 2,000 ft. Thence, generally north following contours to a point approximately 300 ft. due south of Fairview Road and approximately 125 ft. due east of Normandy Road. Thence generally south along Normandy Road to a point approximately 2,000 north (Con't.)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
New Jersey	34	Monmouth	025

11 FORM PREPARED BY

NAME / TITLE

ORGANIZATION N. J. Historic Sites Staff DATE Apr. 1976

STREET & NUMBER TELEPHONE

CITY OR TOWN Box 1420 STATE (609) 292-2021

Trenton New Jersey

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE David J. Bond

TITLE Commissioner, Dept. of Environmental Protection DATE

FOR NPS USE ONLY

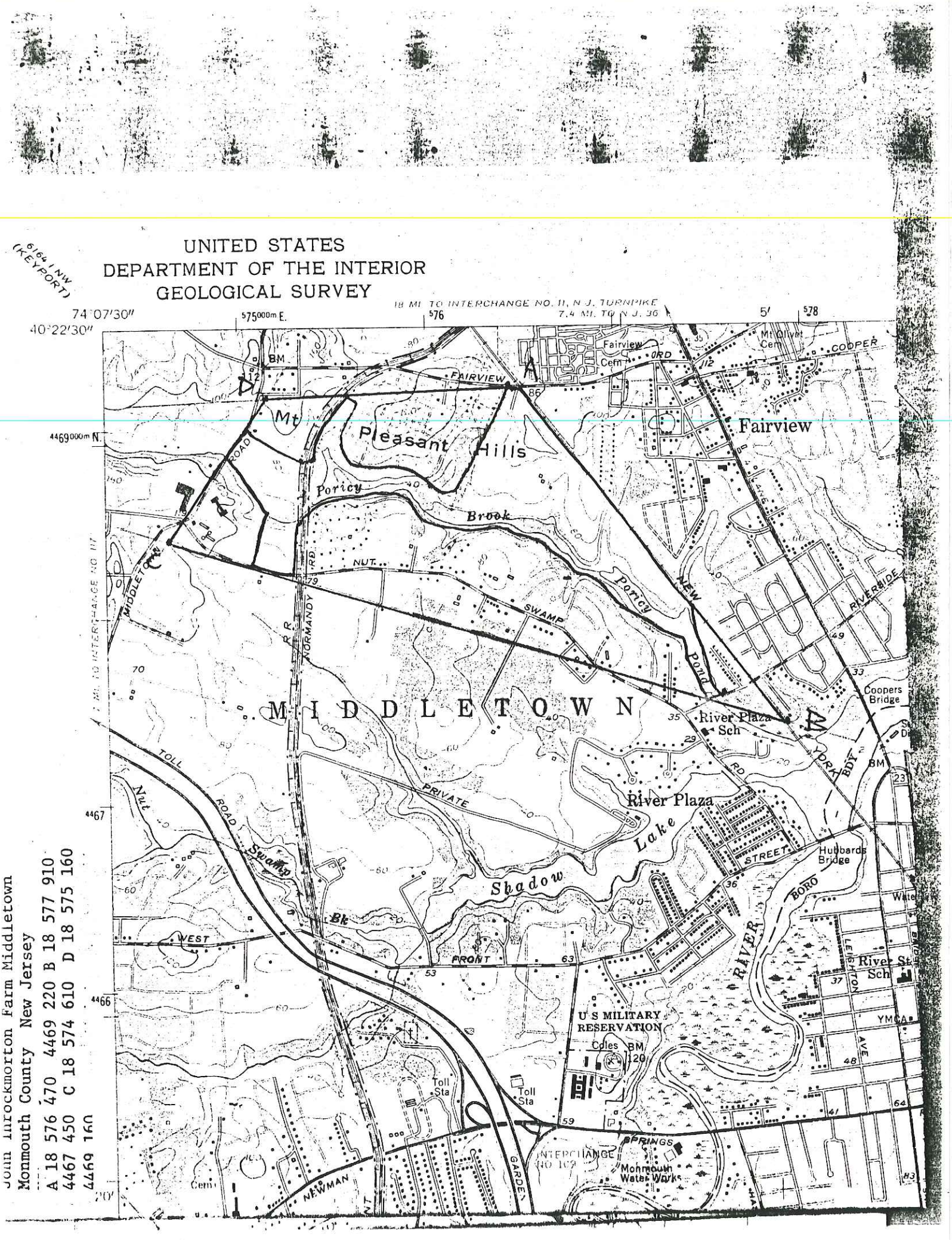
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: DATE

KEEPER OF THE NATIONAL REGISTER



John Brockmorton Farm Middletown
Monmouth County New Jersey

A 18 576 470 4469 220 B 18 577 910
4467 450 C 18 574 610 D 18 575 160
4469 160