





**DESIGNATION OF HISTORIC LANDMARKS AND HISTORIC DISTRICTS  
IN THE TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY  
(as per Section 4, Municipal Ordinance No. 00-1142, March 2, 2000)**

**Documentation for Individual Property as Historic Landmark:**

**1. Property Name:**

Common Historic Name: **Runyan – Titus Barn**

Other Historic Names: **Else Barn**

Other Nomenclature (e.g., present name, site number):

**2. Property Location:**

Block: **37**                      Lot: **19**

Street Address: 115 Route 31 North

Mailing Address: Pennington, NJ

**3. Previous Designations and Evaluations:**

Property \_\_\_ is **X** is not listed in the National Register of Historic Places [NRHP]

Date Accepted:

Property \_\_\_ is **X** is not listed in the New Jersey Register of Historic Places

Date Accepted:

Determination of Eligibility for NRHP:

Property \_\_\_ is eligible \_\_\_ is not eligible for inclusion in NRHP

Date:

NJHPO Opinion:

Property \_\_\_ meets \_\_\_ does not meet NRHP criteria

Date:

Hopewell Township Historic Sites Survey Evaluation:

Property \_\_\_ meets \_\_\_ does not meet NRHP criteria

Property \_\_\_ has **X** has not been previously evaluated for NRHP eligibility

Other Evaluation Data:

**4. Property Ownership:**

- private (individual)
- private (corporate)
- private (institutional)
- public (local)
- public (state)
- public (other)

Name and Address of Current Owner (as per tax rolls):

**Township of Hopewell  
201 Washington Crossing – Pennington Road  
Titusville, NJ 08560**

**5. Classification:**

Property Category:

- building(s)
- site
- structure
- object

Number of Resources within Property:

	contributing	non-contributing
buildings	<u>  1  </u>	___
sites	<u>  1  </u>	___
structures	___	___
objects	___	___
Total	<u>  2  </u>	___

**6. Function/Use:**

Historic Function/Use: **Barn for farm crop storage, threshing, and animal housing**

Current Function/Use: **Now abandoned, to be stabilized by Hopewell Township**

## **7. Physical Description:**

Brief Summary (25 to 50 words; address site, architecture, materials, date):

**The portion of this building to be stabilized and preserved is a three bay 18<sup>th</sup> century grain barn about 30' square, with a gable roof running east and west. Central large doors provide access to the threshing floor. The building is currently covered in asbestos siding. An addition to the west will remain, and a large extension to the east and ell addition to the south will be removed. The barn was part of a farmstead. The house, probably early 19<sup>th</sup> century, but heavily altered, and the other farmstead buildings have been demolished. This building is constructed of hand hewn white oak beams. Its gunstock posts are rare to this area. The site may contain archaeological remains of 18<sup>th</sup> century farming activities.**

Append additional descriptive materials as appropriate (e.g., National Register documentation; Hopewell Township Historic Site Survey documentation)

## **8. Statement of Significance:**

Property possesses one or more of the following attributes (elaborate briefly as applicable):

1. Character, interest or value as part of the development, heritage of cultural characteristics of the Township, State or Nation:
2. Association with events that have made a significant contribution to the broad patterns of our history:
3. Association with the lives of persons significant in our past:
4. Embodiment of the distinctive characteristics of a type, period or method of construction, architecture or engineering:

**In its original configuration, this 30'-6" by 32' salt box barn is the only one of its type found thus far in Central New Jersey through the experience of the New Jersey Barn Company. Examples have been seen in New England. Its front plate is 16' 6" above grade, and the top of the rear plate was 8' 5". It's construction date is estimated as mid 18<sup>th</sup> century, at a time when the Runyan family, on the property since 1710, was the still the owner. The ridge**

**was not centered in the plan, and the long rear rafters were of a single piece, again unusual in the region. As determined by the New Jersey Barn Company, a major reconstruction of the barn occurred late in the 18<sup>th</sup> century. The height of the wall at the rear was raised to match the front of the barn, and the ridge was then centered in the plan, meaning that the long rear rafters were shortened and reused. The entire roof and front rafters were replaced. The 32' long tie beam may have been introduced at this time. An additional bay was added on the west end to the full profile of the enlarged barn. These changes apparently took place under the new ownership of Samuel Titus, son of Joseph Titus Sr., whose large farming enterprise was along the Delaware River. The property remained in the Titus family for at least two more generations.**

5. Identification with the work of a builder, designer, artist, architect or landscape architect whose work has influenced the development of the Township, State or Nation:

6. Embodiment of elements of design, detail, material or craftsmanship that render an improvement architecturally significant or structurally innovative:

7. Unique location or singular physical characteristics that make a district or landmark an established or familiar visual feature:

8. Ability or potential ability to yield information important in prehistory or history:

**The site was probably first developed by Thomas Runyan in 1710 after his purchase of the property, or by one of his sons to whom half the property was allocated about 1740, the probable time of the construction of this barn. There is archaeological potential at this site.**

Append additional narrative or materials relating to property significance as appropriate (e.g., National Register documentation; Hopewell Township Historic Site Survey documentation)

### ***9. Major Bibliographic References:***

Itemize here or append separate sheet

**The New Jersey Barn Company, text and drawings, attached.**

**Hunterdon County Deeds  
Hopewell Township Maps: 1849, 1860, 1875, 1903.**

***10. Geographical/Boundary Data:***

Description of Limits of Designated Property (note if coincident with tax block & lot):

Same as Block 37, Lot 19.

Acreage of Designated Property:

USGS 7.5' Topographic Series Quadrangle:

UTM References: Zone 18; Easting \_\_\_\_\_; Northing \_\_\_\_\_

***11. Additional Required Documentation:***

Photographs - append one or more recent photographs of the designee property

Mapping - at a minimum append copy of current tax map showing the designee property and its boundaries; append other maps as appropriate (USGS maps; historic maps)

***Documentation prepared by:***

**David Blackwell, Chair, Designations Subcommittee, HTHPC**

**Elric Endersby, New Jersey Barn Company**

Date of Receipt of Documentation by Historic Preservation Commission: **August 19, 2008**

Date Scheduled for Public Hearing: **September 16, 2008**

Date of Owner Notification of Impending Designation Process: **August 27, 2008**

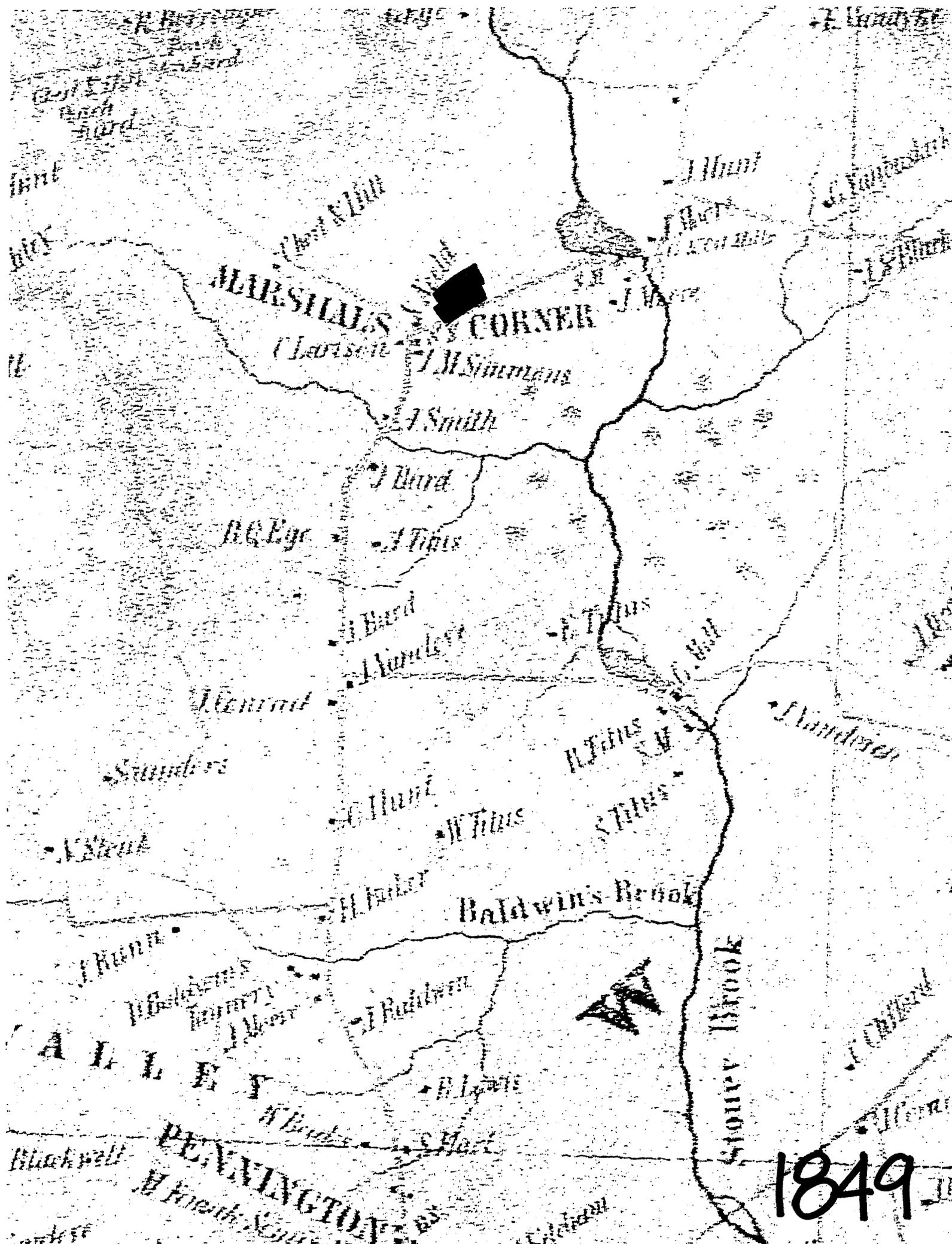
Date Public Notice of Hearing Published in Official Newspaper of the Township:

**Trenton Times: August 26, 2008**

**Hopewell Valley News: August 27, 2008**

Date Landmark Nomination Forwarded to Township Committee:

Date Designation of Historic Landmark Adopted by Ordinance of the Township Committee:



ALBANY'S CORNER



J. M. Smith

J. Smith

J. Ward

J. Titus

J. Ward

J. Van der

Baldwin's Brook

STONY BROOK

J. Van der

J. Van der

J. Van der

J. Van der

ALBANY

POUGHKEEPSIE

1849





# TITUS-BURD BARN

Width: 32 feet

Length: 30 feet, 6 inches (41 feet 6 inches  
with early addition)

Area: 976 square feet (1388 square feet  
with addition)

Height at lower plate: @ 84 feet, 6 inches

Height at upper plate: 16 feet, 6 inches

Height at peak: @ 23 feet, 8 inches

Largest timber: 17 1/2 inch tie beam

Siding: Clapboard

Date: Circa 1750

Tradition: English framing (with one tie beam  
at anchor beam level)

Special features: Saltbox form, extended tie  
beam, gunstock posts, one tie beam at  
anchor beam level, evidence of applied diag-  
onal ladder, long braces, hewn braces and  
rafters, hewn braces, early latch, early  
additional, possibly replacing lean-to stall  
area, with gunstock posts and hewn braces,  
studs and rafters, early manger into addi-  
tion, early conversion with raised wall over

lower plate of saltbox (also with hewn  
braces, studs and rafters, 2 foot scribe  
marks, raising holes, marriage marks, reused  
tie beams with anchorbeam characteristics,  
companion strawbarn with reused timbers  
from barrack or manger

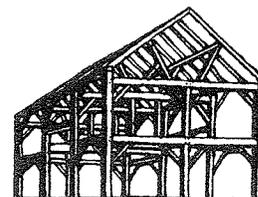
Location: Trenton-Easton Turnpike (Route  
31), Marshall's Corner, Hopewell Township,  
Mercer County.

Status: Failing roof, farm sold into Green  
Acres, future uncertain

Measured: 5 April 2003 - 31 January 2004

Drawn: 1-3 February 2004

# THE NEW JERSEY BARN COMPANY



P. O. BOX 702, PRINCETON, NEW JERSEY 08542 908-782-8896

## The Titus ~ Burd Barn

**Trenton-Easton Turnpike (Route 31)**

**Marshall's Corner, Hopewell Township, New Jersey**

Among the dozens of barns that survive in Hopewell Township, the Titus Bird is remarkable, not just because it is among the earliest, but due to the singularity of its timber frame.

Like the farmhouse it complemented, until the latter's demise in 2006, the barn likely dates to the mid-Eighteenth century. Most of the timbers are fashioned from White Oak. The principal framing members are hewn, but so too are the rafters, braces and studs; after 1800 smaller timbers were almost always sawn at local mills. "Rosehead" nails from the 1700s are in evidence, as well.

The character of specific timbers indicate a pre-Revolutionary date. The corner posts of the original barn and the earliest addition take the form of "gunstock posts," a medieval device where the post flairs at the top (like a rifle butt) in order to support both the horizontal rafter plates and the upper outside tie beams which intersect at right angles. In addition, the studs are hewn only on the outer and inner faces with irregular, bark-covered sides. In medieval England these primitive studs were known as "blades." Interestingly, the structure also includes several major timbers which are reused from still earlier structures. At some point in the future it would be worthwhile to have the timbers subjected to dendrochronological examination.

Still, old as it is, it is not necessarily its early date, which marks

the Titus-Burd Barn as significant. Rather it is the saltbox form that the structure, as built, assumed, which is unique in our investigation of barns in central New Jersey. Common enough in medieval Britain and puritan settlements in New England, the long sloping "catslide roof" of the saltbox is a rarity in New Jersey. Occasional examples are known among traditional houses in Southern counties. Until it was burned for firemen's practice twenty years ago, a small vernacular house on Federal City Road on the Hopewell-Ewing border incorporated both the saltbox and gunstock posts. Now, that, too, is gone.

There are other barns in the area which include full length sheds along their "broadside," others still with incorporated forebays or "overshoots," but in every case the rafters over these sections are distinct from those serving the main structure. In the case of the Titus-Burd Barn, however, the original rafters (which survive) were continuous from the low rear wall to the peak over the taller main section. It is possible that this was once but one of several local examples, but it is now the sole survivor of a traditional building form which would be lost without its continued presence on the local landscape.

Originally the structure measured 30 feet, 6 inches wide with a depth of 32 feet, including the 12 foot lower bay to the rear. Assuming the character of an English frame, it consisted of three bays, with a 10 foot, 6 inch-wide threshing floor flanked by two narrow side aisles. The height of the barn at the rafter plate level of the main section is 16 feet, six inches. To the rear the plate level was just 8 feet 6 inches high.

One of the side bays would have provided shelter for the farm's draft animals, a few family milk cows and one or two other domestic animals. The central bay would have resounded annually to the rhythmic cacophony of flails breaking up grain in the threshing process. The Northwest corner in the lower section was segregated as a granary for the resulting grain storage. And the loft space over

both aisles and threshing floor would have been filled to the rafters with mows of harvested hay.

While these spaces might have proved sufficient to the modest bounty of an mid-Eighteenth century farm, within a generation, better farming practices likely mandated the need for expansion. The result was an addition that cleverly doubled the capacity of the barn without requiring a much larger footprint. To achieve this a single 11 foot bay was added to accommodate the stalls (some evidence suggests that the animals had previously been housed in a leanto in the same location).

More significantly, the entire roof was removed and the low back wall raised to the full 16 feet , 6 inches of the façade. This necessitated the relocation of the midpoint for the rafters from the center of the main section of the original structure to the midpoint of the full depth of the new barn. The longer rear rafters to the North were reused springing from the newly raised rear plate, but cut down so satisfy the centerpoint of the new configuration. The shorter rafters on the South side were replaced with longer substitutes. And finally, some of the replaced rafters were employed at struts springing from the newly disused rear plate of the main frame in order to support the rear rafters, halfway. These changes were probably made before the end of the Eighteenth century because the new rafters are hewn and the corner posts take the same gunstock form as the originals.

The single 32 foot tie beam, which is today the dominant timber in the barn, may have been introduced at this time. The feature of a single timber spanning the full width of a barn was introduced in New Jersey about the time of the Revolution. Known as “swingbeams,” these mighty timbers created a large, uninterrupted space for threshing and other farming operations. They are dependant on the strength of the White Oak from which most were fashioned. (This device was rarely used in New England where hardwoods were largely depleted by that time.) In the Titus-Bird

Barn, due to its extreme length and truncated framing above, this timber is not technically a swing beam because it is actually supported by a small interim post. Nor is it original. Peg holes confirm that it was added during the reconfiguration or soon thereafter as it is hewn.

There are other interesting framing details. In the bent to the opposite side of the threshing floor from the swingbeam bent, the tie beam is positioned considerably higher than the level typical of an English frame. Instead it assumes the accustomed level for an “anchorbeam” in a Dutch barn. At the very least this would constitute an early example of hybrid framing. But further, as this and the upper tie beam (above the swing beam) are clearly reused timbers with mortices for earlier braces, there is also evidence that both may actually *be* reused anchorbeams. Stretching this speculation, the possibility exists that they may be remnants from an earlier Dutch barn on the same property. This theory is reinforced by the fact that the central section of the recently demolished farmhouse on the property also had a Dutch frame.

Other interesting framing details include the manger which opens from the added bay into the West gable end of the original barn. Few examples of early mangers are so complete. Another feature is an apparent built in ladder, today represented only by a series of incisions in one of the interior posts. These once supported a series of rungs, positioned diagonally which created access to the mow.

As it stands, the barn represents a sequence of construction corresponding to the evolution of agricultural practice. Running at right angles to the Southeastern corner of the original structure, there stands a smaller strawbarn, which was built to accommodate wagons and farm machinery below and straw above. The timbers from which it was framed include a number of disparate members, hewn and sawn, large and small. The most interesting of these are about six inches square with a regular pattern of pegholes positioned in the corners. These are reused posts from a hay barrack, another building

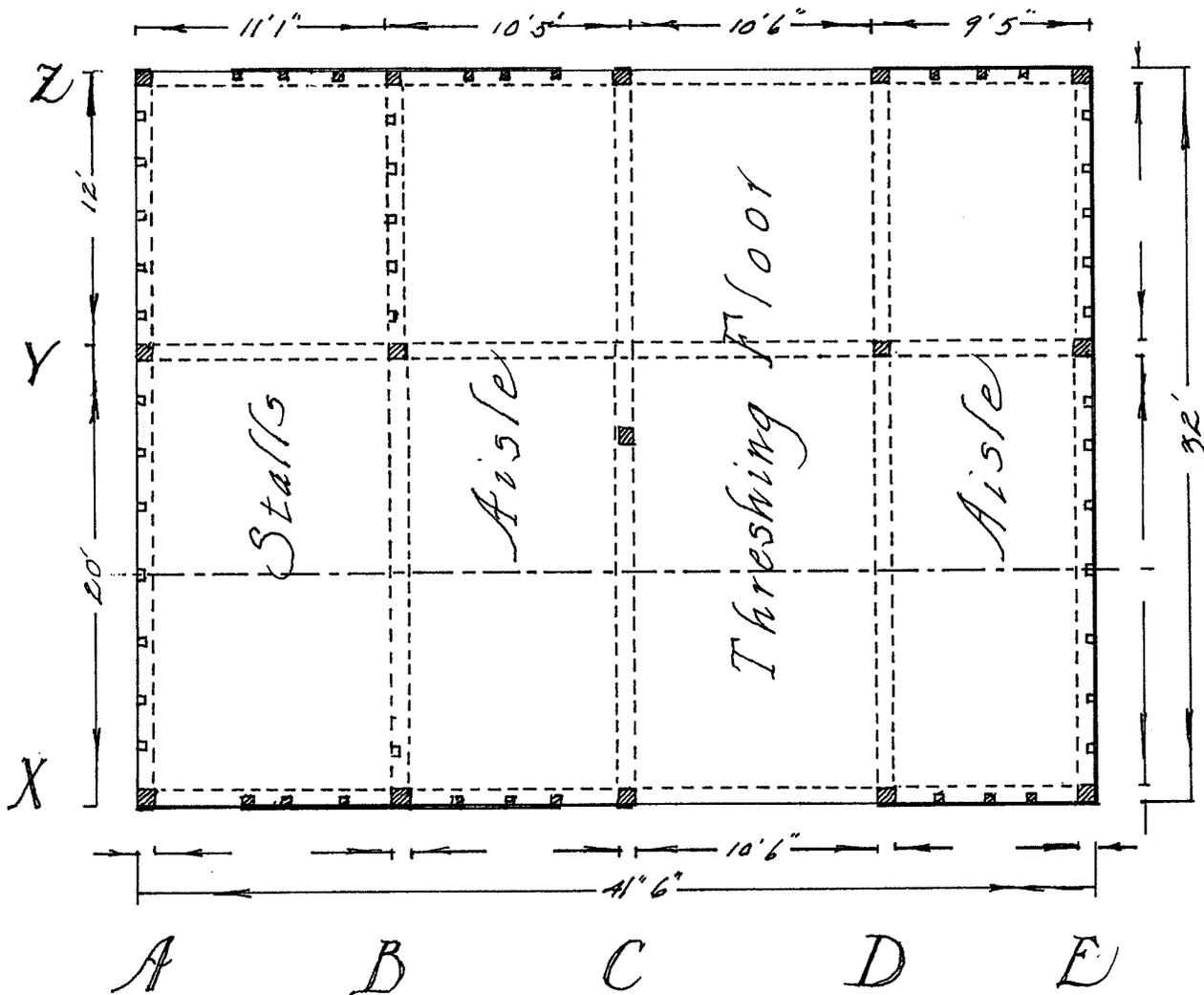
type found in England and the Lowlands which provided temporary shelter for excess hay under a roof that could be raised or lowered on pegs or pins driven into the four corner posts. Very few examples survive.

In the past century the lower portion of the strawbarn was reworked as a dairy barn. Later still the dairy was extended into a jerry-rigged corner structure extending the full distance to the rear wall of the original barn. A silo was added and eventually another addition was made to the West. the remnants of these structures are already in perilous condition and should be removed before they contribute to the further deterioration of the earlier buildings.

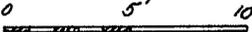
Over the past quarter century or more maintenance of the complex has been deferred both by the farm's last owners, who squandered its historic structures while waiting for the maximum return on the value of the land, and, it must be said, by the Township. The house, though vastly altered, should at the least have been fully documented before demolition. Now it is imperative that the earliest portions of the highly significant Titus-Burd Barn must be conserved immediately without further delays due to functionary red tape. We applaud the efforts of all the interested parties who together are working to see that this valuable vernacular structure survives as testimony to Hopewell Township's agricultural and architectural tradition.

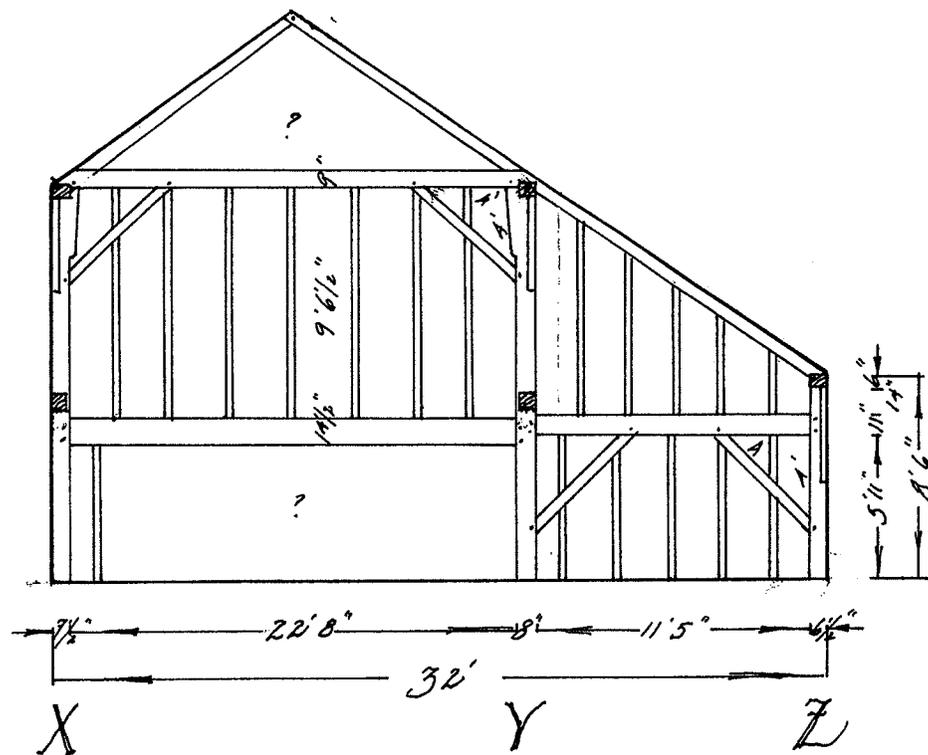
Elric J. Endersby  
New Jersey Barn Company

TITUS-BURD BARN



TITUS-BURD BARN

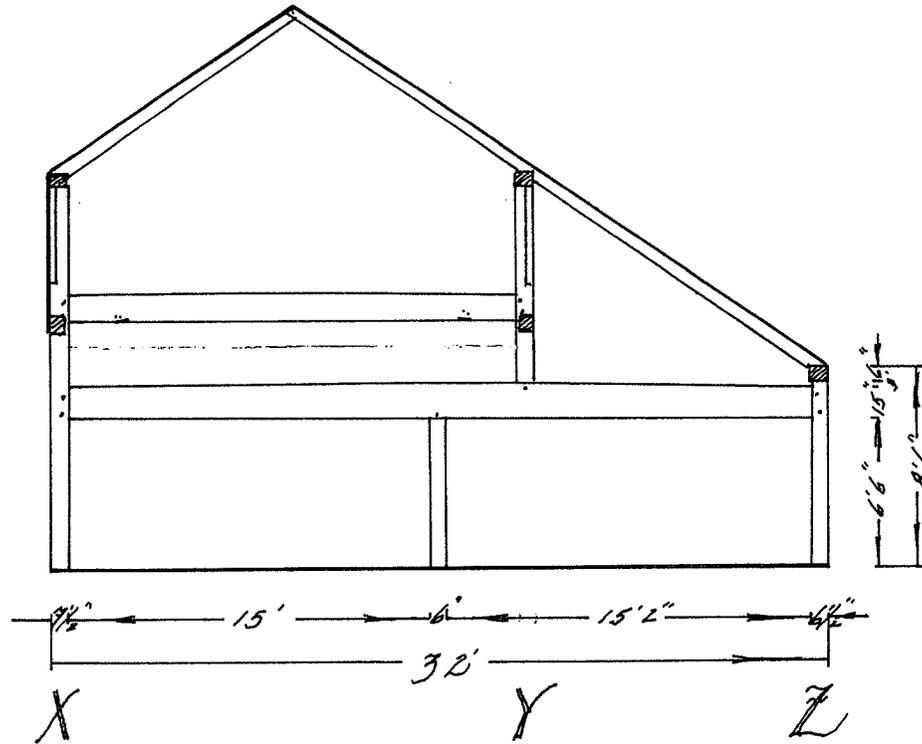
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B e n t B

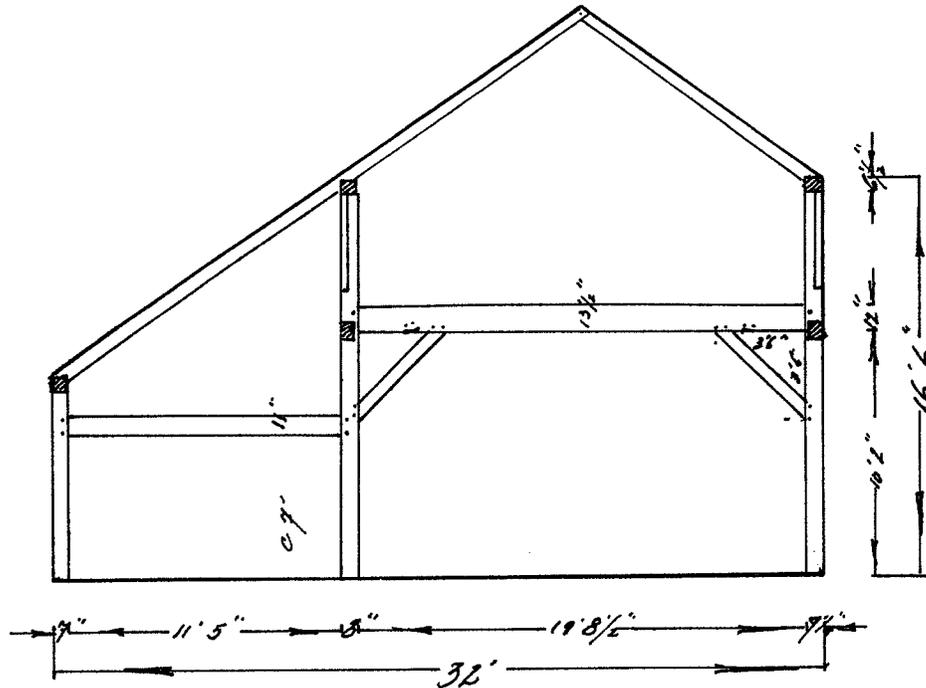
TITUS-BURD BARN

Scale: 1/8" = 1' 0 5' 10'



Bent C  
TITUS-BURD BARN

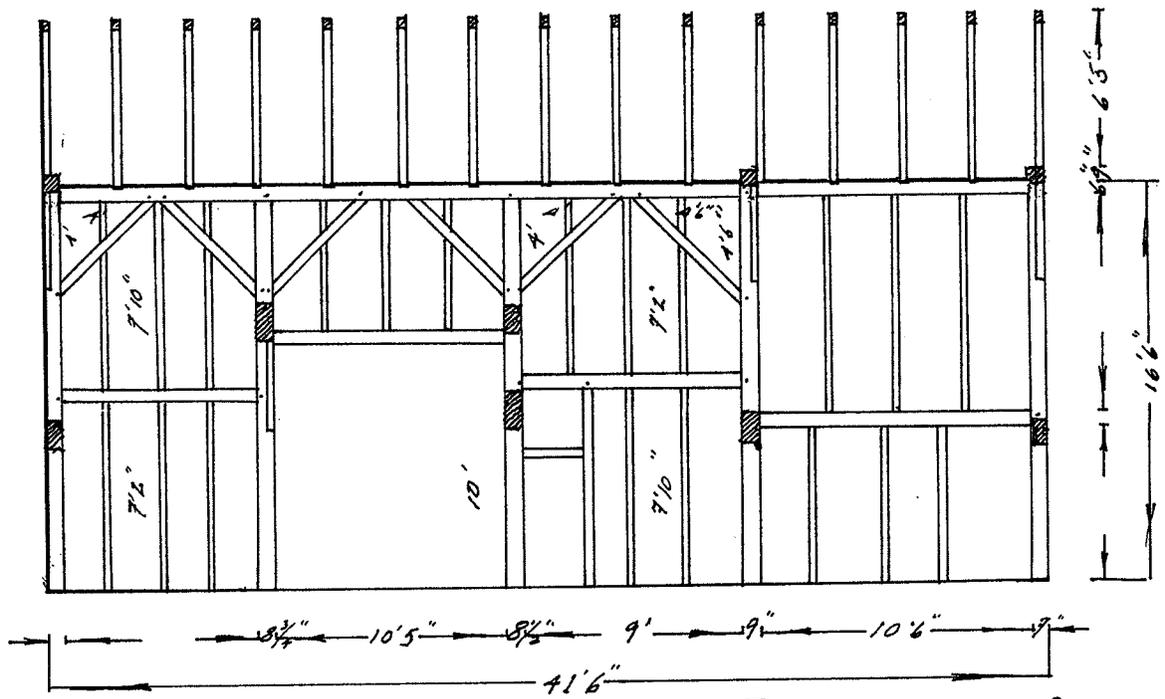
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Z Y X  
Bent D

TITUS-BURD BARN

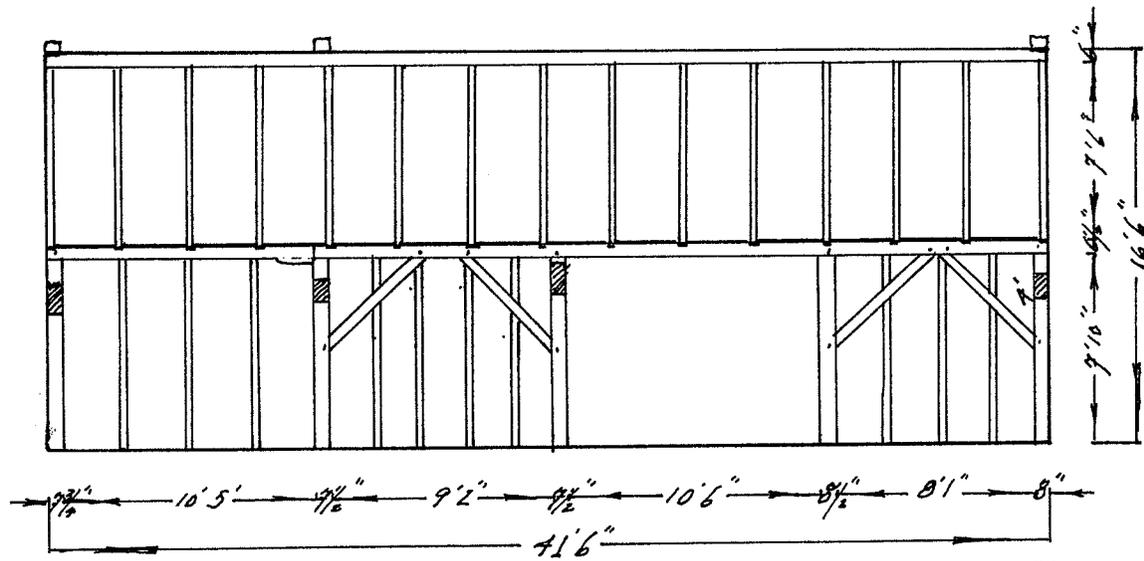
Scale: 1/8" = 1' 0 5' 10'



E D C B A  
 Side X

TITUS-BURD BARN

Scale: 1/8" = 1' 0" 5' 10'



A B C D E

Side Elevation

TITUS-BURD BARN

Scale: 1/8" = 1' 0 5' 10'

**Harrison-Hamnett, P.C.**  
**Consulting Structural Engineers**

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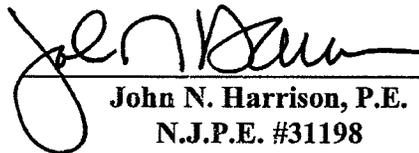
**STABILIZATION/MOTHBALL WORK**

**TOWNSHIP BARN  
ROUTE 31  
HOPEWELL TOWNSHIP, NEW JERSEY**

**for**

**THE TOWNSHIP OF HOPEWELL**

**October 22, 2007**

  
**John N. Harrison, P.E.**  
**N.J.P.E. #31198**

40 Knowles Street  
609-818-1808

Pennington, New Jersey 08534  
Fax 609-818-1809

Harrison-Hamnett, P.C.  
Consulting Structural Engineers

**Stabilization/Mothball Work  
Township Barn  
Route 31  
Hopewell Township, New Jersey**

**General Conditions for the Work**

1. All items noted to be removed are to be removed off site by appropriate and legal methods.
2. All barn timbers to be removed are to be stored on site as required herein.

**General Work**

1.1 Landscaping

- A. Remove and cut all vegetation 5 feet from perimeter of barn, all sides, including small trees.
- B. Remove all vegetation growing or laying on barn exterior or roof.
- C. Cut branches on large trees which come into contact with barn and are overhanging barn.
- D. Remove all materials off-site.

1.2 Interior Removals

- A. Remove all junk, trash and debris from inside of barn buildings, dispose off site by appropriate measures.
- B. Remove hay from second floor of barn.
- C. All loose lumber, boards, wood beams to be placed on pressure treated 4x4s elevated off of earth floor. Locate on floor of main barn.

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Consulting Structural Engineers

1.3 Roofing

- A. Re-nail all loose metal roofing material with appropriate roofing nails with rubber washers.
- B. Cut metal roof at removed areas of barn and nail all edges securely
- C. Perform a visual inspection for loose nails or loose metal roofing. Nail or re-nail loose material.
- D. Provide new nails at 8" on center at all edges of roofing on gable ends.

1.4 Openings

- A. Upon completion of all work, board all openings with 3/4" plywood with 3" wood deck screws at 16" on center. Build 2x4 framing in large openings to support edges of plywood. **Paint all plywood white with exterior grade paint.**
- B. Build a door in plywood closures where shown on plans. Door to have metal hinges and locking mechanisms for padlock.

1.5 Interior Stabilization Work

- A. See enclosed plans for description of work.

CLIENT: \_\_\_\_\_

SUBJECT: \_\_\_\_\_

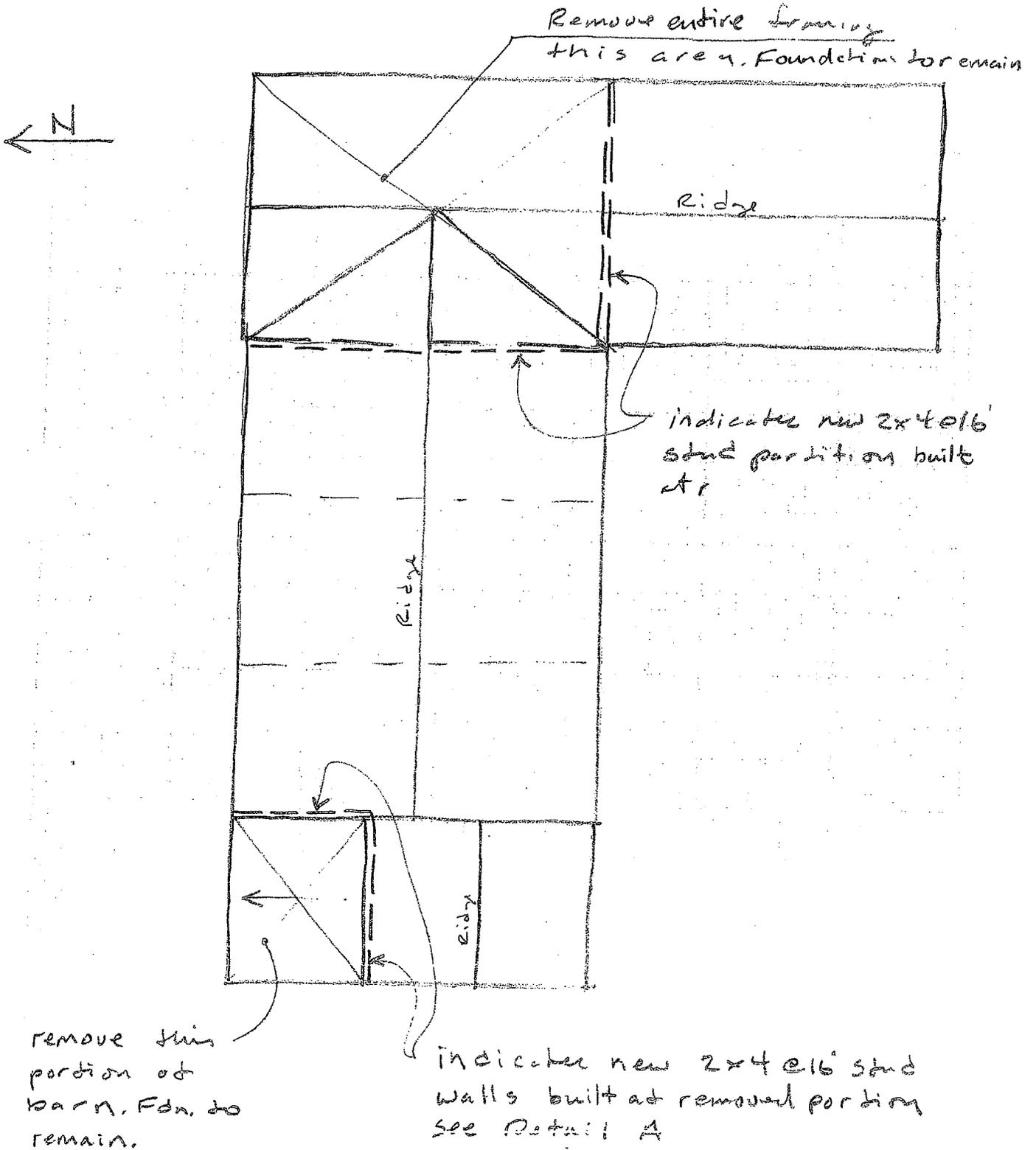
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PROJECT: \_\_\_\_\_

DATE: \_\_\_\_\_

JOB NO.: \_\_\_\_\_

BY: \_\_\_\_\_



# Root Plan

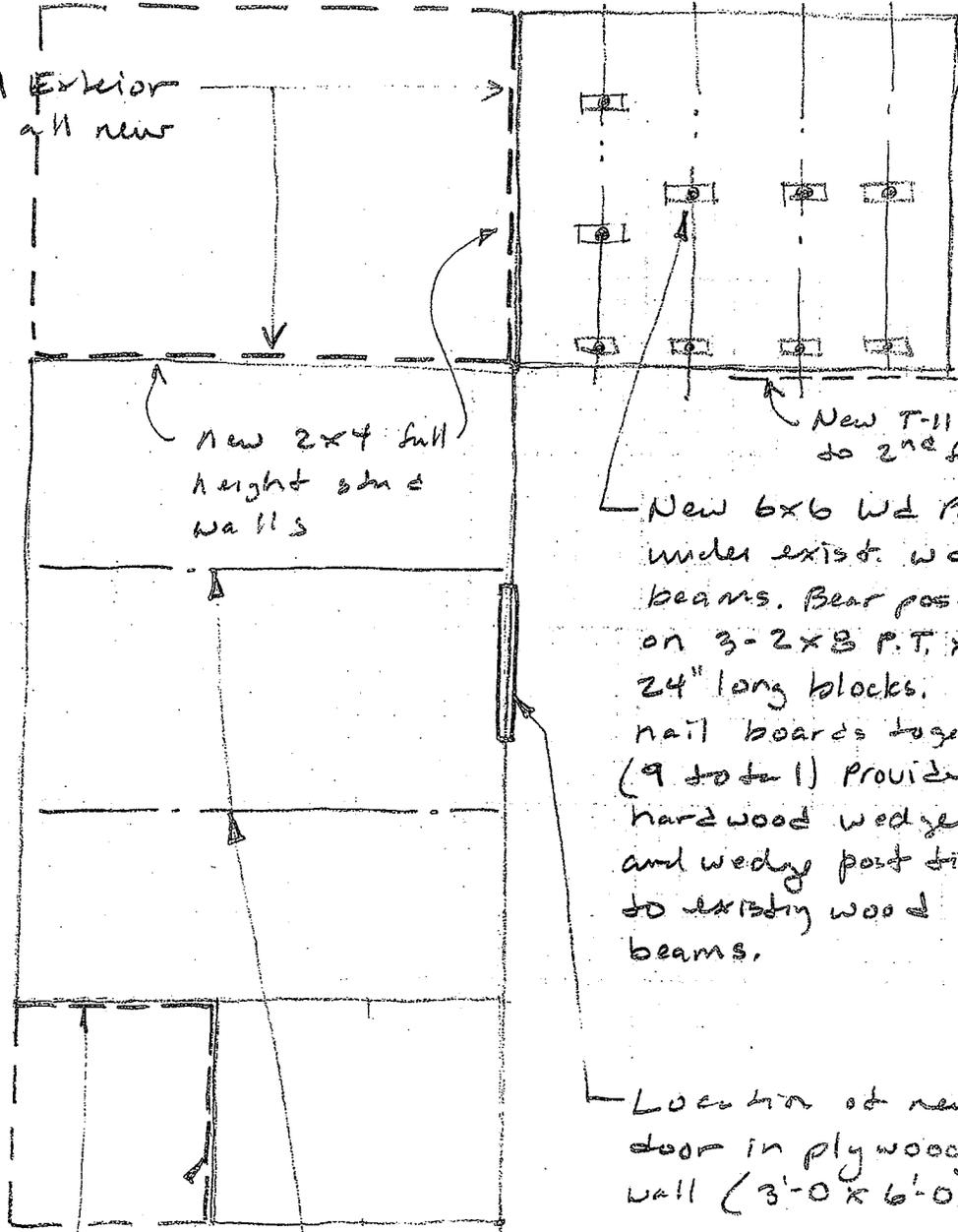
N.T.S

CLIENT: \_\_\_\_\_  
PROJECT: \_\_\_\_\_  
JOB NO.: \_\_\_\_\_

SUBJECT: \_\_\_\_\_

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DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

Provide Full Exterior Siding on all new stud walls

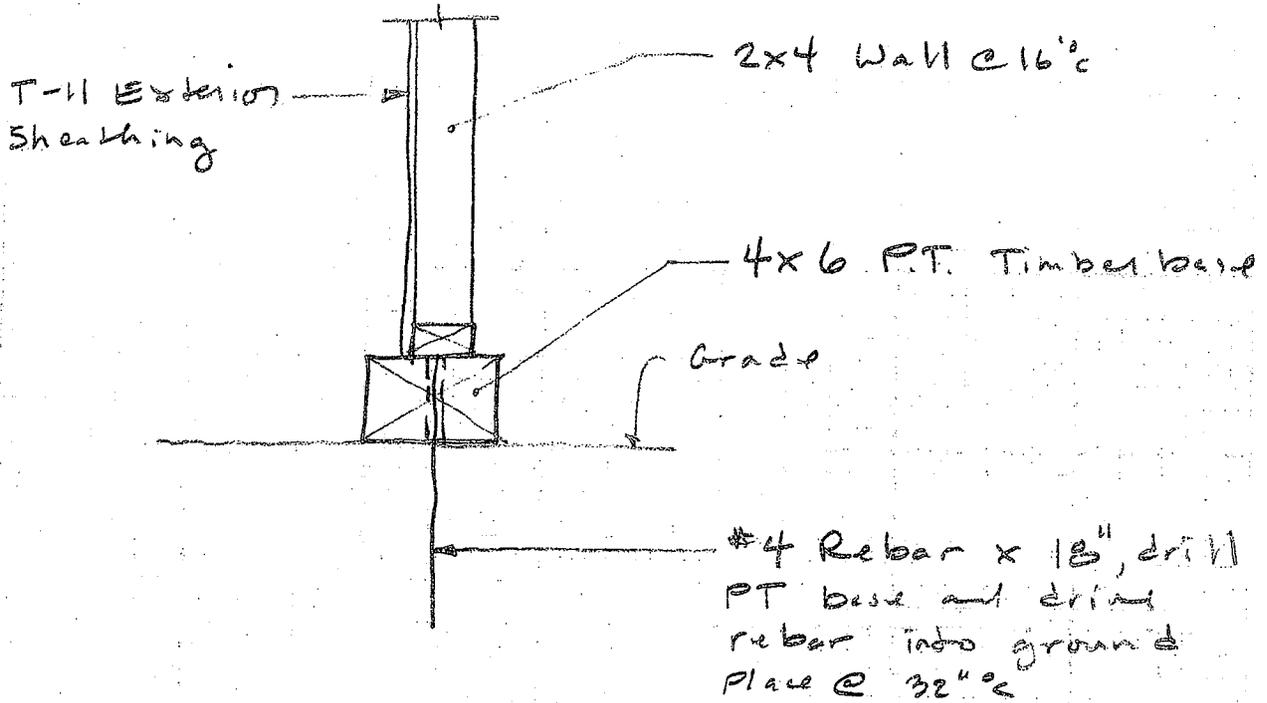


Building Plan  
NTS

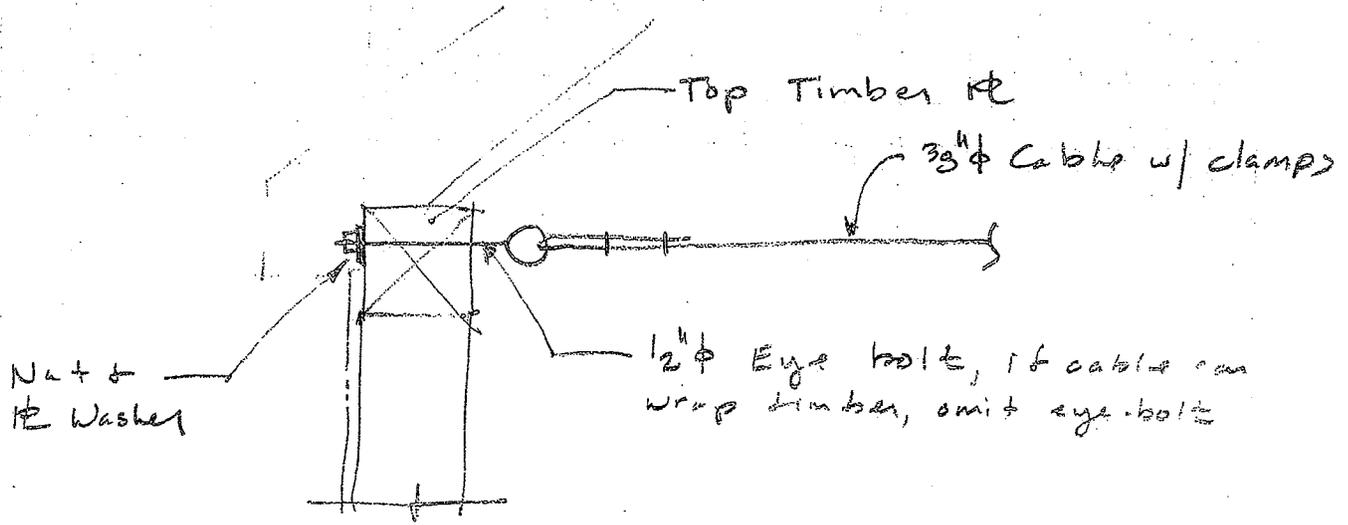
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PROJECT: \_\_\_\_\_  
JOB NO.: \_\_\_\_\_

SUBJECT: \_\_\_\_\_

SHEET NO. 3 OF \_\_\_\_\_  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_



Detail A  
NTS



Detail B  
NTS



2019.12.24



24 10:39 AM



24 10:32AM



24 10:39AM



29 10:11 AM