

350 BERNARDSVILLE ROAD

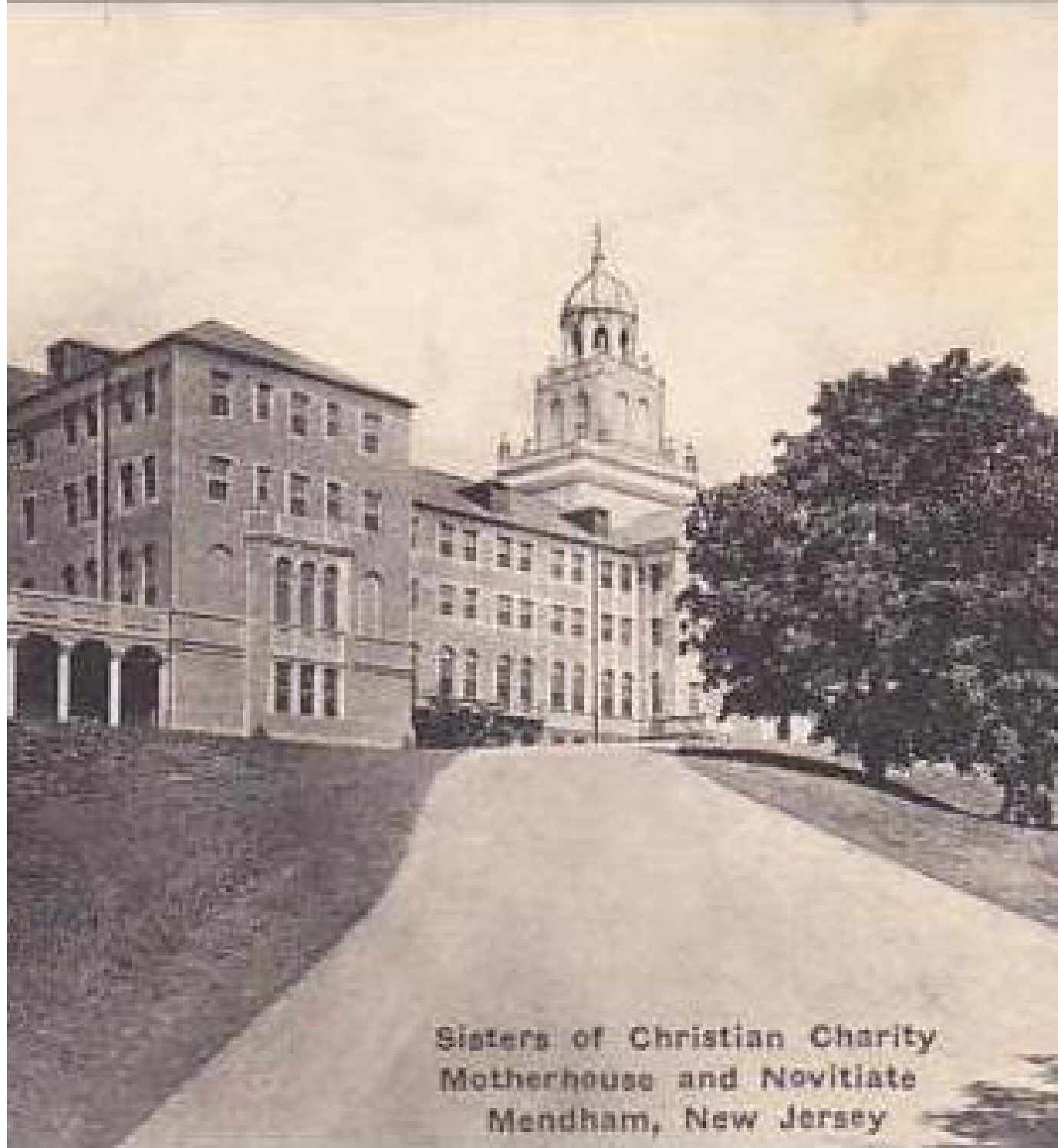
2023.02.23

History

The former Sisters of Christian Charity Mother House has been an integral part of the history of Mendham for nearly a century. Built in 1926 it became a part of the estate formerly owned by Frederick Cromwell. Through the years the estate has grown from the original Cromwell cottage and has passed through several notable owners and names. It has been the site of the “farming” of a Rockefeller Center Christmas tree and the introduction of Charolais cattle from France to the United States.

But the property has also known its share of sadness. The original Georgian style mansion was built for his son Seymour, who was tragically killed in a fall from a horse, after which the Cromwells sold the estate.

The Mallinckrodt building now faces a similar risk of tragedy. Built in the Neo Gothic style the incredible and irreplaceable detailing risks being lost to history.



The Building



The Mother House

In 2018 the Sisters of Christian Charity were faced with a need to create a new facility that would enable them to better fulfill their mission and to care for the aging members of the Order. A new Mother House was built and the Sisters were faced with a dilemma.



What to do with the existing Mother House ?



As a religious order their means were limited and need to be directed to their mission. They could not and cannot continue to maintain a large deteriorating building.

Current Condition



There are roof leaks, costs for even minimum maintenance of utilities, insurance, etc; costs the Order could not afford to fund. The result is that the building began to suffer damage and deteriorate. The beautiful sculptural details are eroding and, in some areas, are in danger of collapsing. It is only a matter of time before this magnificent, historically significant structure, will be lost to us.



Demolish it now?

The question becomes “demolish it now” or find a suitable way to re-purpose the building and save it before it is too late.



They and their board sought out advice from several real estate development groups. Accordia met with the Sisters, inspected the building and felt that it had enormous potential as a residential building. It can be restored and re-purposed with minimal changes to the historic exterior.

THIS BUILDING IS A
PIECE OF HISTORY
WORTH
BREATHING NEW LIFE INTO

How Do We Save It ...

Restore and re-purpose the building with minimal changes to the historic exterior.



Mallinckrodt in the Park

Originally a girls' school, the building was converted into condominiums in 2005. Situated on a verdant park, the building has retained much of its original 1900s architectural features, offering luxury living at its finest.



Vail Mansion

It was designed to serve as residence and museum for Theodore Vail, President of the American Telephone. In the early 2000s, the property was purchased by developers who restored the mansion transforming it into an exclusive, luxury condominium residences.

the SITE

Subdivision Plan



Total Site Acreage:
109.92 acres



Proposed Subdivision:
23.00 acres
86.92 acres remains



Site Setback Line:
front: 75'
side: 40'
rear: 60'



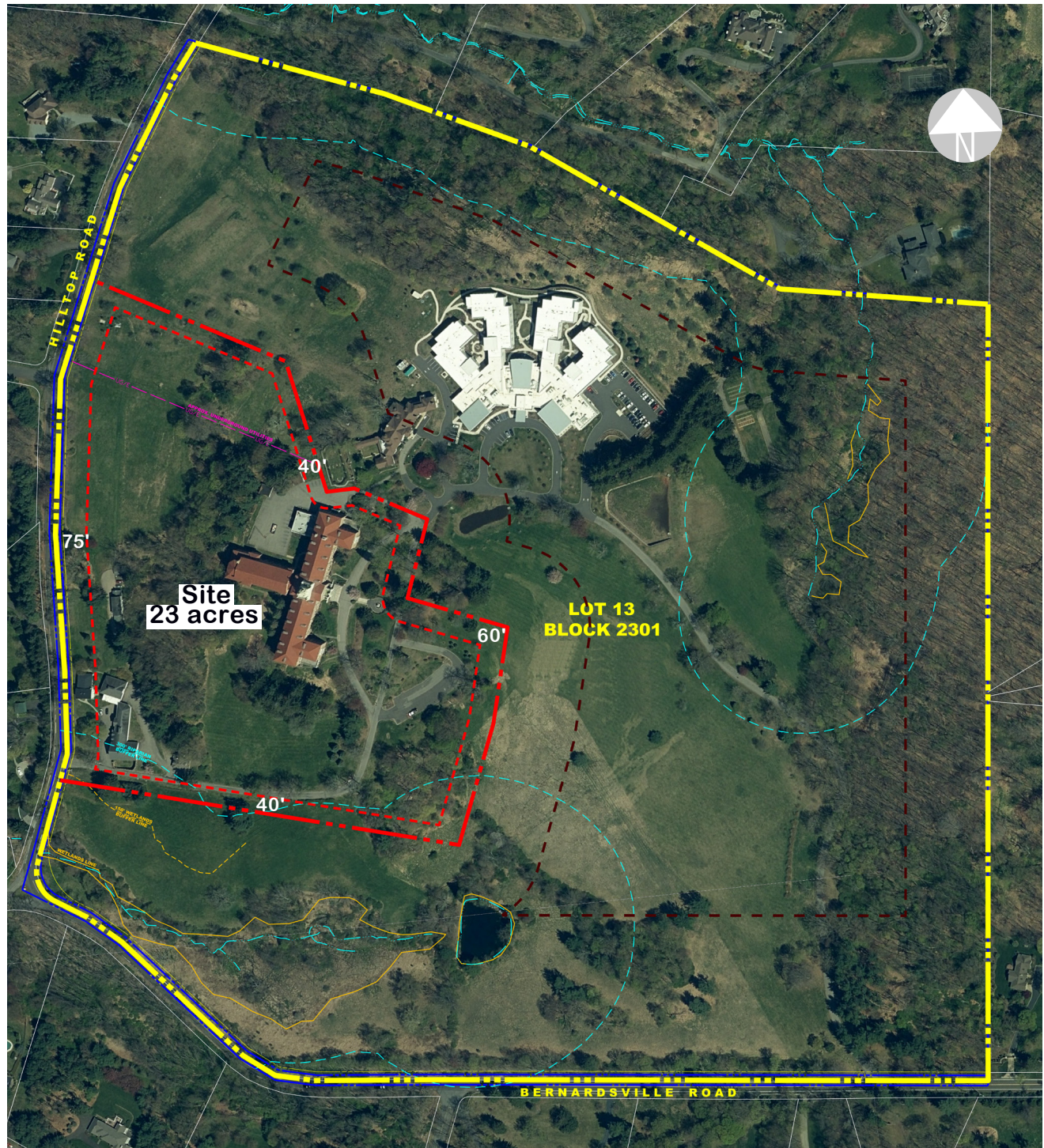
300' Riparian Buffer Line



Underground Utilities



Other Subdivisions



Site Plan

Situated at the top of 112 acres the property offers beautiful vista across woods and meadows. Our plan is to be the least intrusive on the current vision of the property. We hope to create a beautifully envisioned restoration which will be harmonious with the existing landscape and allow the new residents to coexist with the Sisters' needs.



Site Entrance

Revitalizing the entrance drive off Hilltop Road as the Main Entry to the project presents an opportunity to enhance the approach from the intersection with Bernardsville Road.

The stone entrance walls will be restored and the entry will be upgraded with pavers signifying a threshold to the new project. Overall the entry will also be beautified with plantings flanking the entry walls, creating a balance between a quiet and stately entrance.

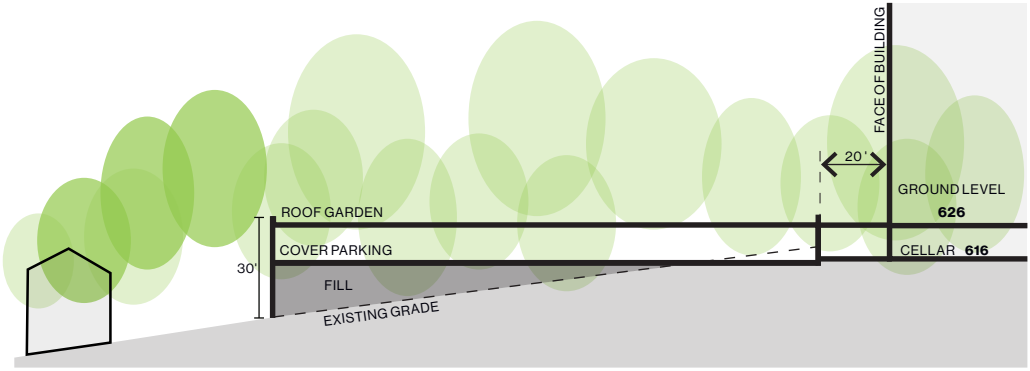


Parking

The intent is to accommodate the necessary parking with the construction of a below grade parking deck. This parking deck will have little to no visual impact on the surrounding area as it will be mostly below grade and screened.



View from Hilltop Road



Section Through Parking

Parking to be screened by existing trees, structures and new greenery applied to the exterior wall of the parking. The intent is to completely mask the covered parking with existing site elements and added elements as needed.

Site Amenities



Key Plan

- ① Pool
- ② Lounge
- ③ Hot Tub
- ④ Trellis
- ⑤ BBQ Area
- ⑥ Lawn
- ⑦ Shuffle Board
- ⑧ Pickle Ball
- ⑨ Bleacher
- ⑩ Dog Run
- ⑪ Vegetable Garden
- ⑫ Rose Garden
- ⑬ Entry Plaza
- ⑭ Visitor Parking



the BUILDING

An architectural rendering of a large, multi-story building. The main structure is made of light-colored brick with a prominent white dome topped with a cross. A modern, multi-story brick extension with large windows is attached to the left. In the foreground, a paved path leads towards the building, with a person riding a bicycle and a car parked nearby. The scene is set against a blue sky with light clouds and green trees.

Entry View

Preserving the historic and iconic architecture of the building while bringing it back to its once grandeur will work to solidify its place in Mendham history.

Minor modifications to the entrance such as a new canopy at the residence entrance as well as an enhanced entry plaza will add to the beauty of the building and the natural surroundings in which it is sited. New and preserved landscaping will frame visitors' approach to the restored development.

Building Entrance

Celebrating the entrance with additional landscaping and the introduction of an entrance plaza with pavers will extend the entry experience to the drop off and visually connect the front door to the site across the drop off.

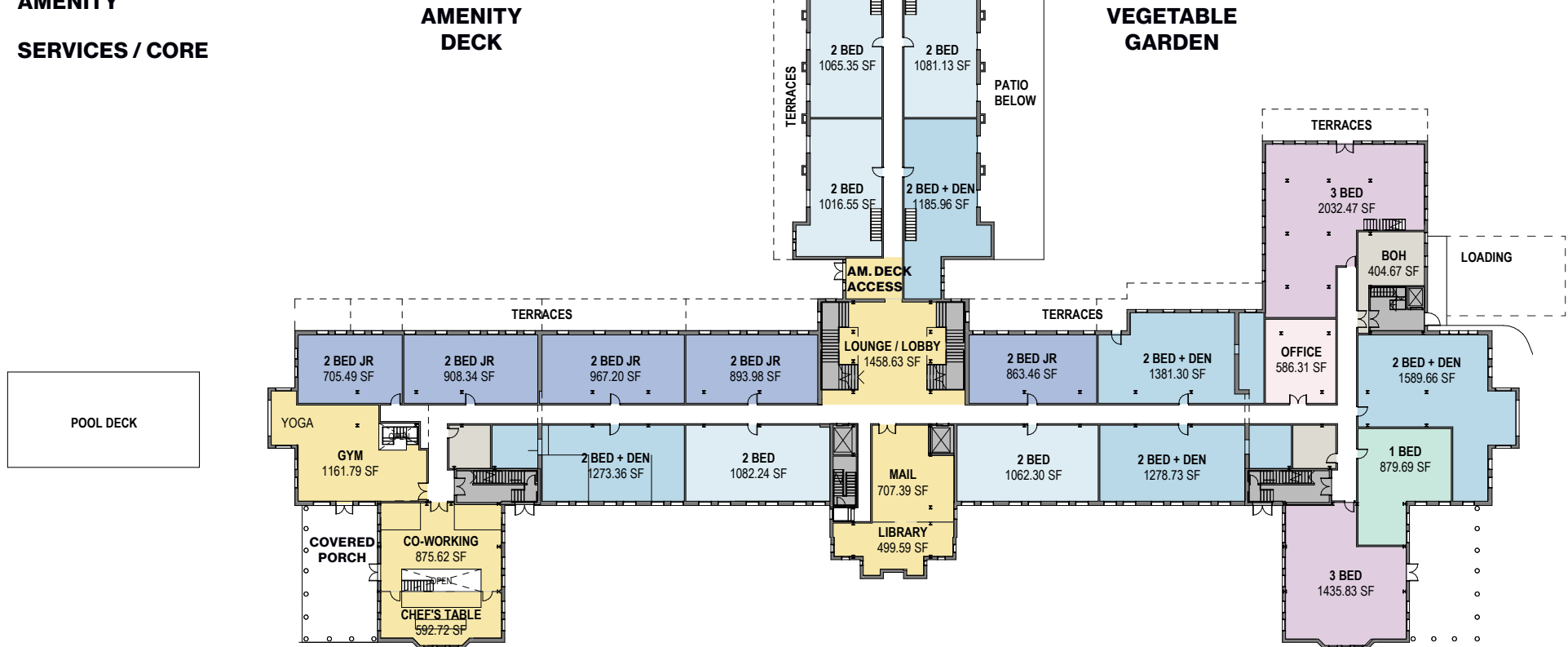
Along with aesthetic enhancements and restoration to bring the building back to life, work will be done to accommodate accessibility routes and visitor parking.



Level 1



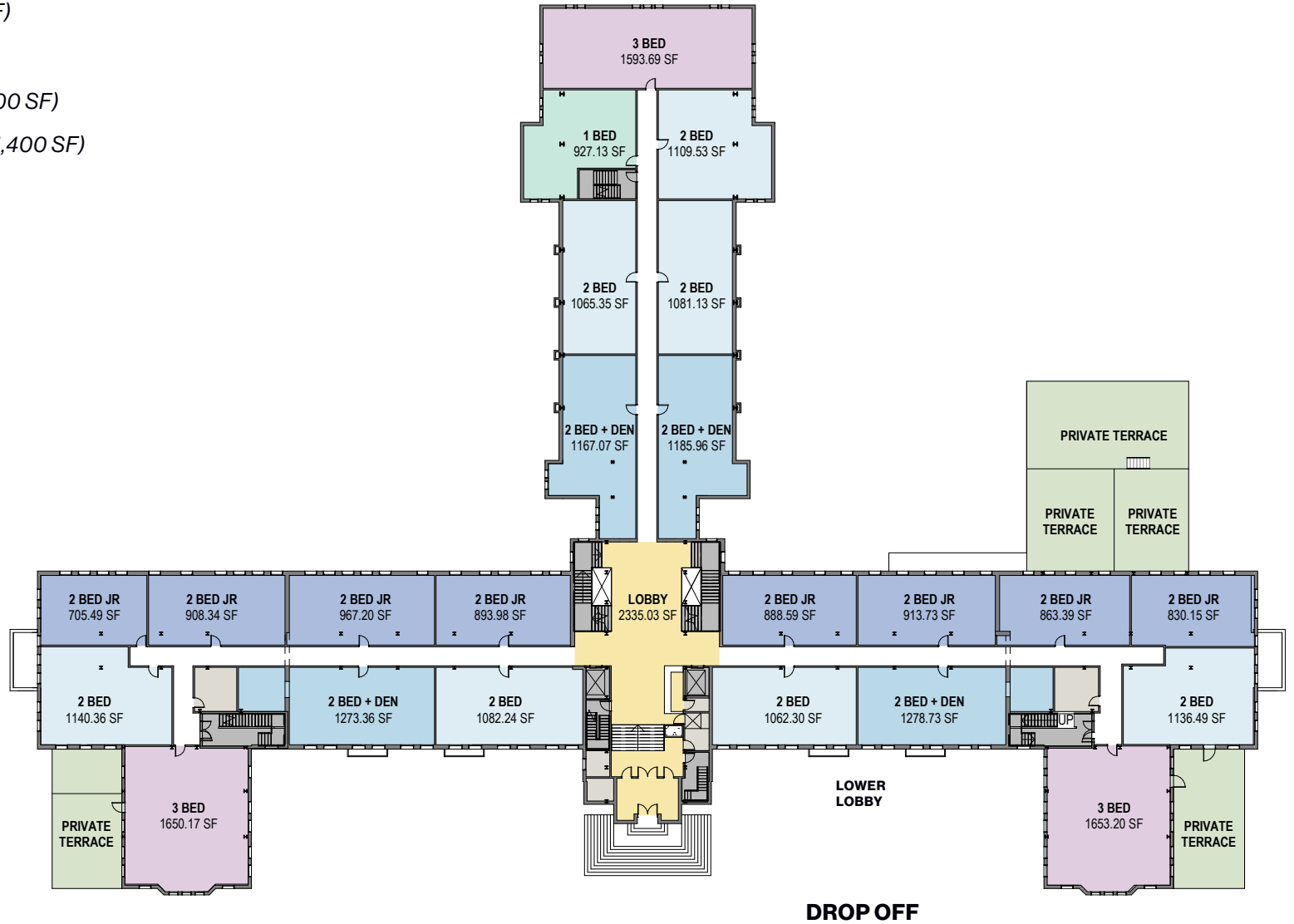
- 1 BED** (650-700 SF)
- 2 BED JR** (800 - 1,000 SF)
- 2 BED** (1,000 - 1,200 SF)
- 2 BED + DEN** (1,300 - 1,400 SF)
- 2 BED DUPLEX** (1,300 - 1,400 SF)
- 3 BED** (1,400 - 1,700 SF)
- AMENITY**
- SERVICES / CORE**



Entry Level



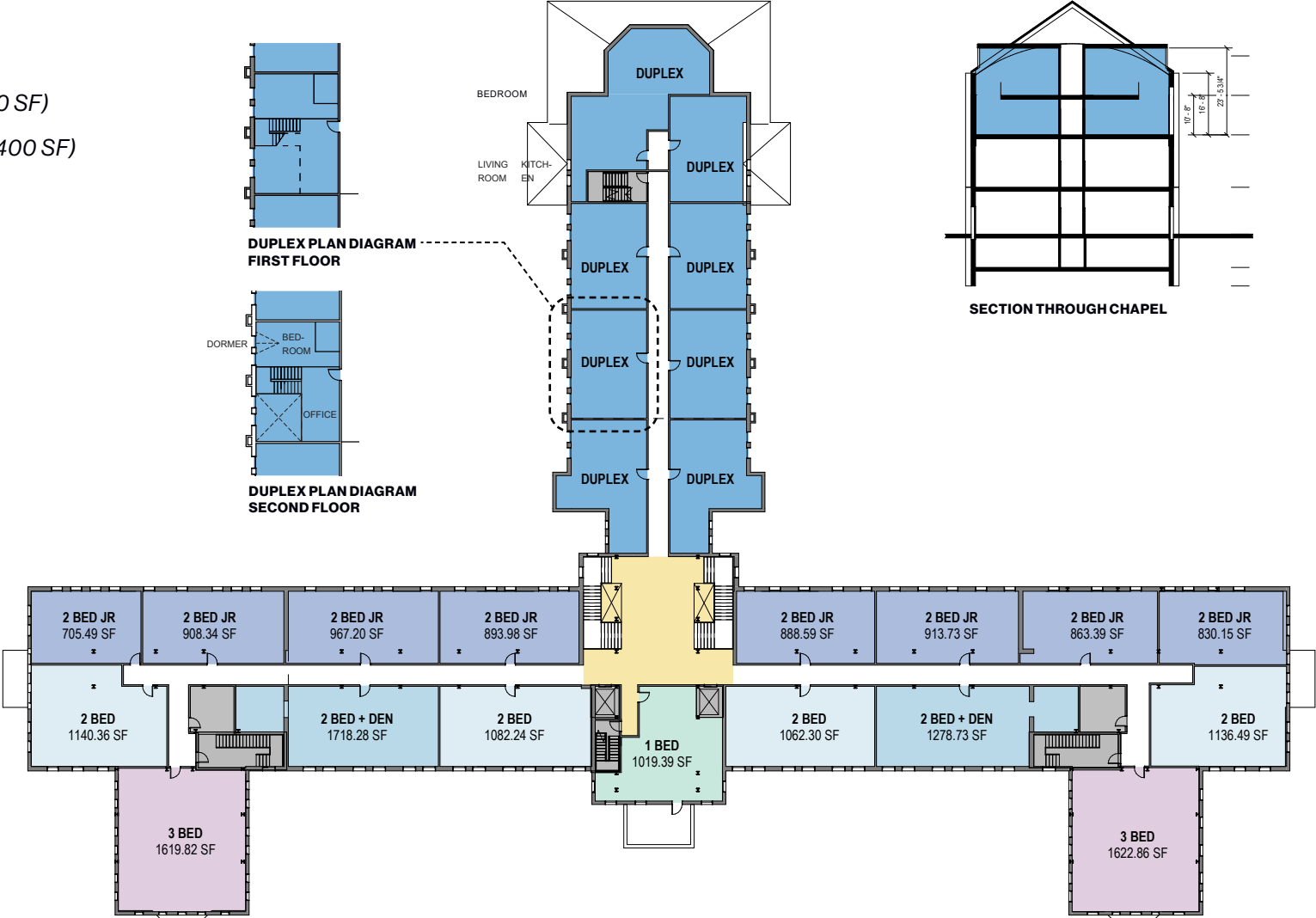
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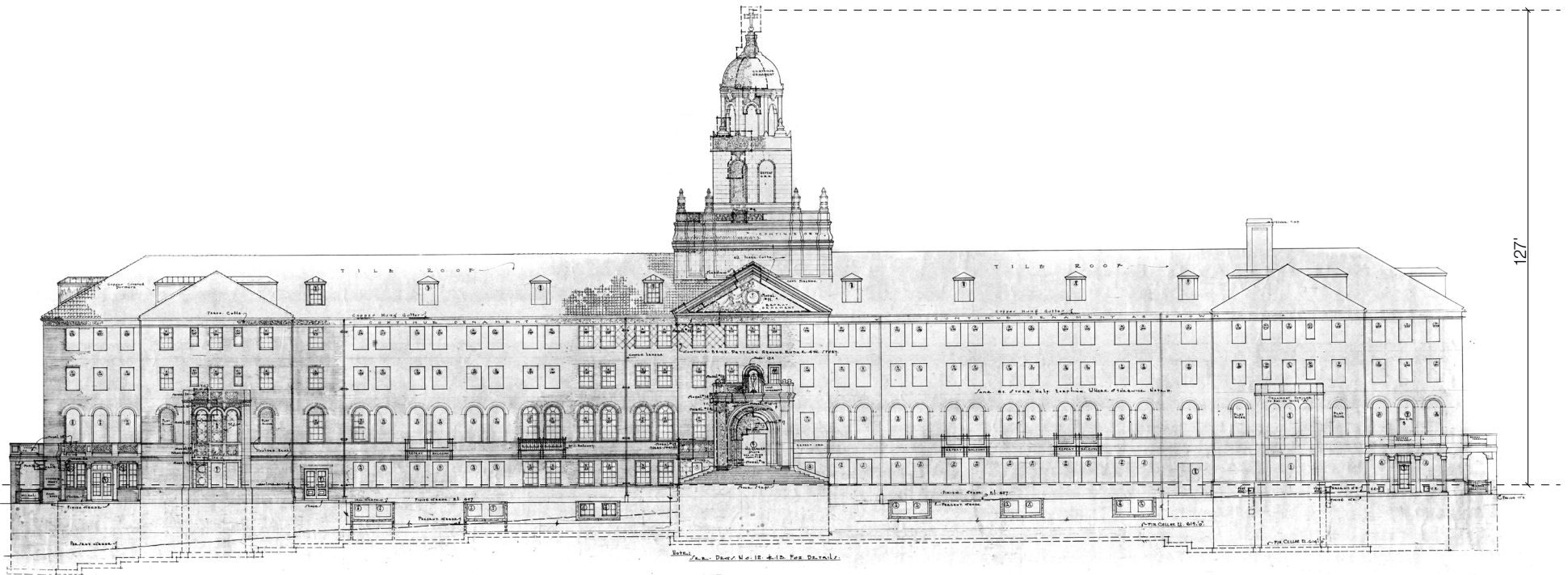
Typical Level



- 1 BED** (650-700 SF)
- 2 BED JR** (800 - 1,000 SF)
- 2 BED** (1,000 - 1,200 SF)
- 2 BED + DEN** (1,300 - 1,400 SF)
- 2 BED DUPLEX** (1,300 - 1,400 SF)
- 3 BED** (1,400 - 1,700 SF)
- AMENITY**
- SERVICES / CORE**



East Facade - Existing



An architectural rendering of a large, multi-story brick building with a red-tiled roof and arched windows. The building is surrounded by lush greenery, including several large trees and a garden bed with pink and red flowers. A paved walkway winds through the lawn, where several people are walking and interacting. In the background, a white domed structure is visible. The sky is blue with light clouds.

Chapel Wing

Along with the restoration and updates to the interior of the chapel wing, both outdoor spaces flanking the wing will be animated with lush landscaping, gardens and programmed outdoor space.

This will create a harmony between the building and the site, revitalizing the project holistically.

Chapel Wing

The introduction of residences to the chapel wing allows the new upgrades to build upon the history and details already in place - an opportunity to marry to the existing language and add a new layer of beauty to the exterior that is representative of the new program behind these walls.

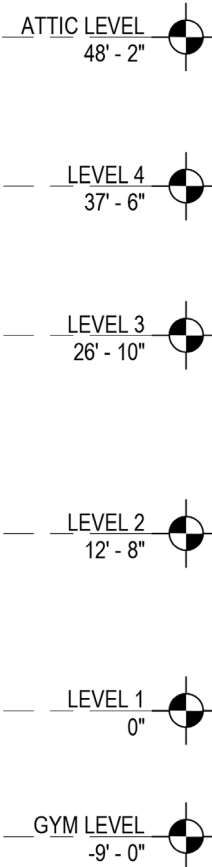
Utilizing the same material palette and vertical rhythms already existing in the chapel facade we will be able to seamlessly introduce new windows and doors. It's an opportunity to breathe new life into the chapel wing.



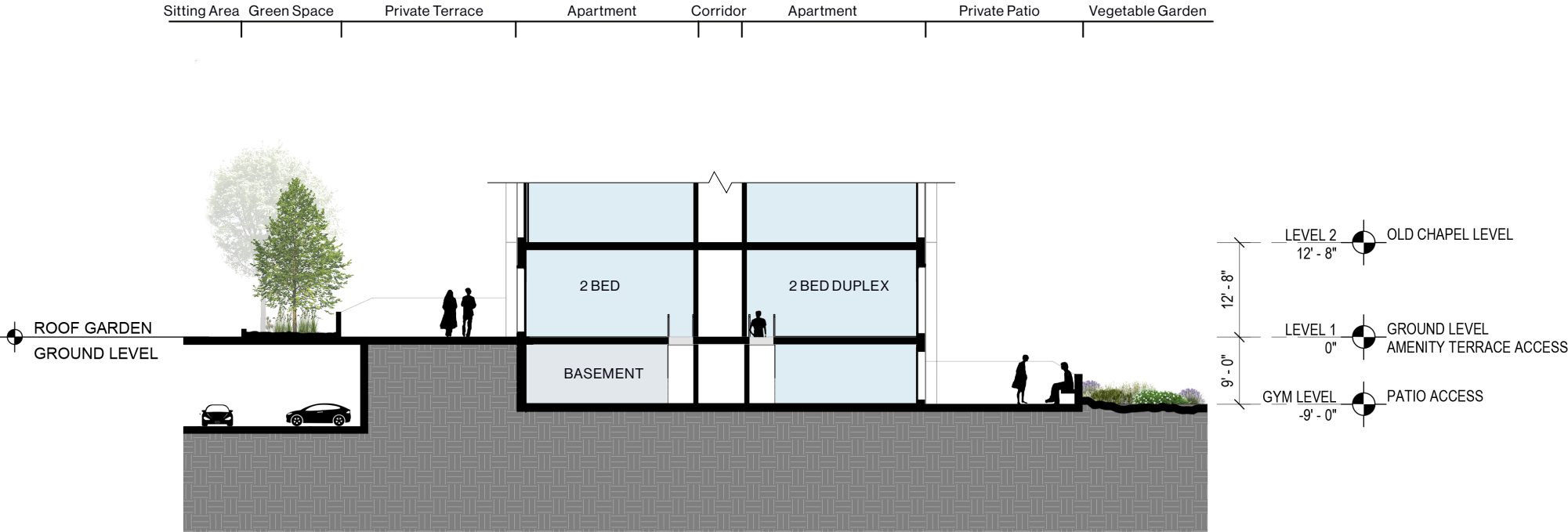
ELEVATION South



ELEVATION North



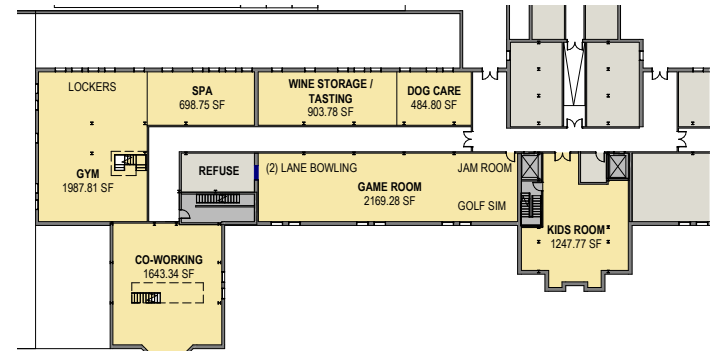
Duplex Section



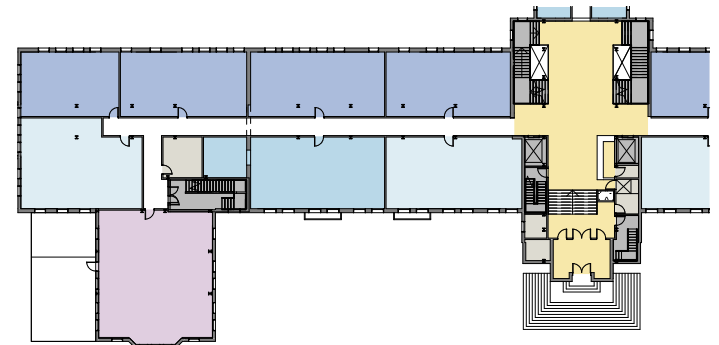
Amenities



Amenity Terrace Level 1



Amenity Basement Lower Level



Entry Level Level 2

Building Data

200,000

SQUARE FEET
OF BUILDING AREA

94

UNITS

232

PARKING SPACES

9

1 BEDROOM

60

2 BEDROOM

15

2 BEDROOM
DUPLEX

10

3 BEDROOM



the BARN

The Barn



Unit Count Overview

5

+

12

=

17

**EXISTING
UNITS**

- (3) 1 Bedroom Unit
- (1) 2 Bedroom Unit
- (1) 3 Bedroom Unit

**UNITS
TO PROVIDE**

- (9) 2 Bedroom Unit
- (3) 3 Bedroom Unit

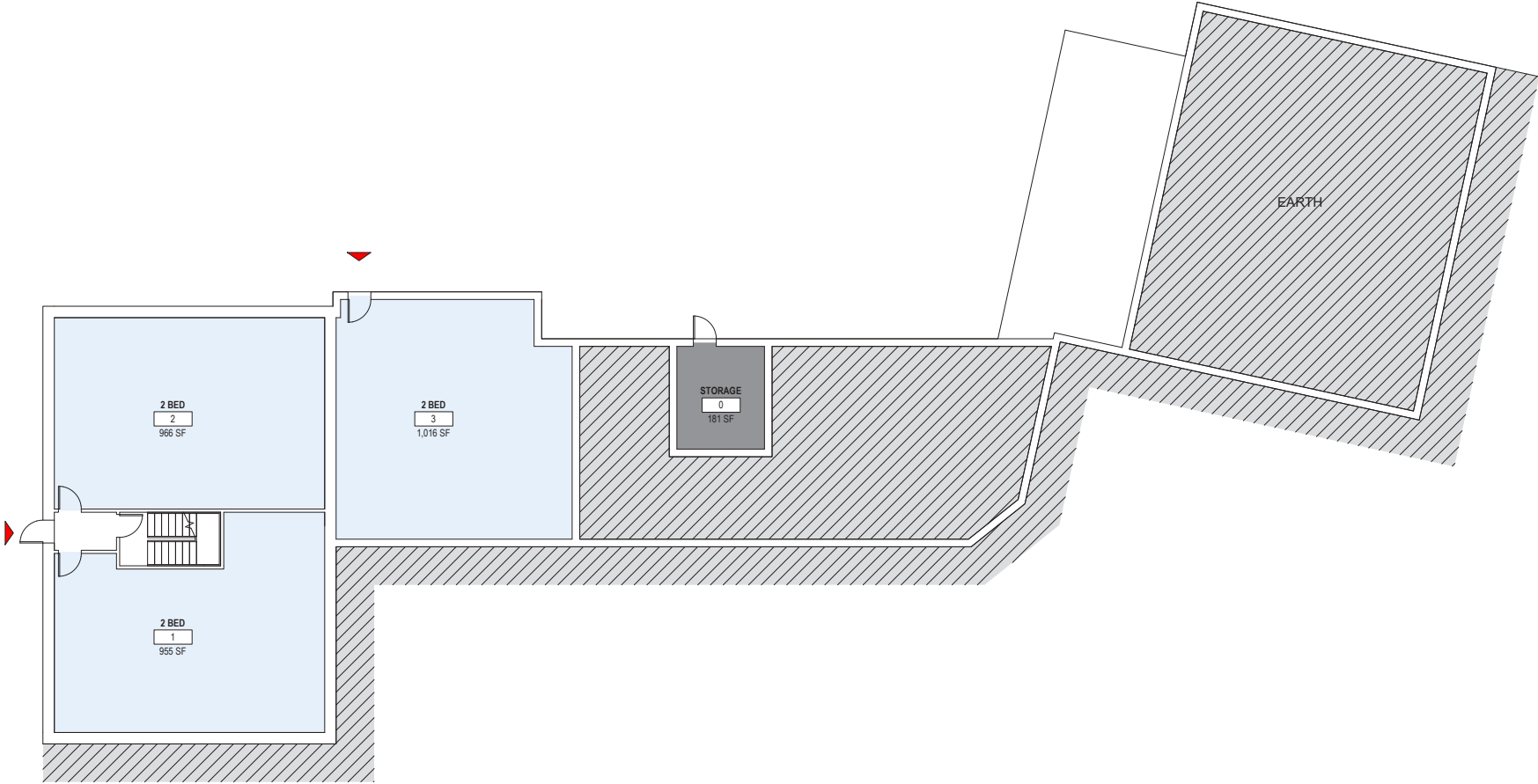
**TOTAL UNITS
REQUIRED**

- (3) 1 Bedroom Unit
- (10) 2 Bedroom Unit
- (4) 3 Bedroom Unit

Ground Floor



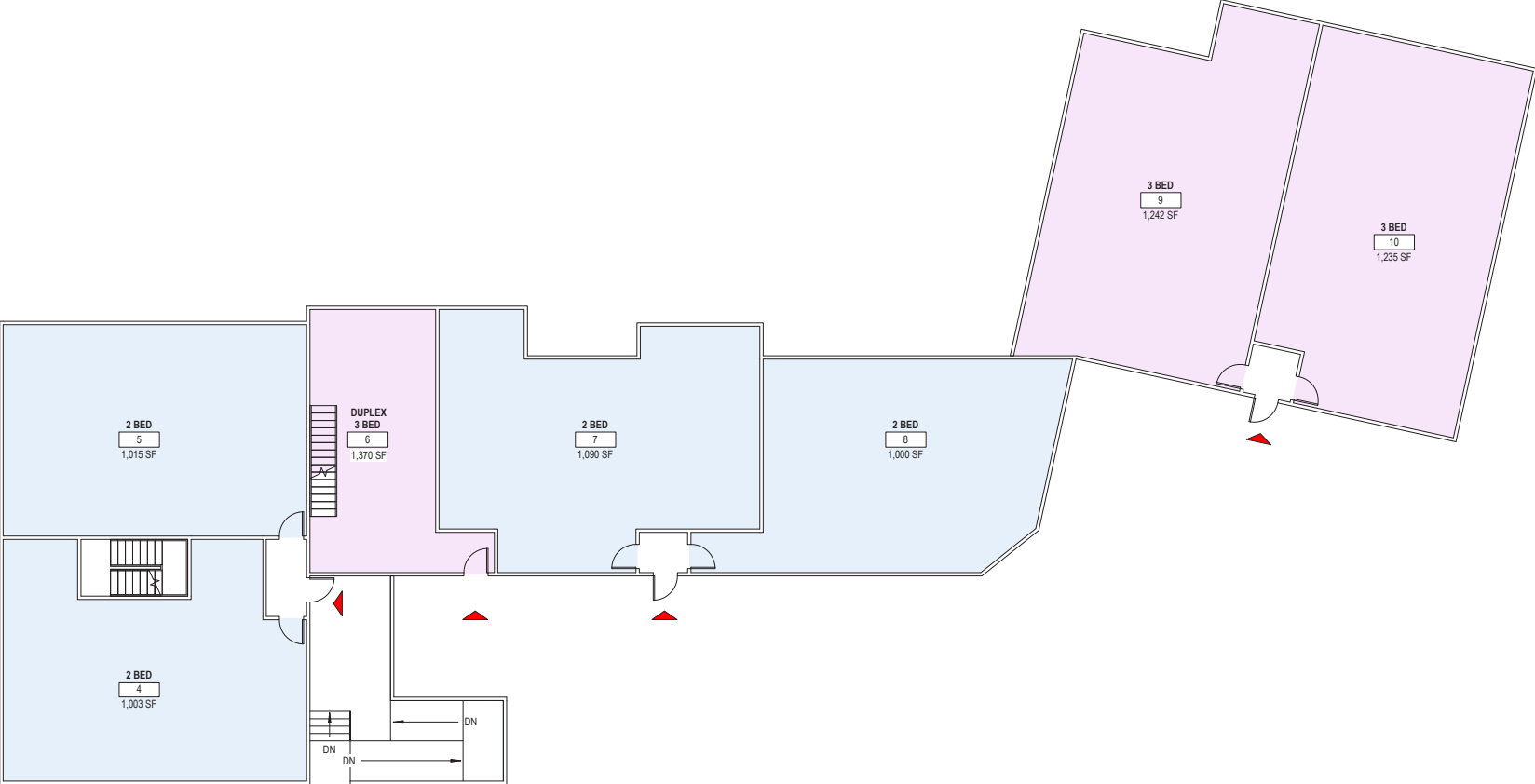
- 2 BED** (950 - 1,200 SF)
- 3 BED** (1,200 - 1,400 SF)
- STORAGE**



Mid Floor



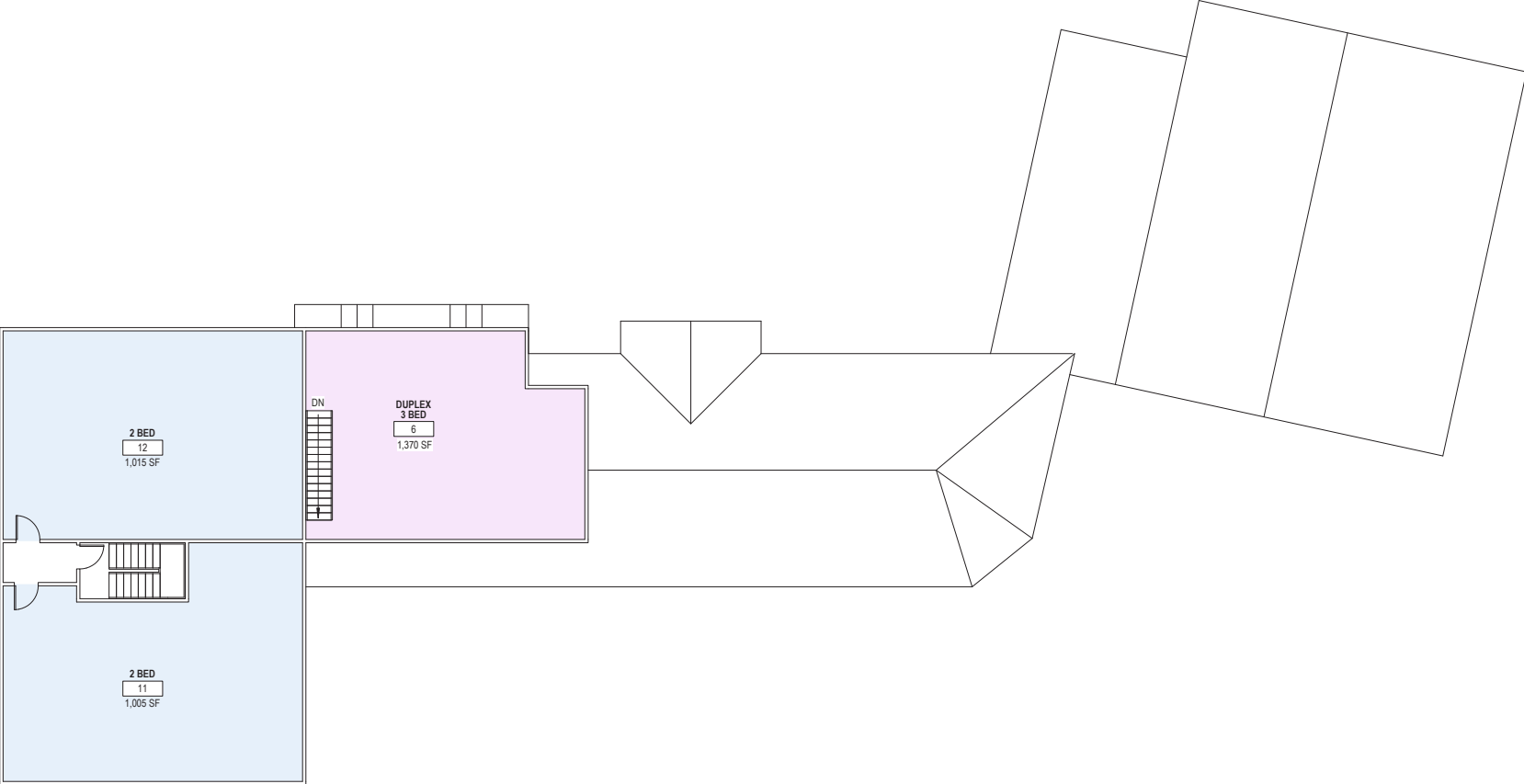
- 2 BED** (950 - 1,200 SF)
- 3 BED** (1,200 - 1,400 SF)
- STORAGE**



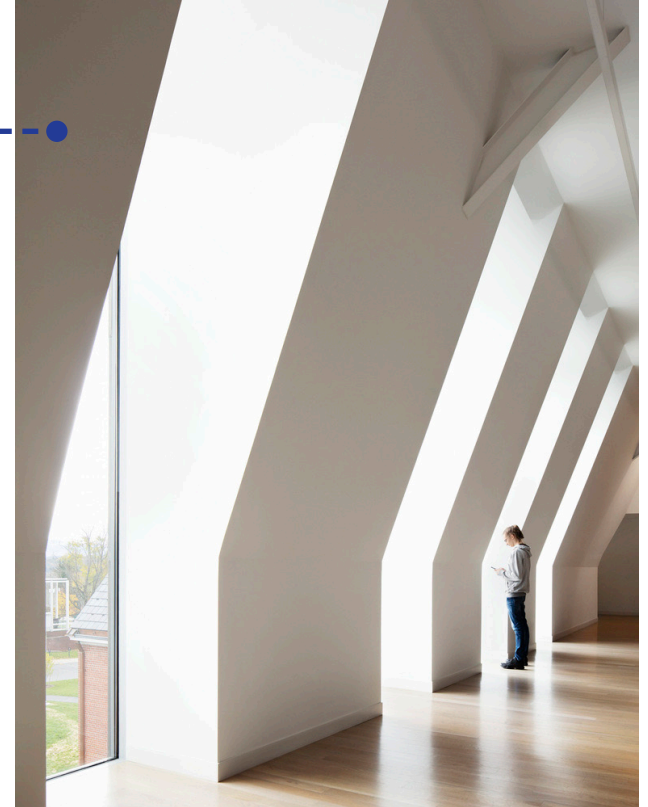
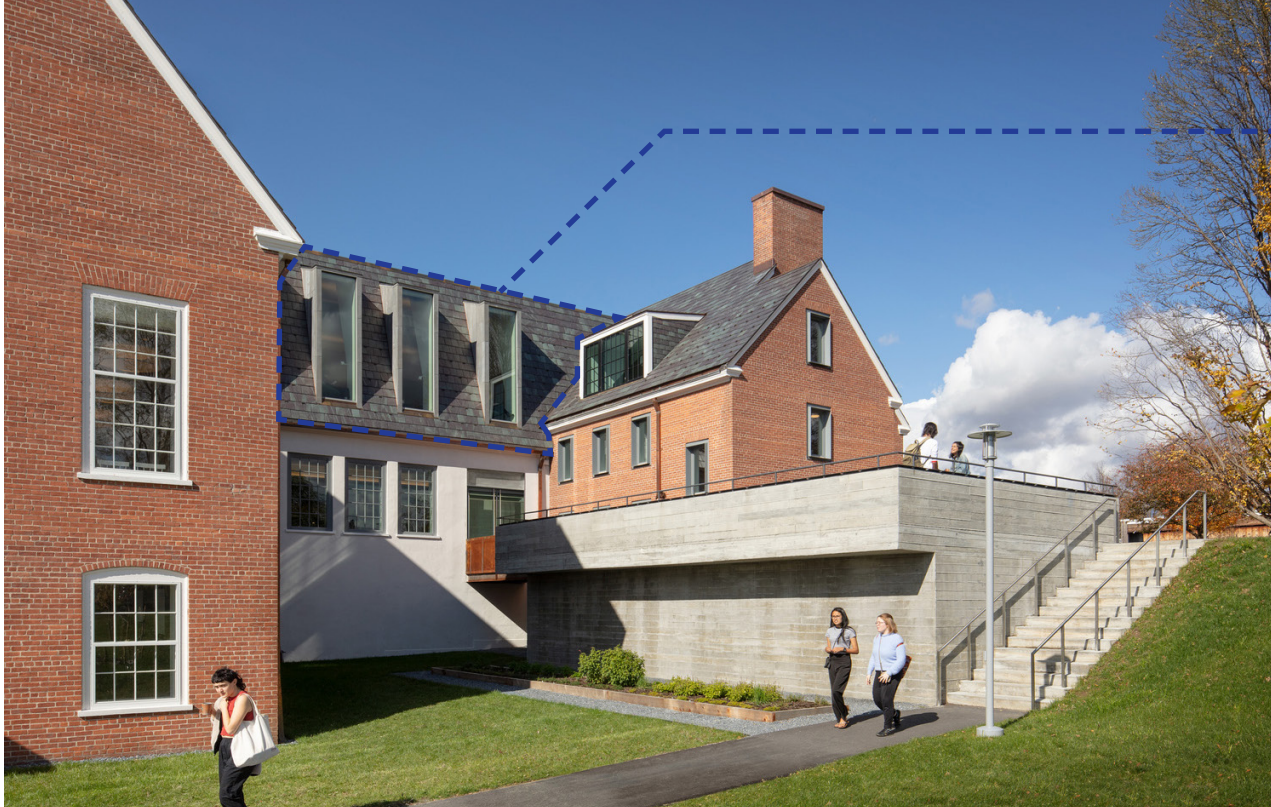
Second Floor



- 2 BED** (950 - 1,200 SF)
- 3 BED** (1,200 - 1,400 SF)
- STORAGE**



Inspirations



Building Data

13,049

SQUARE FEET
OF BUILDING AREA

12

UNITS

9

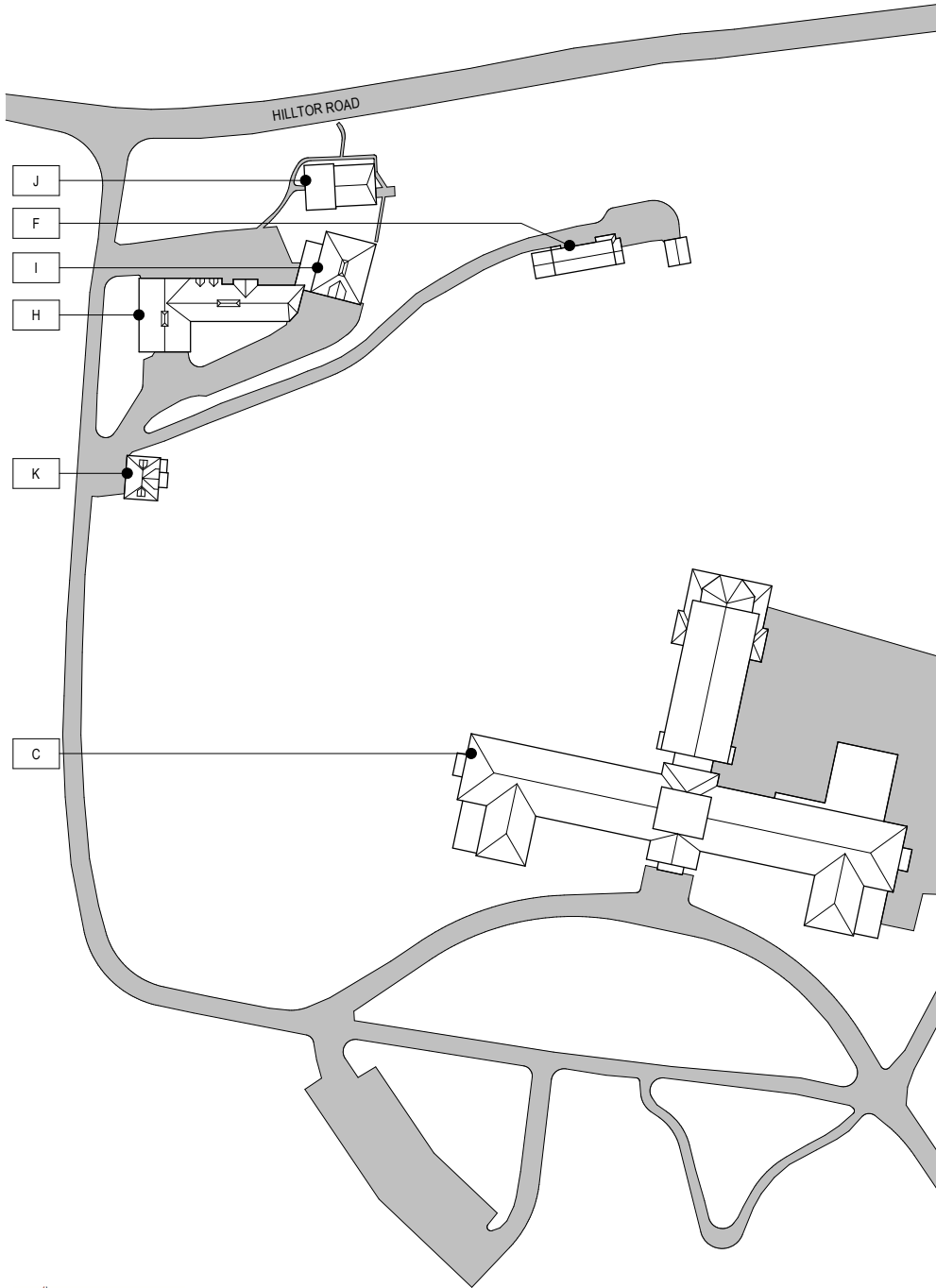
2 BEDROOM

3

3 BEDROOM

Affordable Units

Affordable Unit Count

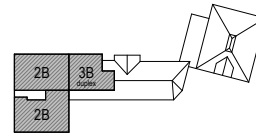
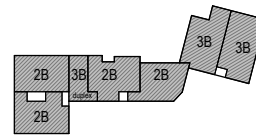
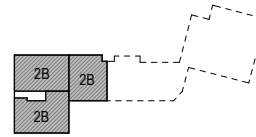


UNIT COUNT / AFFORDABLE UNIT COUNT

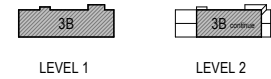
	1 BED	2 BED	3 BED	TOTAL
BLDG. C	9 (1 AFFORD.)	75 (4 AFFORD.)	10 (1 AFFORD.)	94 (6 AFFORD.)
BLDG. F	-	-	1 (1 AFFORD.)	1 (1 AFFORD.)
BLDG. H, I	-	9 (9 AFFORD.)	3 (3 AFFORD.)	12 (12 AFFORD.)
BLDG. J	2 (2 AFFORD.)	1 (1 AFFORD.)	-	3 (3 AFFORD.)
BLDG. K	1 (1 AFFORD.)	-	-	1 (1 AFFORD.)
SUBTOTAL	12 (4 AFFORD.)	85 (14 AFFORD.)	14 (5 AFFORD.)	111 (23 AFFORD.)
TOTAL	111 UNITS, INCLUDING 23 AFFORDABLE UNITS			

***111 x 20% = 22.2 (23 UNITS)**

BUILDING H, I



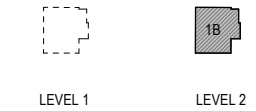
BUILDING F



BUILDING J



BUILDING K



BUILDING C

