



**Area in Need of Redevelopment Investigation for Block 8409, Lots 1 & 26  
in the Township Of Morris, New Jersey**

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC | Planning & Real Estate Consultants | September 2018

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Block 8409, Lots 1 and 26  
in the Township Of Morris, New Jersey**

*Prepared for:*

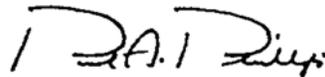
Township Planning Board  
Township of Morris  
50 Woodland Avenue  
Morris, New Jersey 07960

*Prepared by:*

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September 2018

The original copy of this document was signed and sealed  
in accordance with N.J.S.A. 45:14 A-1 et seq.



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## Table of Contents

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I.	Introduction .....	1
II.	Description of the Study Area and Locational Context.....	3
2.1	Locational Context .....	3
2.2	Site History and Former Use .....	3
III.	Morris Township Master Plan and Zoning .....	8
3.1	Morris Township Master Plan.....	8
3.2	Morris Township Zoning .....	8
IV.	Statutory Criteria for an Area In Need of Redevelopment and Application to the Study Area.....	12
V.	Study Area Evaluation.....	14
5.1	Study Area Overview.....	14
5.2	Property Description .....	14
5.3	Consideration of a Redevelopment Area Designation for the Study Area .....	17
VI.	Conclusion.....	24
VII.	Appendix A: Study Area Images.....	25
VIII.	Appendix B: Building Evaluation Report .....	26
IX.	Appendix C: Marketing Report .....	27

## List of Figures

Figure 1: Study Area Location .....	5
Figure 2: Aerial Context .....	6
Figure 3: Tax Map.....	7
Figure 4: Zoning .....	11
Figure 5: Application of Area in Need of Redevelopment Criteria .....	23

## I. Introduction

The purpose of this study is to determine whether an area located in the southeastern section of Morris Township meets the requirements for designation as an “area in need of redevelopment” as established under N.J.S.A. 40A:12A. The area consists of two lots: 355 Madison Avenue, shown as Block 8409, Lot 1 on the Official Tax Maps of Morris Township and known as The Abbey or Alnwick Hall; and 73 Canfield Street, shown as Block 8409, Lot 26 on the Official Tax Maps of Morris Township (the “Study Area”). The Township Committee by Resolution No. 164-18 authorized the Planning Board to conduct such an investigation. In a meeting on August 20, 2018, the Planning Board adopted a resolution authorizing Phillips Preiss Grygiel Leheny Hughes LLC to undertake the study on its behalf.

As part of the investigation, we reviewed the following records and documents:

- Official tax maps of Morris Township
- Tax records for the block and lots in the study area
- Aerial photos of the study area
- A report entitled “Building Evaluation Report Based on Upon Visual Observations at The Abbey aka Alnwick Hall, 355 Madison Avenue, Morris Township, Morris County, New Jersey” prepared by Bilow Garrett Group and dated December 22, 2017.
- A completed “National Register of Historic Places Inventory-Nomination Form for Alnwick Hall” prepared by Robert P. Guter, Architectural Historian and dated July 25, 1984.
- Excerpt from “Alnwick Hall and Morristown’s Golden Age” prepared by Mansions in May and dated May 2017.
- A report entitled “Marketing of The Abbey” prepared by The Garibaldi Group/CORFAC International Global Real Estate Services and dated November 20, 2017 (see Appendix B).
- A report entitled “Confidential Inspection Report Prepared for Gary Gabriele, Inspection Address: 73 Canfield Road, Morristown, NJ 07960” prepared by Judge Inspection LLC; Inspection date: July 29, 2016 2:30 pm to 5:00 pm (see Appendix C).
- 1994 Master Plan for the Township of Morris and subsequent Master Plan reexamination reports including the 2017 Master Plan Reexamination
- Zoning Ordinance and Map of Morris Township.

In addition to the above, we physically inspected the buildings and grounds with representatives of the owner of the two study area properties, NYC Skyline Realty LLC, on August 22, 2018. This analysis included both exterior and interior inspections of existing buildings. Further, we had discussions with representatives of the owner to obtain information on the property’s historical use, as well as to gain knowledge regarding the potential for reuse of said facilities from both a physical and market perspective.

The remainder of this report is divided into six chapters. Chapter 2 provides a description of the study area and its locational context. Chapter 3 provides an analysis of the applicable zoning and master plan designations within the study area. Chapter 4 discusses the criteria specified at NJSA 40A:12A-5 for

“area in need of redevelopment” designation. Chapter 5 applies these criteria to the study area to determine whether or not an area in need of redevelopment determination is warranted. Chapter 6 summarizes the overall conclusion of the report. Photos of the study area are provided in the appendix.

## II. Description of the Study Area and Locational Context

### 2.1 Locational Context

The area that is under consideration for redevelopment area designation (the “Study Area”) consists of two properties: Block 8409, Lots 1 and 26. The study area is located in the southeastern section of Morris Township. Block 8409, Lot 1 is located at 355 Madison Avenue (i.e., State Highway 124) and is known as The Abbey or Alnwick Hall. Block 8409, Lot 26 is located at 73 Canfield Road and is improved with a single-family residential dwelling. According to the official tax maps of the Township the study area encompasses  $\pm 4.8$  acres consisting of  $\pm 3.97$  acres on Lot 1 and  $\pm 0.84$  acres on Lot 26. The location of the study area is shown in Figure 1.

The study area is roughly bounded by Madison Avenue to the north and east and Canfield Road to the north and west. To the south and east are single family homes on Crescent Drive. To the south and west are single family homes on Canfield Road. Across Canfield Road to the northwest are office buildings. Across Madison Avenue to the northeast are also office buildings. Other uses along Madison Avenue include banks, gas stations, a hotel, s and single-family homes.

Access to Lot 1 is from Madison Avenue and access to Lot 26 is from Canfield Road, which connects with Madison Avenue. Madison Avenue, otherwise known as Route 124, is a major arterial roadway running an east/west direction connecting with Morristown to the west and with Madison, the Chathams and Summit to the east. Fairleigh Dickinson University, Drew University and the College of St. Elizabeth are located along Madison Avenue. The study area is located approximately 0.5 miles from the Convent Station on the Morris Essex Branch of New Jersey Transit. An aerial view of the study area context is shown in Figure 2.

### 2.2 Site History and Former Use

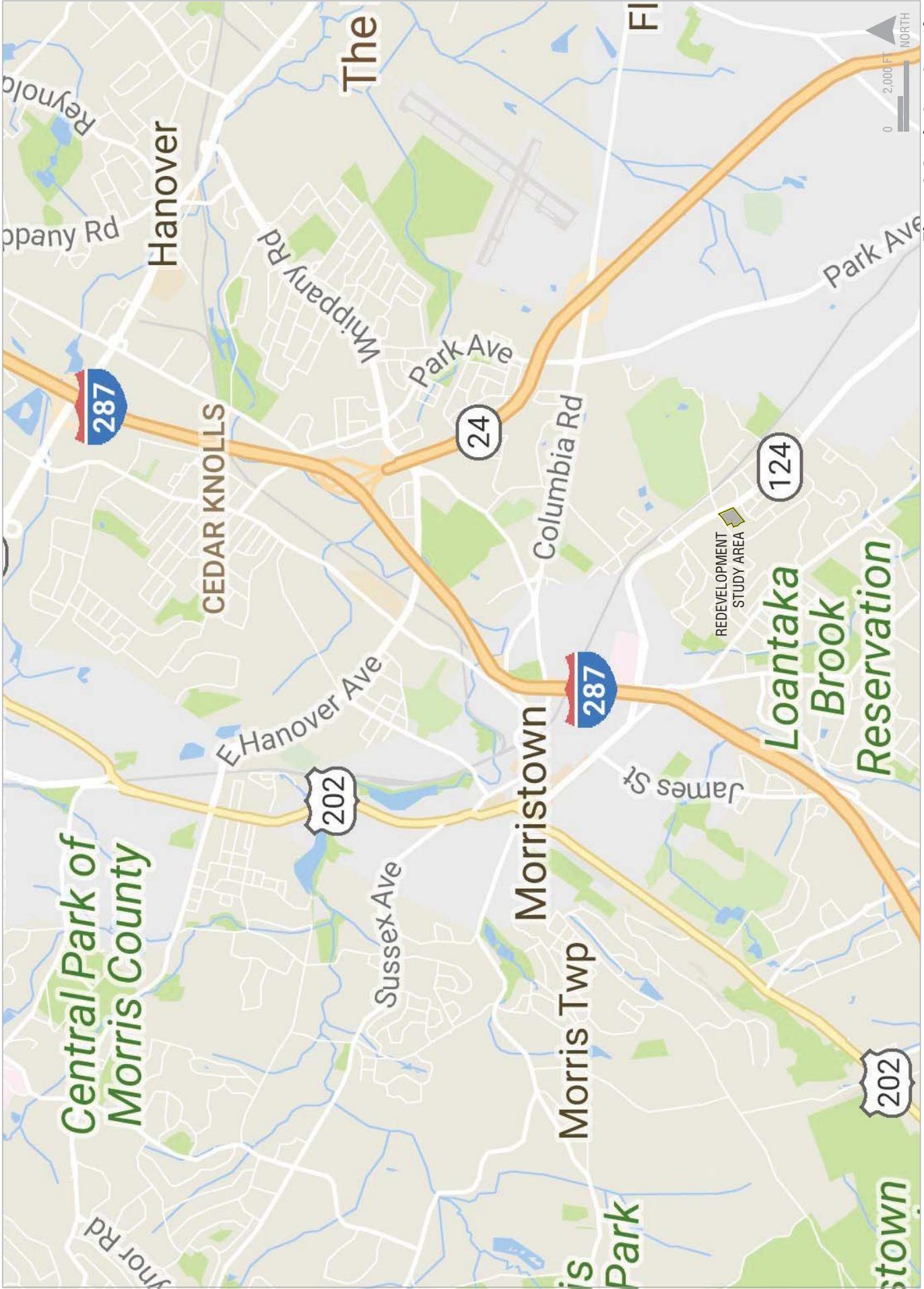
The study area encompasses  $\pm 4.8$  acres comprised of  $\pm 3.97$  acres on Lot 1 and  $\pm 0.84$  acres on Lot 26 as shown on the official tax maps of the Township of Morris (see Figure 3). Lot 1 is improved with The Abbey or Alnwick Hall and Lot 26 is improved with a single-family home.

The Abbey or Alnwick Hall is a 21,000 square foot structure constructed in 1904 for Edward P. Meany, New Jersey Judge Advocate General and director of the American Telephone and Telegraph Company (now AT&T), his wife, Rosaline Meany, and their family. The brick manor home was modeled after 15<sup>th</sup> and 16<sup>th</sup> century English prototypes and the architecture is based on the design of Alnwick Castle in Northumberland, England. The structure is a remnant of “Millionaire’s Row”, the stretch of Madison Avenue between Morristown and Madison that, during the area’s Gilded Age, was lined by large estate homes. From 1922 to 1930 Alnwick Hall had several owners. It was purchased by William S. and Juliette Gubelmann in 1930. The Gubelmanns owned the property for 30 years. From 1961 to 1984, the structure served as Saint Mark’s Lutheran Church. Alnwick Hall was listed on the State and National Register of Historic Places in 1985. The “Statement of Significance” in the National Register form indicated that the house was historically significant due to its architecture (i.e., it is a “rare and virtually unaltered survivor of ‘Millionaire’ Row” and was based on Alnwick Castle); its association with the communications

industry (i.e., Meany's affiliation with AT & T); and its role in the world of music (i.e., Rosaline Meany held musicales at Alnwick Hall).

Subsequent to the church, the building was sold to new owners who converted the former home to an office building known as "The Abbey." At one time, it was the offices of the personal-wealth management division of a bank which is evidenced by a bank vault which remains in the building on the ground floor. There were also medical office users which is evidenced by an X-Ray room in the southwest wing. The current owner, NYC Skyline Realty LLC bought the property in 2008. The building has been vacant since the 2008 economic downturn and the current owner has indicated that re-tenanting has been challenging. Additions and modifications to The Abbey have taken place at various times over its almost 115-year history to accommodate the various adaptive reuses. In 2017, the building was chosen as the mansion for Mansion in May Designer Showhouse and Gardens which is a fundraising event of the Women's Association for Morristown Medical Center (WAMMC). WAMMC selects interior designers to showcase their work in a mansion's interior which is then open to public and private tours and events.

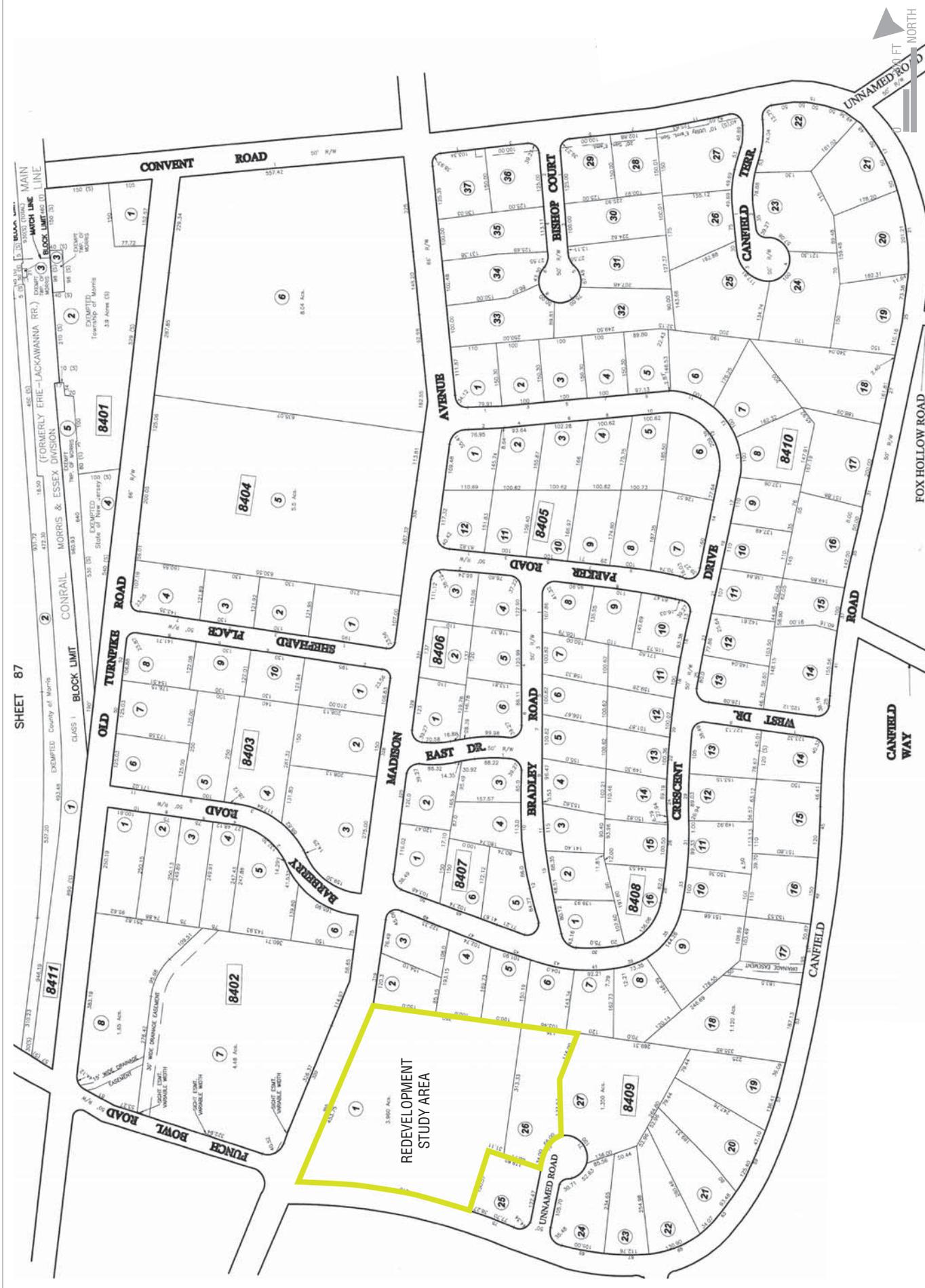
The single-family home constructed on Lot 26 was purchased by the current owner of The Abbey, NYC Skyline Realty LLC, in 2017. According to an inspection report done for the property, the structure is a single-family home constructed in 1961. It has wood frame construction and two stories with a basement. The house is currently vacant. Tax records indicate the home has ±3,800 square feet of livable area.



**Figure 1: Study Area Location**  
 Area in Need of Redevelopment Investigation for Block 8409, Lots 1 & 26 in the Township of Morris, New Jersey  
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2018



**Figure 2: Aerial Context**  
Area in Need of Redevelopment Investigation for Block 8409, Lots 1 & 26 in the Township of Morris, New Jersey  
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**Figure 3: Tax Map**

Area in Need of Redevelopment Investigation for Block 8409, Lots 1 & 26 in the Township of Morris, New Jersey  
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## III. Morris Township Master Plan and Zoning

### 3.1 Morris Township Master Plan

The Township's most recent Comprehensive Master Plan was prepared in 1994. Reexamination reports were adopted in 2001 and August 2007 (subsequently amended in 2009), and most recently in August 2017 (the "2017 Report"). The 2017 Report put forth the following recommendation regarding The Abbey:

*"The Planning Board should evaluate the current OS/GU zoning of the mansion property and determine whether there are any appropriate reuse options that respond to the demands of the marketplace while also affording protection to adjacent single-family homes. One example to consider is Constitution Hill in Princeton which subdivided a mansion owned by the Morgan family into separate condominiums and then constructed townhomes around the original mansion."*

Furthermore, the 2017 Report recommended that the Planning Board evaluate on a case by case basis the potential repurposing/redevelopment of commercial properties paying particular attention to vacant office buildings. Additionally, the 2017 Report advocated for the creation of bulk and accessory use standards for the OS/GU (open space/government use) zone.

The 2017 Report did not specifically mention the single-family home on Lot 26 but did state that a paramount goal of the Master Plan was the "Preservation of Residential Character of the Community," including ensuring that new infill development in single-family residential neighborhoods consider and respect the context (established scale and character) of surrounding homes.

### 3.2 Morris Township Zoning

#### *OS/GU Open Space/Government Use District*

The majority of The Abbey property is located in the OS/GU Open Space/Government Use zoning district. A list of permitted uses is provided below.

The OS/GU zone permits the following principal uses:

- Public parklands, playing fields, playgrounds, open spaces, reservoirs, country clubs with golf courses (in existence on January 1, 1994), tennis courts, swimming pools, government offices, first aid and emergency squads, firehouses, libraries, museums and municipal buildings (not including garages, storage yards and solid waste treatment facilities).
- Day schools, public or private.
- Colleges in existence on January 1, 1994.
- Single-family detached dwellings under the area, bulk and yard requirements prevailing in the RA-130 Zone, including accessory uses. Cluster residential development groups shall not be permitted.
- Churches and other places of worship, provided that the minimum area, maximum bulk and minimum yard requirements of the RA Zone apply, as modified for the RA-130 Zone.

The OS/GU zone permits the following accessory uses:

- Roof- or building-mounted solar energy systems.
- Building-integrated solar energy systems.
- Geothermal energy systems.

The OS/GU zone permits the following conditional uses:

- All wireless telecommunications facilities (WT facilities), except wireless telecommunications towers (WT towers).

Currently, Chapter 95, Zoning states the following with regard to the OS/GU zone:

*“Because of the wide diversity and nature of the uses permitted in this zone, no specific area, bulk and yard requirements are provided. The Planning Board, in reviewing any site plan for uses proposed in this zone, shall use generally accepted planning standards to minimize the impact on surrounding development to ensure adequate circulation protection, ecological and environmental elements and shall approve only those plans designed to carry out the general intent of this zone.”*

The 2017 Master Plan Reexamination noted that in recent years the Planning Board has reviewed a number of applications for properties in the OS/GU zone and believes that the lack of specific bulk regulations not only gives little direction (if not too much discretion) to applicants, but also provides no guidance for the Board’s review. Therefore, the Planning Board recommended creating specific bulk standards for the OS/GU zone. In addition, the 2017 Report asserts that specific accessory uses should be established for this zone (as none are expressly permitted currently). Notwithstanding the 2017 Master Plan Reexamination, no bulk and accessory use standards have been established for the OS/GU zone.

### *RA-15 District*

A portion of The Abbey property and the entirety of Block 8409, Lot 26 are located in the RA-15 Single-Family Residential Zone. The RA-15 Single Family Residential Zone permits any RA-130 Single-Family Residential Zone permitted principal use which includes:

- Single-family detached dwellings.
- Agricultural uses and farms as provided in § 95-34.3.[1]
- Cluster residential development groups as provided in Chapter 57, Land Development.
- Parks, playgrounds, firehouses, libraries and municipal buildings.
- Country clubs, golf clubs and golf courses as provided in § 95-35A.

The RA-15 Single Family Residential Zone permits any RA-130 Single-Family Residential Zone permitted accessory use which includes:

- Private garages as provided in § 95-36A.
- Swimming pools as provided in § 95-36B.

- Signs as provided in Article VI.
- Tennis courts as provided in § 95-36B.
- Other accessory buildings, such as toolsheds, as provided in § 95-36A.
- Roof- or building-mounted solar energy systems as provided in § 95-34.4.
- Building-integrated solar energy systems as provided in § 95-34.4.
- Geothermal energy systems as provided in § 95-34.4.

The RA-15 Single-Family Residential Zone permits any RA-130 Zone conditional use which includes:

- Essential services as provided in § 95-37H.
- Churches and other places of worship, including parish houses, Sunday school buildings and other similar uses as provided in § 95-37B.
- Public or private day schools.
- Nursery schools as provided in § 95-37F.
- In-home professional or in-home business offices as provided in § 95-37C.[2]
- Private recreation uses with lights.
- Supplementary apartments as provided in § 95-37N.



## **IV. Statutory Criteria for an Area In Need of Redevelopment and Application to the Study Area**

The laws governing redevelopment by municipalities in New Jersey are set forth in the Local Redevelopment and Housing Law, which is codified at N.J.S.A. 40A:12A et seq. This statute grants the governing body of the municipality the power to authorize the Planning Board to conduct a study to determine whether an area is in need of redevelopment, and following completion of the study, to make such a determination and then to subsequently adopt a redevelopment plan for the designated area. Such area may be determined to be in need of redevelopment only if, after an investigation by the Planning Board and a public hearing for which notice has been given, it is found to meet one or more of the following conditions:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

It should be stressed that a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part. This provision is referred to as “Section 3” and is set forth under N.J.S.A. 40A:12A-3. The following chapter analyzes the study area to determine whether one or more of the conditions for "area in need of redevelopment" designation are met.

## V. Study Area Evaluation

### 5.1 Study Area Overview

The study area encompasses two properties, Lots 1 and 26 in Block 8409. The two properties are under common ownership and total  $\pm 4.8$  acres. Lot 1 comprises  $\pm 3.97$  acres and is improved with a  $\pm 21,000$  square foot structure. Additions and modifications to the structure have taken place at various times over the last  $\pm 115$  years as the building was converted from a large estate home to a house of worship to office/medical office space. The structure is currently vacant. Lot 26 comprises  $\pm 0.84$  acres and is improved with a  $\pm 3,800$  square foot single-family home. The home is currently vacant.

The following provides an evaluation of the study area and considers whether it meets the statutory criteria for an “area in need of redevelopment.” The analysis was based on surveys of use and property conditions for both Lots 1 and 26 on Block 8409; physical inspection of the exteriors and interiors of the structures in the study area; and review of property inspection and other reports made available to us by the property owner.

Photographs of the study area and facilities thereon are provided in the report Appendix.

### 5.2 Property Description

#### *Block 8409, Lot 1 (a.k.a. The Abbey/Alnwick Hall)*

<i>Location:</i>	355 Madison Avenue
<i>Owner:</i>	NYC Skyline Realty LLC
<i>Size:</i>	$\pm 3.97$ acres
<i>Assessed Value:</i>	
<i>Land:</i>	\$1,980,000
<i>Improvements:</i>	<u>\$1,410,000</u>
<i>Total:</i>	\$3,390,000
<i>Zoning:</i>	OS/GU Open Space/Government Use
<i>Current Use:</i>	Vacant building

#### *Property*

The property consists of one rectangularly shaped tax lot located in the southeastern section of Morris Township. The property has  $\pm 454$  feet of frontage on Madison Avenue; and  $\pm 410$  feet of frontage on Canfield Road. The property line along the single-family homes fronting Crescent Drive is  $\pm 350$  feet; and the property line along the single-family homes fronting Canfield Road is  $\pm 465$  feet. The boundary with the single-family homes on Canfield Road includes a  $\pm 313$  foot border with Block 8409, Lot 26. The property is improved with a single  $\pm 21,000$  square foot building which has been used as a residence, house of worship, and office/medical office space. The structure is currently vacant. The building and improvements are described in greater detail below.

## *Exterior*

The Abbey is accessed via a curvilinear driveway off Madison Avenue. The building is setback from Madison Avenue and is surrounded by an extensive lawn area with mature vegetation. There is a paved parking area to the south for 94 cars. In the east yard is the chiller which provides air conditioning to the building. According to the *“Building Evaluation Report Based Upon Visual Observations at The Abbey A.K.A. Alnwick Hall”* (“Building Evaluation Report”), the building is served by natural gas, domestic water, fire sprinkler and 1200 AMP electric service.

The building comprises two floors and a finished basement. The building height from ground to parapet is approximately 33 feet. The rectangular main block of the house measures approximately  $\pm 80$  feet x  $\pm 95$  feet. A porte cochere extends approximately  $\pm 32$  feet from the northwest facade and a long narrow service wing (approximately  $\pm 90$  feet in length) extends to the southwest from the rear facade. The aggregate floor area of the building is  $\pm 21,000$  square feet including the basement and loft space above the second floor. The regular outline of the house is broken by semi-octagonal bays and towers. The roof is flat and surrounded by a masonry castellated parapet.

According to the National Register Nomination Form (“NRNF”) for the residence, the house is steel framed, clad entirely in orange pressed-brick with joints of tinted mortar. Matching the brick in color and texture is a terra cotta material from which all exterior ornament is fashioned including cornices, window sills, window surroundings, and coping. The NRNF notes that the most prominent decorative feature is the frieze running in shallow relief below the north parapet.

There are two principal building entrances. On the north, or Madison Avenue side, is a 15 foot wide by 17 foot high portico framed by two semi-octagonal columns. Centered between them is a paneled, double-leaf oak door beneath a four-centered arch. On the west is another entrance which uses the same semi-octagonal verticals and crenellated parapet as the north entrance. However, here they are lengthened to form a porte cochere 20 feet high with an arch and terra cotta mosaic ceiling. On all elevations the windows are leaded clear or stained glass with steel frames and sashes. An additional entrance to in the south façade includes a barrier free access ramp.

## *Basement Level Interior*

The basement is approximately  $\pm 5,400$  square feet with a ceiling of less than 8 feet. The basement comprises several small rooms which have recently been constructed as offices, a conference room and a pantry. There are two toilets. The basement was finished much later than the rest of the house. The office space has no windows. There are two means of egress from this level. The unfinished areas of the basement have exposed concrete slab and masonry walls.

### *Ground Floor Interior*

The ground floor space currently comprises 7 offices, 3 toilets, a conference room, large reception area, waiting area, X-ray room, bank storage vault, dressing room, and support areas. The office spaces were repurposed from the original layout. The major architectural feature is a grand staircase between the basement, first and second floors within the center hall of the building which effectively function as an atrium. The staircase has ornate wood wainscoting and railings. The first floor is bisected by a north south corridor. In addition, there is a separate wing located at the southwest corner of the building which is accessed via a hallway. This area was modernized and updated for office uses and includes an X-Ray room. A second unenclosed stairway provides additional access to the second story above this area.

The main portion of the first floor flanking the center atrium comprises several large gallery type spaces. Much of this space has ornate ceilings consisting of either barrier vaults, coffered wood ceiling or painted plaster with plaster filigree decoration. The ceiling heights vary but in several of the spaces they are approximately 12 feet in height. Lighting is provided by a combination of recessed lighting fixtures, wall sconces and decorative chandeliers. However, the modernized southwest wing of the ground floor has a dropped ceiling with acoustic tile and fluorescent light fixtures.

### *Second Floor Interior*

The second floor comprises offices, kitchens, a conference room, large reception area, toilets, and support spaces. The floor is accessed by the grand staircase from the first floor at the center of the building, as well as the circular staircase adjacent to the main staircase. A mezzanine structure was added above what was the grand ballroom on the ground floor. It has limited ceiling height above it. Similar to the main level, the main portion of the second floor along the north side has historical ornamental finishes. The lighting in this area is provided by decorative chandeliers, recessed fixtures and wall sconces. There is a small loft area above the second floor which is accessed by steel ladder. It was apparently used for support space.

### *Block 8409, Lot 26*

<i>Location:</i>	73 Canfield Road
<i>Owner:</i>	NYC Skyline Realty LLC
<i>Size:</i>	±0.841 acres
<i>Assessed Value:</i>	
<i>Land:</i>	\$396,000
<i>Improvements:</i>	<u>\$275,300</u>
<i>Total:</i>	\$671,300
<i>Zoning:</i>	RA-15 Single-Family Residence
<i>Current Use:</i>	Vacant single-family home

### **Property**

The property consists of a single rectangularly shaped lot located in the southeastern section of Morris Township. It is located on what the tax maps show as an “unnamed road” off Canfield Road. The unnamed road serves four homes, each with a Canfield Road address, and ends in a cul-de-sac. Lot 26 has ±100 feet of frontage on the cul-de-sac. It shares a ±313 foot border with Lot 1, a ±135 foot border with the single-family homes fronting Crescent Drive, and a ±138 foot border with Block 8409, Lot 27 which is improved with a single-family home. The property is improved with a single-family residential dwelling which is now vacant.

### **Exterior**

The home on Lot 26 is a split-level two-story home. According to tax records, the home was built in 1962. The front façade faces the cul-de-sac (i.e., west). The main entrance is in the center of the front façade. It is located under what appears to be a copper roofed portico with ornamental metal columns. There is a two-car attached garage on the side façade facing north. On the rear façade is an attached deck with a door that connects with the upper floor of the house. As the house is split-level the main floor is on the second story. There is also an entrance to the lower-level on the south façade. The house is surrounded by a grass yard and some mature trees. According to the tax records, the exterior of the house is finished with cement, brick and hardiboard. The rear deck is made of wood. The main portion of the home (i.e., not above the attached garage) is hip roofed. There is a rear shed on the property.

### **Interior**

The lower level of the home consists of a living area, bedroom, eat-in-kitchen and bathroom. The entrance to the lower level is provided from the main entrance, the garage and a separate entrance from the south facade. The upper level consists of a living area, dining area, full kitchen, two bathrooms and three bedrooms. There is also an unfinished attic area and unfinished basement area.

According to the “Confidential Inspection Report Prepared for Gary Gabriele, Inspection Address: 73 Canfield Road, Morristown, NJ 07960” prepared by Judge Inspection LLC (the “Building Inspection” report) the walls are 2 x 4 framed with wooden study. The floor structure includes lumber sheathed in plywood or tongue and groove planks. The foundation is made of concrete block.

## **5.3 Consideration of a Redevelopment Area Designation for the Study Area Block 8409, Lot 1 (a.k.a. The Abbey/Alnwick Hall)**

### **Property**

The grounds on which The Abbey building is located are in generally good condition. The parking areas lack lighting but the lawn and other landscaped areas are in generally good condition.

## *Exterior*

The facades are a combination of brick and terra cotta. There is evidence of damaged terra cotta on the cornices, window sills, window surrounds and copings. There is damaged and cracked brick. There is missing mortar requiring repointing. There is evidence of water filtration at the interior face of the south wall. The Building Evaluation Report raised concerns about the condition of the concealed mortar joint between the interior brick and the exposed brick. However, in order to determine the overall condition of the walls, destructive investigation would be required. There are numerous cracks and damaged stone pieces. There is staining and vegetation growth on several facades. The walls do not provide any thermal insulation. The leaded glass windows do not provide any significant insulation value to the thermal envelope. According to the Building Evaluation Report “a significant investment will be required to perform the repairs to the exterior façade.” There is no Barrier Free access to the building or the multiple levels within the building. There is an exterior ramp which connects to the southwestern wing which has settlement and, according to the Building Evaluation Report, the cross slope of the ramp exceeds the allowable cross slope of 1 in 48. The roof is surrounded by a masonry parapet wall. There is significant deterioration on the parapet in a number of locations. There are significant water stains on the southwestern portion of the building which is evidence of major roof leaks. On a site visit, water was observed collecting on the roof in that location and water was observed leaking through the ceiling in both the first and second levels of the building in the southwestern wing. According to the Building Evaluation Report, the roof membrane in the southwestern wing is in the latter stages of life expectancy.

## *Interior*

The building is vacant but was most recently used for offices. The main portion of the building flanking the center atrium comprises several large gallery type spaces which were repurposed for office use. These spaces are quite large in scale for private offices and undersized to accommodate multiple open office style workstations with efficient circulation. The interior spaces have for the most part been preserved in their original historic character with the exception of the southwestern wing which was adapted for post-residential uses and incorporated non-historically appropriate finishes such as the dropped ceilings and fluorescent lighting, X-Ray room, and other modern office appurtenances. Non-historically appropriate finishes appear throughout the building and include the addition of floor outlets in one of the large gallery spaces, a large bank vault in one of the large gallery spaces, radiator covers, as well as a mezzanine level above what was a grand ballroom. The mezzanine has limited ceiling height which compromises the historic integrity of the stained-glass decorative windows which are covered in certain portions by the placement of the loft floor.

The central stair connecting three levels is unenclosed and creates an atrium affect as does the adjacent circular stairway which connects the first level to the second level. According to the Building Evaluation Report, there are no fire barriers surrounding either stairwell, nor are fire sprinklers or a smoke purge system provided. According to Building Code, egress stairs cannot

be located in open atriums unless they are protected by fire sprinklers, separated by fire barriers, or have adequate smoke purge systems. Neither staircase meets current building code requirements. The Building Evaluation Report notes that the second floor requires two means of egress remote from one another. Due to the close proximity of the stairwells to one another, the second floor is not considered to be served by two means of egress. Therefore, the building does not comply with the current building code in that regard. Additionally, door hardware throughout consists of knob sets of varying styles which are not compliant with Barrier Free access requirements.

There is evidence of significant water infiltration at the southwestern wing of the building. A site visit revealed water leaking through the roof to the second level and water damage on the first and second levels in the southwestern wing. According to the Building Evaluation report, there are also concerns about the age of the HVAC system (estimated to be 50 years old) and destructive investigation may be required to ascertain conditions and/or perform the necessary maintenance. Additionally, due to the age of the chiller and boiler plants there are concerns about the lack of energy efficiency. Only the basement level is protected by a fire sprinkler system due to it being a windowless story. There is no sprinkler system for the first and second floor levels. The Building Evaluation report recommends that, if the building were to be reused, all levels of the building should be sprinklered. The Building Evaluation report further notes that none of the light fixtures appears to be high efficiency type fixtures.

According to the Building Evaluation Report the renovation of the structure will require significant investment as its unique historic nature render exterior and interior improvements difficult to replace and/or repair. It should be noted that the Building Evaluation Report included a visual observation of apparent conditions. It does not include a survey or assessment of the building or site for the presence of asbestos or asbestos-containing materials, pollution, or hazardous or toxic-wastes. However, a portion of the structure is deteriorated, and the Building Evaluation Report notes that there are significant code compliance issues as outlined below which would need upgrading for the building's reuse.

### ***Tenanting***

There has been a continued pattern of vacancy and underutilization of the property. The property was most recently tenanted with office users. However, the building has been vacant for much of the past decade. According to a report entitled "Marketing of The Abbey" ("Marketing Report") prepared by The Garibaldi Group/CORFAC International, a real estate services company, the property has been marketed extensively over the last few years. The marketing efforts included the following:

- A "for sale" sign on the property;
- A digital and physical property flier;
- Biweekly emails to the New Jersey brokerage community consisting of 1,500 recipients,

- Semi-annual mailers to a select list of financial services firms, law firms, high net worth investors and developers within a 25 mile radius of the property address;
- Property listing on both CoStar (the industry standard for listing and searching for commercial properties in the United States which gets over 9 million visits a day from real estate professionals) and Loopnet (a searchable listing service for commercial properties with more than 5 million monthly unique visitors);
- Advertised the property as a platinum listing on CoStar and Loopnet for approximately 2 months over the last 3 years;
- Advertised on the RE-NJ.com daily newsletter for roughly a months worth of time in 2017;
- Hosted multiple broker open houses; and
- Hosted the Mansions in May exhibition.

The Marketing Report indicates that the Garibaldi Group received many inquiries primarily for “as is” or expanded office use. The report notes that the property is well located and valued at the higher end of the local/Morristown office market. In addition to office users and investors, The Garibaldi Group received multiple inquiries from catering operations, boutique hotels, personal art galleries, medical offices, as well as four separate inquiries for conference centers, several inquiries from places of worship, and inquiries from drug rehabilitation facilities, private schools and assisted living facilities. There were also multiple discussions of higher end town homes.

Despite the significant investment of time and effort, The Garibaldi group was not able to find a buyer or tenant for The Abbey. Many potential users/purchasers praised the property’s desirable location, distinctive architecture, high number of parking spaces, and proximity to Convent Station. However, The Garibaldi Group attributes its lack of success to the fact that the building is old and needs a multitude of repairs. The Marketing Report states that the following issues/concerns were heard on a regular basis:

- A total HVAC overhaul is needed;
- The current utility expenses are excessive;
- The building’s interior partitions are largely structural in nature thereby limiting the ability to make interior renovations and/or rendering such renovations very costly;
- The large amount of common area resulting in an unacceptable ratio between usable and rentable area;
- The building’s need for expensive aesthetic and structural repair; and

The Marketing Report concluded that the “building is essentially obsolete for present day operations.”

## *Conclusion*

The Abbey was designed and developed to be a grand residence to meet the discrete needs of a unique user. Since its construction in 1904 as a residence, there have been numerous alterations and modifications to adapt the building to new uses, including as a church and for office/medical office space. However, in the present environment, physical improvements and modernization of the building pose challenges from both a cost and market standpoint.

The building has historic character and historic interiors. However, it is in need of repair and/or renovation, particularly the roof, parapet and façade masonry, which are in various stages of deterioration. Renovation of the structure will be costly given the unique historic features of the structure's façade and interiors. Some of the primary spaces such as the grand staircase need modern upgrades to comply with today's building code standards. The building and many of its interior spaces will need to be renovated for Barrier Free access. Additionally, some areas most recently used for office space are not conducive to the demands of prospective office tenants. For example, the basement level offices are windowless and lack light and ventilation. The majority of the building's mechanical systems display signs of obsolescence and have probably reached the end of their useful life. The Marketing Report indicated that potential users/purchasers raised concerns about the costs related to necessary HVAC overhaul as well as current utility expenses.

The building was intended primarily to be used as an estate-type residence and the interior spaces have limited appeal in the marketplace for reuse and re-tenanting. The core of the house consists of large spaces once used for entertaining that are too large for private offices yet undersized to accommodate multiple office workstations in the context of an open floor plan. The building's interior partitions are largely structural in nature thereby limiting the ability to undertake interior renovations and/or rendering such renovations very costly. As per the Marketing Report, the large amount of common area results in an unacceptable ratio between usable and rentable area. Despite significant efforts to market the property, it has remained vacant for much of the past decade. While it may be possible to attract short term users (i.e., the Mansions in May), the long term utility of a building of this magnitude remains a challenge. The building's layout is obsolete for modern uses and suffers from faulty arrangement and design.

Based on the foregoing, The Abbey meets criteria "b" and "d" of the LRHL. The prospects for re-tenanting are poor due, in part, to the fact that areas of the building are in a state of disrepair. Due to its size and layout, the building is wholly outdated and does not adequately meet the needs/demands of the marketplace for a variety of uses, including those for which there has been at least some market interest, i.e., offices, banquet hall, conference center, religious, etc. The building suffers from faulty arrangement/design/obsolete layout and overall functional obsolescence. Much of the mechanical infrastructure is old and energy inefficient and nearing the end of its useful life. The building is not up to current Building Code and Barrier Free access standards. The necessary physical improvements and modernization of the building pose serious

challenges from both a market and cost standpoint. Clearly, in its present condition, the property is failing to satisfy the land use policy objectives advanced by the Township for this site (i.e., in terms of its adaptive reuse) to the detriment of the overall health, safety and welfare of the community.

### *Block 8409, Lot 26*

According to the Building Inspection report for this property there are a number of issues that require action prior to its reuse for residential purposes. For example, the rear wood deck has several boards that have wood rot along the edges; there are several joist hangers that are rusted; and there is excessive mold under the decks. None of the exterior outlets have ground fault protection. The roof is in the primary stages of decomposition and near the end of its serviceable life. A site visit showed the roof has excessive moss on the shingles which will accelerate its deterioration. The gutters are also clogged with vegetation. The air vent on the boiler is corroded. Additionally, there are loose bricks at the top of the chimney and the chimney crown (designed to seal the chimney wall and shed rainwater) is cracked and should be sealed.

The windows in the living room are stuck or painted shut. The shower valves in the master bathroom leak while in use. The master bathroom outlets do not have ground-fault protection nor do the bathrooms in the second floor hallway. The cabinet doors cannot be opened without hitting the glass light. The attic ventilator fan did not function at the time of inspection. There is moisture damage in the garage (i.e., to the drywall in the back right corner near the electrical panels) and the outlets do not have ground fault protection. The site visit further revealed the presence of mold throughout the building, as well as floor buckling in the upper level dining area.

While the deficiencies cited in the Building Inspection report need to be rectified, none appear to be substantial in nature. Most of the issues raised appear to be cosmetic and/or correctable. In fact, these are not atypical in the context of a home inspection report. Moreover, while the inspection report was issued back in 2016, our recent site inspection revealed that the residence does not appear to have undergone any significant deterioration since that time. Perhaps most importantly, the property does not exhibit structural inadequacies, and its electrical and other building systems are not substandard or unsafe so as to be conducive to unwholesome living conditions (i.e., provided the home inspection issues are addressed). The residence also does not display signs of dilapidation, obsolescence, faulty arrangement or design, or lack of ventilation that would preclude its continued future use as a single-family dwelling. In summary, while the residence is in need of upgrades, it does not qualify as an “area in need of redevelopment” according to the criteria of the LRHL.



**Figure 5: Application of Area in Need of Redevelopment Criteria**  
Area in Need of Redevelopment Investigation for Block 84.09, Lots 1 & 26 in the Township of Morris, New Jersey  
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2018

## **VI. Conclusion**

The foregoing study, which was prepared for submission to the Morris Township Planning Board, sought to determine whether an area within the municipality that includes The Abbey/ Alnwick Hall property and a single-family residence qualifies as “an area in need of redevelopment” in accordance with NJSA 40:12A-5. Based on the analysis provided herein, the portion of the referenced area improved with The Abbey (i.e., Block 8409, Lot 1) meets the statutory criteria for designation as “an area in need of redevelopment” in accordance with NJSA 40:12A-5(b) and (d). However, the portion of the referenced area improved with a single-family residence (i.e., Block 8409, Lot 26) does not qualify as an “area in need of redevelopment” under the criteria of the LRHL.

## VII. Appendix A: Study Area Images



Source: Phillips Preiss Grygiel Leheny and Hughes LLC.

**Front façade of The Abbey (Block 8409, Lot 1) facing northeast toward Madison Avenue. The building comprises two floors and a finished basement. There is no attic. The building height from ground to parapet is approximately 33 feet. The rectangular main block of the house measures approximately ±80 feet X ±95 feet**



Source: Phillips Preiss Grygiel Leheny and Hughes LLC.

**A porte cochere extends 32' from the northwest facade.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**The rear façade facing southwest. The regular outline of the house is broken by semi-octagonal bays and towers. The roof is flat and surrounded by a masonry castellated parapet.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**The facades of the building consist of a combination of brick and terra cotta. There is evidence of damaged and cracked brick and water damaged terra cotta (left photo) and staining and vegetation (right photo).**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**Evidence of water damage to terra cotta window sills and missing mortar requiring repointing.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**Evidence of water damage to terra cotta decoration.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

Central stair which connects all three levels. There are no fire barriers surrounding it, nor are fire sprinklers or a smoke purge system provided. The existence of an unenclosed, unprotected three story atrium with the main egress stair running through it does not comply with current building code. The railing is loose at the top run of the stair and cannot support the requisite lateral load.



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

Modern second stair immediately adjacent to the central staircase serves the second floor. It is circular and has an atrium. The atrium is open to both floors without any fire protection or separation. Due to the close proximity of the stairwells to one another, the 2<sup>nd</sup> floor is not considered to be served by two means of egress. Egress stairs cannot be located in open atriums unless protected by fire sprinklers, separated by fire barriers, and have adequate smoke purge systems.

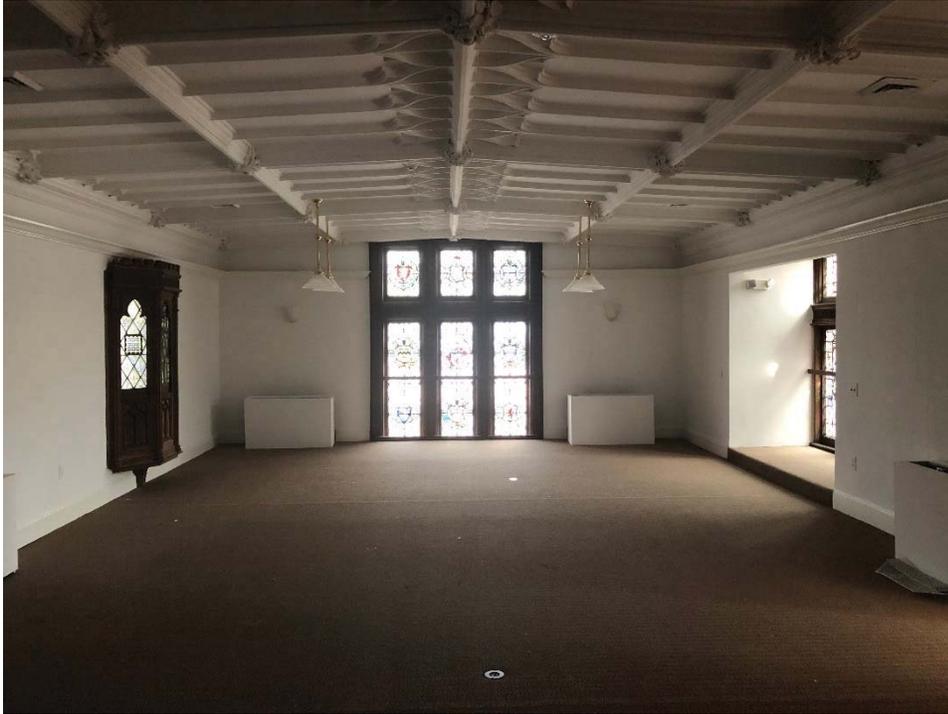


*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**The southwest wing which was modernized for office space including an X-Ray room.**



Source: Phillips Preiss Grygiel Leheny and Hughes LLC.



Source: Phillips Preiss Grygiel Leheny and Hughes LLC.

**A mezzanine structure was added above the former grand ballroom. It has limited ceiling height which is not proportional to the existing historic windows.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**Modern wall sconce in mezzanine area above former grand ballroom.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**Recessed modern lighting in southwestern wing.**





*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**Water collecting on roof in southwestern wing.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**The southwest wing of the ground floor has a dropped ceiling with acoustic tile and fluorescent light fixtures. There is evidence of water damage to the ceiling and missing or torn acoustic tiles.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**Evidence of water damage in the southwest wing.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**Dropped ceiling cuts off top of window frame in the southwestern wing.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**Water damage in the southwestern wing.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**Water damage in the southwestern wing.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**Water damage in the southwestern wing.**



Source: Phillips Preiss Grygiel Leheny and Hughes LLC.

**Water damaged brick in second floor interior resulting in degraded mortar joints.**



Source: Phillips Preiss Grygiel Leheny and Hughes LLC.

**(Left) is 35 ton Baltimore Air Coil (BAC) Chiller estimated to be 50 years old. (Right) There is no barrier free access to the building or to the multiple levels within the building. The existing ramp has settlement and the cross slope of the ramp exceeds the allowable cross slop of 1 in 48.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**There is significant deterioration on the parapet at a number of locations.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**Water leaking through roof or porte cachere.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**Front façade of 73 Canfield Road (Block 8409, Lot 26) west.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**Rear section of Lot 26 showing wood deck which connects with upper level of the split-level home. The deck shows signs of structural and material deterioration.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**Broken downspout by garage.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**Windows are deteriorating. The lower story window came loose from the façade during a site visit. The windows in the upper story living room are sealed shut.**





Source: Phillips Preiss Grygiel Leheny and Hughes LLC.

**Mold on the carpet of the lower level living area.**



Source: Phillips Preiss Grygiel Leheny and Hughes LLC.

**A kitchen light in the corner of the upper story kitchen cabinets. The cabinet doors cannot be opened without hitting the glass light.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**Buckling in the dining area of the upper floor.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**There are live electrical wires in the attic.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**According to a building inspection report for the home there are loose bricks at the top of the chimney and the crown, which is designed to seal the chimney wall and shed rainwater, is cracked and needs to be sealed.**



*Source: Phillips Preiss Grygiel Leheny and Hughes LLC.*

**The roof has excessive moss on the shingles which will accelerate the deterioration of the roof.**

**VIII. Appendix B: Building Evaluation Report**

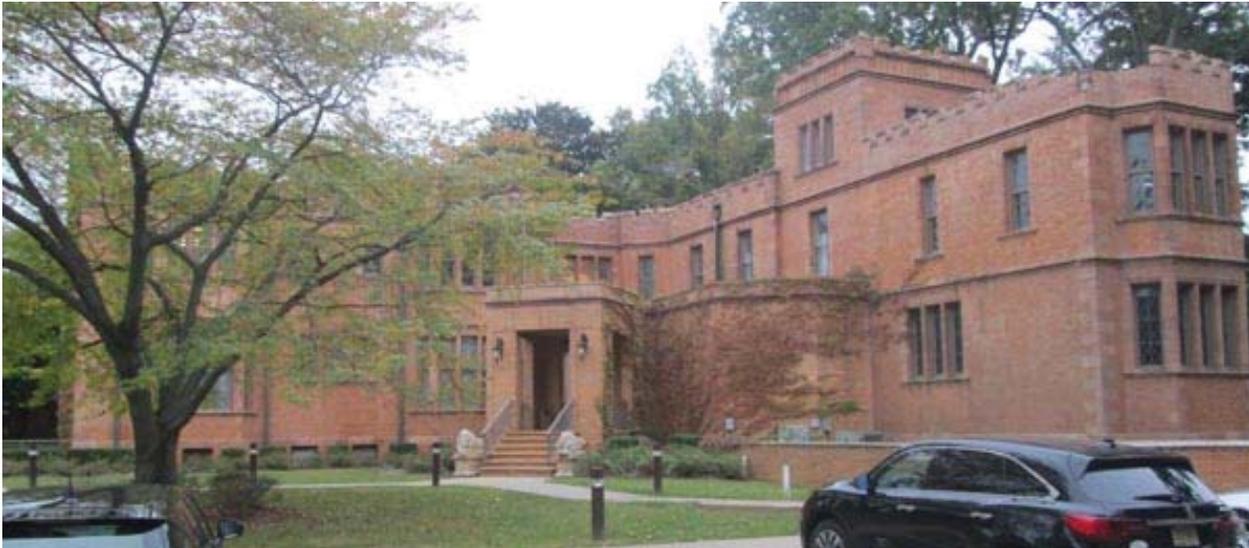
**BUILDING EVALUATION REPORT  
BASED UPON VISUAL OBSERVATIONS  
AT**

**THE ABBEY  
AKA ALNWICK HALL**

**355 MADISON AVENUE  
MORRIS TOWNSHIP  
MORRIS COUNTY, NEW JERSEY**

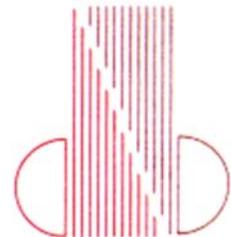
**FOR**

**RESTORATION HARDWARE  
15 KOCH ROAD  
CORTE MADERA, CALIFORNIA**



22 DECEMBER 2017 REVISED  
16 NOVEMBER 2017

PREPARED BY  
BILOW GARRETT GROUP  
ARCHITECTS AND PLANNERS, P.C.  
161 MAIN STREET  
RIDGEFIELD PARK, NEW JERSEY 07660



## **PREAMBLE**

The Abbey is an historic property formerly known as Alnwick Hall. It is located along Madison Avenue in Morris Township, New Jersey in an area that was developed during the gilded age of the late nineteenth century; the area was known as Millionaires Row. The building is modeled after Alnwick Castle in Northumberland, England. It is a striking example of Norman Romanesque and Gothic revival architecture, and was recently showcased as part of the Mansions in May historic tour. The property and building are an architectural gem from a bygone era. Many of the contemporary structures that neighbored the property has disappeared and it would be tragic to lose the Abbey.



*View from the South*

However the property and building are not without issues. The last use as an office building proved fruitless. Not only is the property not zoned for this use, but the building is obsolescent for this use compared to the numerous grade A office complexes nearby. In addition there are deficiencies with the building which need to be addressed, and will require enormous investment. The beauty and historic nature of the building make it very difficult to replace and repair the deficiencies. The following report identifies the conditions of the building and offers some budget analysis. The Abbey is worth saving; in order to accomplish this task creative planning will be required and sufficient funding made available to accomplish the task.

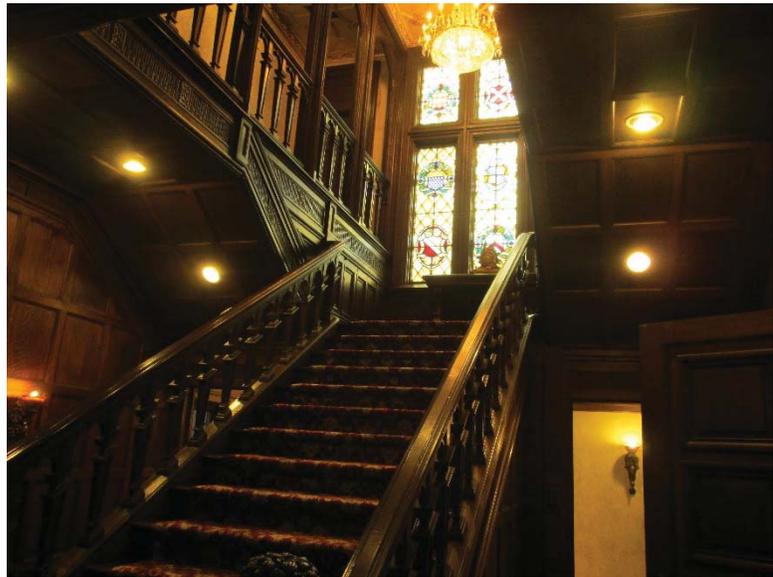
### **1.0 EXECUTIVE SUMMARY:**

The building located at 355 Madison Avenue, Morris Township, New Jersey comprises approximately 20,600 sq. ft. This includes approximately 6,940 sq. ft. of offices/gallery spaces on the first level, 5,820 sq. ft. second levels and 5,410 sq. ft. of finished office space in the basement. In addition there is a small loft level at the southwest corner approximately 170 sq.ft.. above the second floor, and 670 sq.ft. of unfinished mechanical spaces. The property is approximately 3.9 acres. The tax lot number is Block 8409 Lot 1.

The building is vacant, but was most recently used for offices. The interior spaces have for most part been preserved in their original historic character with the exception of the southeast wing which has been modified and incorporated non-historically appropriate finishes. This area including the loft area above the second floor shows evidence of severe water damage at the exterior walls. The interior spaces are in relatively good condition. The basement has finished space as well as

unfinished service/utility areas. The finished spaces have been treated with colonial style finishes which are rich in style, but do not relate well to the style of the upper floors.

There is a central stair which connects all three levels. It is unenclosed and creates an atrium affect connecting three levels. There are no fire barriers surrounding it, nor are fire sprinklers or a smoke pourge system provided. It does not meet current building code requirements.



*Open Stair in Central Atrium*

The facades of the building have influences of Norman Romanque and Gothic Revival Architecture. It is constructed of brick and terra cotta stone.

It is highly detailed and ornate in style with numerous decorative elements including:

- Terra cotta coping
- Terra cotta machicolation, (see Section 6.0 Facades for the definition)
- Terra cotta window sills
- Terra cotta window surrounds
- Terra cotta corner trim
- Terra cotta column surround at porte cocheres
- Leaded glass windows

The walls are constructed of (3) three wythes of brick. There are concealed vertical mortar joints between each wythe which were not able to inspect.

Although the overall appearance from afar is that of a magnificent historical structure, upon closer inspection there are several deficiencies. These include but are limited to numerous cracks and damaged stone pieces. Several mortar joints have degraded, and the entire façade will require tuck pointing. We did observe evidence of water infiltration at the interior face of the south wall, and we are very concerned with the condition of the concealed vertical mortar joints throughout. In order to determine the overall condition of the walls, destructive investigation will be required. Furthermore, the walls do not provide any thermal insulation. In addition the leaded glass windows are not protected from exterior damage nor do they provide any significant insulation value to the thermal envelope.

There are several levels in the building. The roof membranes consist of a single membrane which we believe was installed within the last 10 years. The roof is surrounded by a masonry parapet wall which includes intricate detailing.

The building is served by natural gas, domestic water, fire sprinkler and a 1200 amp electric service. All of which seem adequate for the size of the building. The building has masonry exterior walls and the floor and roof structure comprises wood framing. The floor framing systems are substantial. The structural, plumbing and electrical systems appear to be sound.

The HVAC systems in the building comprises a (4) pipe system; hot water and hot water return piping which is connected to boiler in the basement, and chilled water and chilled water return piping system connected to a chiller plant at the exterior of the building. Both of these systems are piped to convection/ventilator units throughout the first and second floors. Although this type of HVAC is superior system, it does create issues within the historic fabric of the buiding interior and has some deficiencies we observed. These include:

- The age of the systems and apparent lack of maintenance, may require destructive investigation to ascertain conditions and/or perform the necessary maintenance.
- Due to the age of the chiller and boiler plants, we are concerned their energy efficiency.
- A number of the convection/ventilator covers are not in historically appropriate and should be replaced.
- Modification to the interior spaces will necessitate demolition of the historic finishes which should be restored to their original condition.

In addition it appears supplemental cooling has been added in the basement. This is provided by split systems and ductwork. The ductwork was not visible and we believe it is located above suspended ceilings. Similarly, although we did not access the roof, we assume the associated condensing units are located on the roof. We do not know the age or condition of these systems.

We observed that the basement level only is protected by a fire sprinkler system due to it being a windowless story. A 6” diameter sprinkler has been brought to the buiding. However the first and second floor levels are not protected with a sprinkler which we believe is required due to the center stair atrium space described above.

Our main concerns based upon field observations are as follows:

- A significant investment will be
- required to perform the repairs to the exterior façade.
- There is evidence of significant water infiltration at the southeast corner of the building.
- The central stair and atrium require fire sprinklers at smoke exhaust systems.



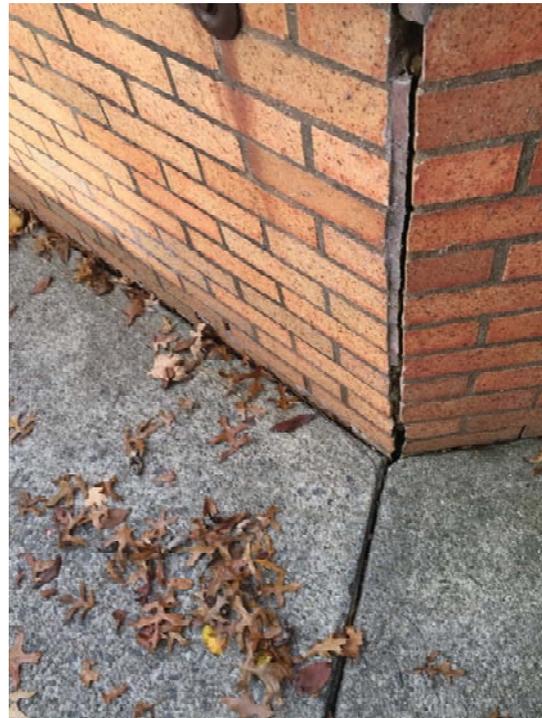
*Water Infiltration at Southeast Wing*

- The HVAC systems are dated and require maintenance; in addition they do not appear to be energy efficient.
- Maintenance and repairs to aforementioned systems and damaged components as well as installation of additional measure will affect the historic integrity of the building. They will be very costly to implement.

In addition there are several other deficiencies which include:

- Failing caulk in the exterior masonry walls.
- No barrier free access to the building or to the multiple levels within the building, (the exterior ramp which appears to have been designed for Barrier Free Access, has settlement and the cross slope of the ramp exceeds the allowable cross slop of 1 in 48).
- Floor outlets are missing covers and present a tripping hazard.
- Insufficient Site Lighting is provided in the parking areas.
- Door Hardware throughout consists of knob sets of varying styles which are not compliant with Barrier Free access requirements and are historically in appropriate.
- Saddles and threshold throughout the building are not compliant with Barrier Free access requirements.
- The entrance to the foyer which is to provide Barrier Free access from the exterior are deficient in width and are not compliant with Barrier Free access requirements.
- The top riser of the Central Egress stair to the basement differs in height from the balance of the stairwell; this is a tripping hazard.
- The decorative stone lions at the south entrance have significant cracks.
- Many of the screen walls have significant cracked/loose/missing/ damaged coping stones.
- The asphalt paving is in marginal condition.
- No dumpster enclosure exists

We have provided some budget information for rectifying these conditions in Appendix E of this report.



*Damaged Screen Wall and  
Non-compliant Barrier Free Access Ramp*

The structure was designed by a notable New York City Architect, Percy Griffin, in the late 1800's. We feel compelled to mention that despite the aforementioned deficiencies, the preservation of this historically significant structure is an endeavor work pursuing.

**2.0 SITE CONDITIONS:**

The property is located along the south side of Madison Avenue between the “legs” of a ring road, Canfield Road, which surrounds the site to the south; the street address 355 Madison Street. It is located in OS-GU (Open Space-Government Use) District. Madison Avenue is a State Highway,

Route 124, and any modifications to the curb cuts or work within the right of way will require NJDOT approval. The current use as offices is not permitted in the zone; we have attached a copy of the zoning map and table of permitted uses in Appendix 13 to this report. The neighborhood consists of a variety of uses. There commercial office building along Madison Avenue and residential uses to the south of the property. Originally this area was developed with a number of opulent residences including:

- Giralda (AKA Onunda), this mansion was the home of Marcellus Dodge and Elizabeth Rockefeller.
- Cedar Court, this was the residence of Otto Hermann Kahn and Addie Wolfe. These structures were built around the turn of the century, (circa 1900), and subsequently razed and replaced by office parks. In addition, other notable estates and mansions suffered damaged and only portions remain. These include:
- Seldamere, the only remains are the carriage house, which is used as a private residence.
- Morris County Golf Club, a portion that was not damaged during a fire is used as a private residence.

Some of these historic masterpieces remain and have been preserved by adequate re-use while others have been razed and replaced by modern office building structures and new residential development.

There remain, four (4) historic residences along Canfield Road to the south of the Abby property, also constructed around the same time by the original owner of the property. Mr. George Meany.

In addition to the aforementioned properties, there are commercial offices to the west of the site and across Madison Avenue to the north including:

- Crum and Foster Insurance
- Jacobs Engineering Inc.
- Aesthetic Smiles of N.J.
- Urban League of Morris County

and single family residential uses to the south and east.

Madison Avenue, AKA Route 124, is a major arterial roadway running in an east/west direction. It connects Morristown to the west with Madison, the Chatham's and Summit to the east. The Colleges, Fairleigh Dickenson University, Drew University, and the College of St. Elizabeth are located along Madison Avenue. The site is within walking distance of the Convent Station rail stop on the Morris Essex Branch of NJ Transit Rail Services. The location of the site is in the area that was known as Millionaires Row.

The site comprises 3.9 acres is predominantly open space with several mature trees. There is a paved parking area in the south portion of the site for (94) cars. It is accessed via a drive with a curb cut form Madison Avenue. The asphalt paving is in marginal condition and the site plighting provided is not sufficient. No Dumpster enclosure is provided as required by ordinance.

### **3.0 BUILDING CONDITIONS**

#### **3.1 General:**

The building comprises two floors and a basement. The footprint of the building is approximately 6,940 sq. ft. The aggregate floor area of the building is 20,600 sq. ft. including the basement and loft space above the second floor. The building structure appears to be exterior and interior masonry bearing walls and wood framed floor and roof structures. In addition, we suspect that some of the



*Coffered Ceiling at Formal Grand Hall on Second Floor*

interior wood framed partitions may be bearing and there may be some steel girders interspersed in the floor and roof structure. The construction classification would be considered Type 3B Construction, combustible unprotected, which complies with the height and area requirements outlined in the New Jersey Uniform Construction Code and International Building Code, 2015 New Jersey Edition. However, the existence of an unenclosed, unprotected three (3) story atrium with the main egress stair running through it, does not comply with current building codes.

#### **3.2 First Floor Level:**

The majority of the building is office space. It comprises the following spaces:

- (7) Offices
- (3) Toilet rooms
- Conference Room
- Large reception area
- Waiting Area
- Secondary Entry
- X-ray room
- Computer Storage Vault
- Dressing Room
- Support areas

The office spaces were repurposed from the original layout. They are quite large in scale for private offices and undersized to accommodate multiple open office style workstations with efficient circulation.

The major architectural feature is a grand stairwell between the basement, first and second floors within the center hall of the building which is effectively an atrium, (see below). It has ornate wood wainscoting and railings. The first floor is bisected by a corridor north south. In addition there is a separate wing located at the southeast corner of the building which is accessed via a hallway. A second unenclosed stairwell which would constitute another Atrium space, provides additional to second floor above this area.

Many of the spaces on the first floor have ornate ceiling consisting of either barrier vaults, coffered wood ceiling or painted plaster ceiling with plaster filigree decoration. The ceiling height varies but in several of the spaces they are greater than 11'-0" in height. Lighting is provided by a combination of recessed Hi-Hat lighting fixtures, wall sconces some of which are missing and decorative chandeliers with incandescent light sources. The southeast portion of the space has a suspended ceiling with acoustic tile and fluorescent lay in lighting fixtures. The main portion of the building flanking the center atrium comprise several large gallery type spaces which presumably were dining room, living room and parlor spaces when The Abbey was used as a residence. The layout is not conducive for use as offices which makes the space obsolescent as an office building. In general, the condition of the finishes are very good, (see Section 10 analysis and recommendations).

We did not observe a functional kitchen that was part of the original building. It appears that it has been modified and repurposed by alterations which have occurred. We believe it was located in the southeast wing. There are three (3) toilet rooms located on this level. They are all single seat unisex toilets. One (1) room has been set up as a barrier free toilet room and satisfies the code requirements for providing handicapped person access ability.

### **3.3 Second Floor Level:**

The second floor comprises an open office, (5) five offices, and (2) two toilet rooms; one for men and one for women. The floor is accessed by the grand stair from the first floor at the center of the building,

The following spaces are located on this floor:

- (9) Offices
- (2) Kitchen (pantries)
- (1) Conference Room
- A large reception area
- (2) Toilet rooms:
  - Men's room with two (2) lavatories, a urinal and a water closet.



*Circular Stair to Second Floor*

- Women's room with two (2) lavatories and one water closet. Neither room is barrier free accessible, (nor is the second floor).

- Support spaces
- Two fireplaces; we do not know whether they are a working fireplaces.

Similar to the first floor, the officers are grand in scale and inappropriate for use as private offices, as well as undersized to accommodate workstations.

The floor accessed via the central stair in the open atrium. The railing, (as described in Section 3.2), is loose at the top run of the stair and cannot support the requisite lateral load. A second stair immediately southeast of the central atrium serves the second floor as well. It is a circular stair also in an atrium. This atrium is also open to both floors without any fire protection or separation. Due to the close proximity of the stairs to one another, the floor is not considered to be served by (2) two means of egress as mentioned earlier in the report. Egress stairs cannot be located in open atriums unless:

- Protected by fire sprinklers
- Separated by fire barriers
- Have adequate smoke purge systems

Unfortunately, a mezzanine structure was added in the former grand ballroom. It has limited ceiling height above it and compromises the integrity of the first floor space.

Similar to the main level, the main portion of the second floor along the north has historic ornamental finishes which appear to be original. The lighting in this area is provided by decorative chandeliers, recessed hi hat fixtures and wall scones, none of these fixtures are energy efficient. The southeast addition has been modified from its original historic condition. The work was completed without regard to any historic sensitivity. The lights in this area are fluorescent fixtures which are not energy efficient.

There is a small loft area above the second floor which is accessed via a steel ship's ladder. It appears to be a support area although there are windows. There is evidence of water infiltration at this level and the area of the second floor below.

There is no stall around the water closets. The finishes in these are tile floors, painted wood wainscoting and painted plaster walls and ceiling, surface mounted fluorescent light fixtures provide illumination. Bathroom exhaust is provided. We did observe water stains at the ceiling of the women's room.



*Water Damage at Loft Area*

### **3.4 Basement Level:**

The basement comprises approximately 5,410 sq. ft. of finished office space with low ceilings 7'-4". It comprises several small rooms which have been recently constructed as offices, a conference room and a pantry. There are two (2) toilet rooms in good condition. The men's room has two (2) lavatories, one (1) water closet and a urinal. The women's room, has two (2) lavatories and water closets. Neither is barrier free accessible nor is the basement level. Although the finish work is of high quality, it is not of the same vintage or style as the balance of the building on the first and second floor levels. The balance is unfinished and utilized for storage, utilities and equipment. It should be noted that the basement level is protected by a fire sprinkler system. There are two means of egress from this level. One is the central stair in the atrium; the second means of egress is a door to an areaway. The top riser of the Central Egress stair differs in height from the balance of the stairwell; this is a tripping hazard.

The unfinished areas have exposed concrete slab and masonry walls. We observed some minor cracks in the slab. We did not observe any cracks in the foundation walls nor did we observe any water infiltration. The building utilities enter the building in this space which is located at the northeast corner of the building

### **4.0 STRUCTURAL SYSTEMS:**

The basement has a concrete slab on grade. Although we observed some cracks in the slab, it is not of concern structurally. The ground floor and second floor and roof structure are comprised of wood framing with tongue and groove flooring. The structural systems in the building appear to be satisfactory.

### **5.0 ROOF SYSTEMS**

There are several levels in the building. The main portion of the building which is (2) stories has a single membrane roof which we believe was installed within the last 10 years. The roof is surrounded by a masonry parapet wall. The parapet includes intricate detailing which is known as machicolation, (this is a feature found in medieval castles and fortresses and was used to fend off enemies by pouring hot molten lead onto intruders from the roof.) There is a significant deterioration on the parapet at a number of locations. The "low roof" is also a membrane roof and similarly we believe was installed at around the same time as the main roof. It is



*Damaged Machicolation*

surrounded by a similar parapet. This roof adjoins the west exterior wall and the adjoining Porte Cochere.

### **5.1 High Roof**

We observed the following area of areas of concern:

- Damaged parapets.
- Significant of vertical parapet flashing which requires maintenance.
- Debris on the roofs.

There are significant water stains at the southeast portion of the building which is evidence of major roof leaks. We strongly recommend you obtain any roof warranty information. We believe that the membrane

is in the latter stages of life expectancy. We observed a number of scuppers and leaders constructed of copper around the perimeter of the building. Some appear to be in good condition while others are varying stages of disrepair and will need repair.

### **6.0 FACADES**

The facades of the building consist of masonry. The facades are comprised of a combination of brick and terra cotta. The overall appearance of the masonry is very ornate and stylist. However, upon closer inspection there are a number of concerns including:

- Damaged terra cotta stonework including
  - Machicolation
  - Cornices
  - Window sills
  - Window surround
  - Copings
- Damaged/cracked brick
- Missing mortar requiring repointing, (the mortar joints are very narrow which makes this task very difficult). We are concerned with the condition of the concealed mortar joint between the interior wythe of brick and the exposed brick.
- Staining and vegetation growth on several facades.
- Failing Caulk joints.
- Decorative stone lions at the south entry have cracks.
- Many of the screen walls have significant cracked/loose/missing/damaged coping stones.



*Damaged Stone Sill and Failed Mortar Joints*

Most of the windows are leaded stain glass with steel frames and sashes. In general, they are in good condition. We did observe a few broken or cracked pieces of glass which should be restored. We did not observe any supplemental protective system at the exterior to provide this invaluable commodity. We would strongly recommend installation of a sensitive, exterior protective glazing system. This system will also act as a storm window and provide improved thermal performance at the opening.

## **7.0 MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS:**

### **7.1 Mechanical Systems:**

The building is served by a 2 1/2" diameter high pressure natural gas service. Upon entering the building there is a regulator which reduces the pressure to feed various components. There is Weil McLain 15 psi steam/30 psi hot water boiler, with a combination gas/oil burner. The Model # of the burner is RB 60-05 and the capacity is 2200 MBH. It is located in the basement and provides heat via a two pipe system. The heating pipes are insulated and we observed (2) two pumps which indicates there are two heating zones.

There is a 35 ton Baltimore Air Coil (BAC) Chiller located in the east yard of the building. The Model # is: VF102732KHX and based upon the Serial #U038655070, we estimate its age to be +/-50 years, We believe the chiller still functions, but it appears that maintenance on it has been neglected. The chiller provides air conditioning through a two (2) pipe, chilled water and chilled water return to connectors located through the building.

The convertors which distribute both hot and cold air from the heating, hot water system or cooling chilled system, range in appearance from fair condition to poor condition. A piped system is a superior system when maintained properly. However, we have concerns which include:



*Chiller Plant*

- The age of the systems and apparent lack of maintenance, may require destructive investigation to ascertain conditions and or perform the necessary maintenance.
- Due to the age of the chiller and boiler plants, we are concerned with their energy efficiency.
- A number of the convecter/ventilator covers are not in historically appropriate and should be replaced.
- Modification to the provide proepr zoning of the sytems within the existitng interior spaces will necessitate demolition of the historic finishes which should be restored to their original condition.

There are (3) three split systems for additional ventilation and air conditioning:

- Two (2) Comfort Air: Model #: HCV24B1C30C6, Serial # 312272515
- RUUD unit, no label informaiton was visible

Due to their age, we are concerned their energy efficiency.

We observed the name of the mechanical contractor for the chiller maintenance systems:

- Newton Metillo Inc. (201)794-8194

and the supplemental Air handlers:

- ICC, Metuchen NJ, (732)744-9200

We suggest contacting them to obtain maintnence information and if applicble, any warranty information on the systems. It should be ntoed that we did not operate the units.

**7.2 Electric Systems:**

The building is fed by an electric service to a meter located in a utility room at the northwest corner of the basement. 1200 amp 240 volt switch is located in the same location; the manufacturer is ITE Gould. An ASCO 800 amp CT cabinet is located in the utility room and circuit panels which distribute power throughout. There are five (5) separate electric meters in the space as well.



Convenience outlets are located throughout the building. We observed a number of floor outlets on the first floor in the large “gallery” type space; many of the floor outlets were missing covers and stand proud of the finished floor creating a tripping hazard. The lighting is described under Section 3. It should be noted that none of the fixtures appear to be high efficiency type fixtures.

*Electric Service*

The building is provided with a fire alarm system. The Fire alarm control is located in the basement utility room and the manufacturer is Honeywell, Model # NFS 320. We did not investigate this system in detail and do not know whether the alarm system can be addressable.

### **7.3 Plumbing**

The building is served by a ¾” diameter domestic water service which also enters the building into the utility room at the northwest corner. Water is distributed throughout the north wing of the building. A 50 gallon gas fired water heater Manufactured by Rheem is located in the utility room located in the basement at the northeast corner of the building. The date on the label for this unit is 2012.

### **7.4 Fire Protection**

The basement level of the building is protected by a fire sprinkler. A 6” diameter sprinkler service is provided which enters the building at the northeast corner. The sprinkler systems service the basement level only. We suspect it was installed to occupy the space as offices since it is a windowless story. The sprinkler heads servicing the area are semi-recessed pendant heads. As noted previously, due to the central stair atrium, we believe all levels of the building must be protected by a fire sprinkler system. We recommend installation of a wet sprinkler system throughout the building. Installation of the system in the historic areas, if done properly in a sensitive manner, will be somewhat costly.

### **8.0 ENERGY AND THERMAL ENVELOPE:**

Due to the age of the building, and the masonry exterior walls, we suspect there is little, if any, thermal insulation provided. This condition coupled with the single leaded glass fenestration, creates an extremely weak thermal envelope. Installation of insulation at the exterior walls will be very difficult and expensive. We strongly suggest that the roof areas be insulated as part of any roof project. In addition the non-historic interior finishes in the southeast wing, which have been damaged by water infiltration, should include installation of thermal insulation as part of the restoration.

As previously mentioned, due to their age and components, both the mechanical and lighting systems are energy insufficient and should be modernized. This includes use of LED lighting, occupancy sensors and upgrading the heating/cooling systems with code compliant systems with the appropriate SEER ratings.

### **9.0 REGULATORY CONSIDERATIONS:**

The property is located in the OS-CU Zone in its current state, the building use and site configuration are not conforming with the zoning ordinance due to:

- The parking is deficient where-in 103 spaces are and 94 provided
- Existing screen walls exceed the maximum height
- The current use as offices is not permitted.

Since these are pre-existing non-conforming conditions they can continue if no changes are proposed, and no variance would be required. If any expansion of the current use or a change to that use occurs, both c & d variance relief will be required.

The building has been constructed of non-combustible exterior walls and combustible floor and roof framing which classifies the building as Type 3B ordinary construction per IBC 2015 New Jersey edition. A fire sprinkler is required and provided in the windowless basement level. However, the central egress stair in the open requires that the first and second floors be sprinkled, or separated. Furthermore a smoke-purge system with back-up is required. Lastly, the second floor which totals based upon an office occupancy, 5823 sq. ft. (including the loft areas) requires two (2) means remote from one another which does not exist. Therefore the building does not comply with the current building code. A second means of from the floor must be installed. In addition, the building is not Barrier Free accessible. The access ramp from grade has settled and has a significant cross in excess of the 1 in 48 requirement of ANSI 177.1, the Barrier Free Access code. We recommend replacing the access ramp.

We also checked the FEMA site and have determined that the property is not located within a flood. Also although the property is identified on site by signage as a historic site, we are not aware of any state or natural historic designation.

### **10.0 ANALYSIS AND RECOMMENDATION:**

In general, we would characterize the building as a historically significant property. Many of the features of the structure are in good condition. However, there are several exterior elements which are damaged and many of the systems in the building including:

- Mechanical
- Lighting
- Fire sprinklers

need to be updated, expanded or require maintenance that will affect the historic integrity of the building.

In addition there are non code-compliant conditions which need to be addressed. These include:

- Barrier free accessibility
- The adequate protection of the central atrium and egress stair which is a life safety issue
- The lack of a required second means of egress from the second floor.



*First Floor Gallery Ceiling*

Lastly there is significant water damage at the southeast wing due to damaged exterior wall and parapets. This area has been altered from its original condition in a historically inappropriate manner. We have identified all of these issues in the body of the report. We have included budget information in Appendix E, identifying the costs associates with addressing these conditions.

The site is currently underutilized and the **current use of the building as an office is obsolete**, (the current zoning does not permit office use of this property); given its location in an historic area, and proximity to both commercial and residential areas, the site is not being used to its maximum potential. There are several office park developments nearby, and development of use this site for this type of use is redundant, and the building configuration is not conducive for office use.

We reviewed the applicable portions of the Local Redevelopment and Housing Law, (LRHL); we believe the subject site meets the statutory need for redevelopment. We base this opinion upon the fact that the building is obsolescent got an office use based the inefficient layout of the spaces and antiquated mechanical systems if this pattern of non-use continues the building with its historic character is in danger of falling into further disrepair. **In addition we believe the site meets the following criteria statutory outlined in the LRHL including:**

- **A significant portion of the structure is deteriorated.**
- **There are significant code compliance issues as outlined above which render the building as substandard.**
- **There is a continuous pattern of vacancy and underutilization of the property.**
- **The property is in need of rehabilitation to prevent further deterioration.**
- **Promoting physical development of this historic property will be conducive to the social and economic improvement for the community as a whole.**

Preservation of this property is vital. Numerous other historic properties in the area have been lost to inappropriate development. We believe that with proper planning and public and private cooperation, this property can be redevelopment in an appropriate manner and the historic Abbey can be the centerpiece of such a development.

#### **NOTE:**

During a visual review of the premises, we are not expected to operate or dismantle any equipment, to remove any covers or to perform any tests.

This report is a visual observation of apparent conditions and is to be used as a guide only. It is not to be construed as a warranty or guaranty of the building and equipment and its fitness for use. Furthermore, no responsibility is assumed with regard to the premises being in compliance with any and all codes and regulations of all governing authorities. Operating condition of mechanical, electrical and piping installations has not been reviewed.

This report does not include a survey or assessment of the building or site for the presence of asbestos or asbestos-containing materials, pollution, hazardous or toxic wastes. Adequacy of drainage on this property is not known. No warranties or representations are made by the undersigned that a complete inspection of the property has been made, nor that all deficiencies in the construction, maintenance or operation have been noted. In addition Budget numbers indicated are not to be construed as fixed

finite costs. Lastly, approximate areas listed should not be relied upon as measured areas in accordance with BOMA standards. If you have any questions regarding this report, please feel free to contact our office.

Very truly yours,

A handwritten signature in black ink, appearing to read "Anthony Garrett". The signature is fluid and cursive, with a large initial "A" and "G".

Anthony Garrett, A.I.A., PP, LEED AP,  
Bilow Garrett Group  
Architects and Planners, P.C

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## **PREAMBLE**

The Abbey is an historic property formerly known as Alnwick Hall. It is located along Madison Avenue in Morris Township, New Jersey in an area that was developed during the gilded age of the late nineteenth century; the area was known as Millionaires Row. The building is modeled after Alnwick Castle in Northumberland, England. It is a striking example of Norman Romanesque and Gothic revival architecture, and was recently showcased as part of the Mansions in May historic tour. The property and building are an architectural gem from a bygone era. Many of the contemporary structures that neighbored the property has disappeared and it would be tragic to lose the Abbey.



*View from the South*

However the property and building are not without issues. The last use as an office building proved fruitless. Not only is the property not zoned for this use, but the building is obsolescent for this use compared to the numerous grade A office complexes nearby. In addition there are deficiencies with the building which need to be addressed, and will require enormous investment. The beauty and historic nature of the building make it very difficult to replace and repair the deficiencies. The following report identifies the conditions of the building and offers some budget analysis. The Abbey is worth saving; in order to accomplish this task creative planning will be required and sufficient funding made available to accomplish the task.

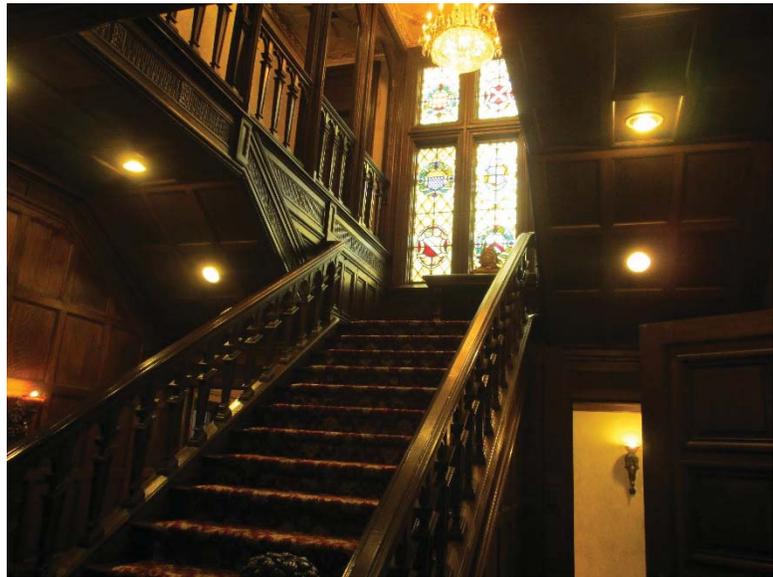
### **1.0 EXECUTIVE SUMMARY:**

The building located at 355 Madison Avenue, Morris Township, New Jersey comprises approximately 20,600 sq. ft. This includes approximately 6,940 sq. ft. of offices/gallery spaces on the first level, 5,820 sq. ft. second levels and 5,410 sq. ft. of finished office space in the basement. In addition there is a small loft level at the southwest corner approximately 170 sq.ft.. above the second floor, and 670 sq.ft. of unfinished mechanical spaces. The property is approximately 3.9 acres. The tax lot number is Block 8409 Lot 1.

The building is vacant, but was most recently used for offices. The interior spaces have for most part been preserved in their original historic character with the exception of the southeast wing which has been modified and incorporated non-historically appropriate finishes. This area including the loft area above the second floor shows evidence of severe water damage at the exterior walls. The interior spaces are in relatively good condition. The basement has finished space as well as

unfinished service/utility areas. The finished spaces have been treated with colonial style finishes which are rich in style, but do not relate well to the style of the upper floors.

There is a central stair which connects all three levels. It is unenclosed and creates an atrium affect connecting three levels. There are no fire barriers surrounding it, nor are fire sprinklers or a smoke pourge system provided. It does not meet current building code requirements.



*Open Stair in Central Atrium*

The facades of the building have influences of Norman Romanque and Gothic Revival Architecture. It is constructed of brick and terra cotta stone.

It is highly detailed and ornate in style with numerous decorative elements including:

- Terra cotta coping
- Terra cotta machicolation, (see Section 6.0 Facades for the definition)
- Terra cotta window sills
- Terra cotta window surrounds
- Terra cotta corner trim
- Terra cotta column surround at porte cocheres
- Leaded glass windows

The walls are constructed of (3) three wythes of brick. There are concealed vertical mortar joints between each wythe which were not able to inspect.

Although the overall appearance from afar is that of a magnificent historical structure, upon closer inspection there are several deficiencies. These include but are limited to numerous cracks and damaged stone pieces. Several mortar joints have degraded, and the entire façade will require tuck pointing. We did observe evidence of water infiltration at the interior face of the south wall, and we are very concerned with the condition of the concealed vertical mortar joints throughout. In order to determine the overall condition of the walls, destructive investigation will be required. Furthermore, the walls do not provide any thermal insulation. In addition the leaded glass windows are not protected from exterior damage nor do they provide any significant insulation value to the thermal envelope.

There are several levels in the building. The roof membranes consist of a single membrane which we believe was installed within the last 10 years. The roof is surrounded by a masonry parapet wall which includes intricate detailing.

The building is served by natural gas, domestic water, fire sprinkler and a 1200 amp electric service. All of which seem adequate for the size of the building. The building has masonry exterior walls and the floor and roof structure comprises wood framing. The floor framing systems are substantial. The structural, plumbing and electrical systems appear to be sound.

The HVAC systems in the building comprises a (4) pipe system; hot water and hot water return piping which is connected to boiler in the basement, and chilled water and chilled water return piping system connected to a chiller plant at the exterior of the building. Both of these systems are piped to convection/ventilator units throughout the first and second floors. Although this type of HVAC is superior system, it does create issues within the historic fabric of the buiding interior and has some deficiencies we observed. These include:

- The age of the systems and apparent lack of maintenance, may require destructive investigation to ascertain conditions and/or perform the necessary maintenance.
- Due to the age of the chiller and boiler plants, we are concerned their energy efficiency.
- A number of the convection/ventilator covers are not in historically appropriate and should be replaced.
- Modification to the interior spaces will necessitate demolition of the historic finishes which should be restored to their original condition.

In addition it appears supplemental cooling has been added in the basement. This is provided by split systems and ductwork. The ductwork was not visible and we believe it is located above suspended ceilings. Similarly, although we did not access the roof, we assume the associated condensing units are located on the roof. We do not know the age or condition of these systems.

We observed that the basement level only is protected by a fire sprinkler system due to it being a windowless story. A 6” diameter sprinkler has been brought to the buiding. However the first and second floor levels are not protected with a sprinkler which we believe is required due to the center stair atrium space described above.

Our main concerns based upon field observations are as follows:

- A significant investment will be
- required to perform the repairs to the exterior façade.
- There is evidence of significant water infiltration at the southeast corner of the building.
- The central stair and atrium require fire sprinklers at smoke exhaust systems.



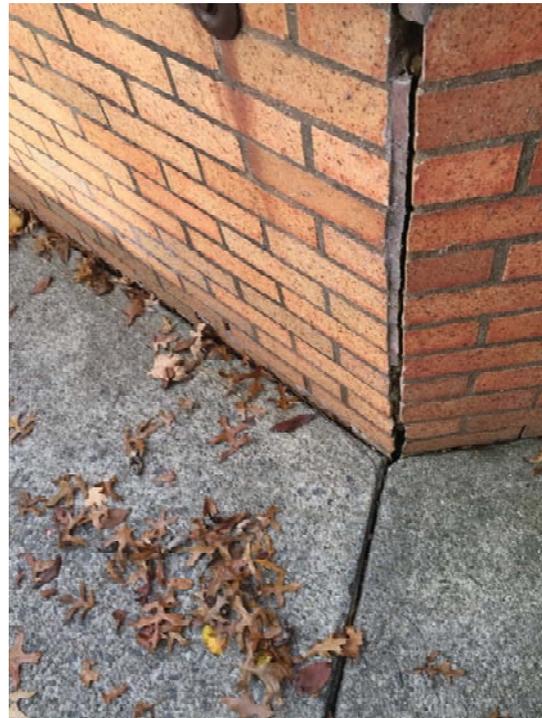
*Water Infiltration at Southeast Wing*

- The HVAC systems are dated and require maintenance; in addition they do not appear to be energy efficient.
- Maintenance and repairs to aforementioned systems and damaged components as well as installation of additional measure will affect the historic integrity of the building. They will be very costly to implement.

In addition there are several other deficiencies which include:

- Failing caulk in the exterior masonry walls.
- No barrier free access to the building or to the multiple levels within the building, (the exterior ramp which appears to have been designed for Barrier Free Access, has settlement and the cross slope of the ramp exceeds the allowable cross slop of 1 in 48).
- Floor outlets are missing covers and present a tripping hazard.
- Insufficient Site Lighting is provided in the parking areas.
- Door Hardware throughout consists of knob sets of varying styles which are not compliant with Barrier Free access requirements and are historically in appropriate.
- Saddles and threshold throughout the building are not compliant with Barrier Free access requirements.
- The entrance to the foyer which is to provide Barrier Free access from the exterior are deficient in width and are not compliant with Barrier Free access requirements.
- The top riser of the Central Egress stair to the basement differs in height from the balance of the stairwell; this is a tripping hazard.
- The decorative stone lions at the south entrance have significant cracks.
- Many of the screen walls have significant cracked/loose/missing/ damaged coping stones.
- The asphalt paving is in marginal condition.
- No dumpster enclosure exists

We have provided some budget information for rectifying these conditions in Appendix E of this report.



*Damaged Screen Wall and Non-compliant Barrier Free Access Ramp*

The structure was designed by a notable New York City Architect, Percy Griffin, in the late 1800's. We feel compelled to mention that despite the aforementioned deficiencies, the preservation of this historically significant structure is an endeavor work pursuing.

**2.0 SITE CONDITIONS:**

The property is located along the south side of Madison Avenue between the “legs” of a ring road, Canfield Road, which surrounds the site to the south; the street address 355 Madison Street. It is located in OS-GU (Open Space-Government Use) District. Madison Avenue is a State Highway,

Route 124, and any modifications to the curb cuts or work within the right of way will require NJDOT approval. The current use as offices is not permitted in the zone; we have attached a copy of the zoning map and table of permitted uses in Appendix 13 to this report. The neighborhood consists of a variety of uses. There commercial office building along Madison Avenue and residential uses to the south of the property. Originally this area was developed with a number of opulent residences including:

- Giralda (AKA Onunda), this mansion was the home of Marcellus Dodge and Elizabeth Rockefeller.
- Cedar Court, this was the residence of Otto Hermann Kahn and Addie Wolfe. These structures were built around the turn of the century, (circa 1900), and subsequently razed and replaced by office parks. In addition, other notable estates and mansions suffered damaged and only portions remain. These include:
- Seldamere, the only remains are the carriage house, which is used as a private residence.
- Morris County Golf Club, a portion that was not damaged during a fire is used as a private residence.

Some of these historic masterpieces remain and have been preserved by adequate re-use while others have been razed and replaced by modern office building structures and new residential development.

There remain, four (4) historic residences along Canfield Road to the south of the Abby property, also constructed around the same time by the original owner of the property. Mr. George Meany.

In addition to the aforementioned properties, there are commercial offices to the west of the site and across Madison Avenue to the north including:

- Crum and Foster Insurance
- Jacobs Engineering Inc.
- Aesthetic Smiles of N.J.
- Urban League of Morris County

and single family residential uses to the south and east.

Madison Avenue, AKA Route 124, is a major arterial roadway running in an east/west direction. It connects Morristown to the west with Madison, the Chatham's and Summit to the east. The Colleges, Fairleigh Dickenson University, Drew University, and the College of St. Elizabeth are located along Madison Avenue. The site is within walking distance of the Convent Station rail stop on the Morris Essex Branch of NJ Transit Rail Services. The location of the site is in the area that was known as Millionaires Row.

The site comprises 3.9 acres is predominantly open space with several mature trees. There is a paved parking area in the south portion of the site for (94) cars. It is accessed via a drive with a curb cut form Madison Avenue. The asphalt paving is in marginal condition and the site plighting provided is not sufficient. No Dumpster enclosure is provided as required by ordinance.

### **3.0 BUILDING CONDITIONS**

#### **3.1 General:**

The building comprises two floors and a basement. The footprint of the building is approximately 6,940 sq. ft. The aggregate floor area of the building is 20,600 sq. ft. including the basement and loft space above the second floor. The building structure appears to be exterior and interior masonry bearing walls and wood framed floor and roof structures. In addition, we suspect that some of the



*Coffered Ceiling at Formal Grand Hall on Second Floor*

interior wood framed partitions may be bearing and there may be some steel girders interspersed in the floor and roof structure. The construction classification would be considered Type 3B Construction, combustible unprotected, which complies with the height and area requirements outlined in the New Jersey Uniform Construction Code and International Building Code, 2015 New Jersey Edition. However, the existence of an unenclosed, unprotected three (3) story atrium with the main egress stair running through it, does not comply with current building codes.

#### **3.2 First Floor Level:**

The majority of the building is office space. It comprises the following spaces:

- (7) Offices
- (3) Toilet rooms
- Conference Room
- Large reception area
- Waiting Area
- Secondary Entry
- X-ray room
- Computer Storage Vault
- Dressing Room
- Support areas

The office spaces were repurposed from the original layout. They are quite large in scale for private offices and undersized to accommodate multiple open office style workstations with efficient circulation.

The major architectural feature is a grand stairwell between the basement, first and second floors within the center hall of the building which is effectively an atrium, (see below). It has ornate wood wainscoting and railings. The first floor is bisected by a corridor north south. In addition there is a separate wing located at the southeast corner of the building which is accessed via a hallway. A second unenclosed stairwell which would constitute another Atrium space, provides additional to second floor above this area.

Many of the spaces on the first floor have ornate ceiling consisting of either barrier vaults, coffered wood ceiling or painted plaster ceiling with plaster filigree decoration. The ceiling height varies but in several of the spaces they are greater than 11'-0" in height. Lighting is provided by a combination of recessed Hi-Hat lighting fixtures, wall sconces some of which are missing and decorative chandeliers with incandescent light sources. The southeast portion of the space has a suspended ceiling with acoustic tile and fluorescent lay in lighting fixtures. The main portion of the building flanking the center atrium comprise several large gallery type spaces which presumably were dining room, living room and parlor spaces when The Abbey was used as a residence. The layout is not conducive for use as offices which makes the space obsolescent as an office building. In general, the condition of the finishes are very good, (see Section 10 analysis and recommendations).

We did not observe a functional kitchen that was part of the original building. It appears that it has been modified and repurposed by alterations which have occurred. We believe it was located in the southeast wing. There are three (3) toilet rooms located on this level. They are all single seat unisex toilets. One (1) room has been set up as a barrier free toilet room and satisfies the code requirements for providing handicapped person access ability.

### **3.3 Second Floor Level:**

The second floor comprises an open office, (5) five offices, and (2) two toilet rooms; one for men and one for women. The floor is accessed by the grand stair from the first floor at the center of the building,

The following spaces are located on this floor:

- (9) Offices
- (2) Kitchen (pantries)
- (1) Conference Room
- A large reception area
- (2) Toilet rooms:
  - Men's room with two (2) lavatories, a urinal and a water closet.



*Circular Stair to Second Floor*

- Women's room with two (2) lavatories and one water closet. Neither room is barrier free accessible, (nor is the second floor).

- Support spaces
- Two fireplaces; we do not know whether they are a working fireplaces.

Similar to the first floor, the officers are grand in scale and inappropriate for use as private offices, as well as undersized to accommodate workstations.

The floor accessed via the central stair in the open atrium. The railing, (as described in Section 3.2), is loose at the top run of the stair and cannot support the requisite lateral load. A second stair immediately southeast of the central atrium serves the second floor as well. It is a circular stair also in an atrium. This atrium is also open to both floors without any fire protection or separation. Due to the close proximity of the stairs to one another, the floor is not considered to be served by (2) two means of egress as mentioned earlier in the report. Egress stairs cannot be located in open atriums unless:

- Protected by fire sprinklers
- Separated by fire barriers
- Have adequate smoke purge systems

Unfortunately, a mezzanine structure was added in the former grand ballroom. It has limited ceiling height above it and compromises the integrity of the first floor space.

Similar to the main level, the main portion of the second floor along the north has historic ornamental finishes which appear to be original. The lighting in this area is provided by decorative chandeliers, recessed hi hat fixtures and wall scones, none of these fixtures are energy efficient. The southeast addition has been modified from its original historic condition. The work was completed without regard to any historic sensitivity. The lights in this area are fluorescent fixtures which are not energy efficient.

There is a small loft area above the second floor which is accessed via a steel ship's ladder. It appears to be a support area although there are windows. There is evidence of water infiltration at this level and the area of the second floor below.

There is no stall around the water closets. The finishes in these are tile floors, painted wood wainscoting and painted plaster walls and ceiling, surface mounted fluorescent light fixtures provide illumination. Bathroom exhaust is provided. We did observe water stains at the ceiling of the women's room.



*Water Damage at Loft Area*

### **3.4 Basement Level:**

The basement comprises approximately 5,410 sq. ft. of finished office space with low ceilings 7'-4". It comprises several small rooms which have been recently constructed as offices, a conference room and a pantry. There are two (2) toilet rooms in good condition. The men's room has two (2) lavatories, one (1) water closet and a urinal. The women's room, has two (2) lavatories and water closets. Neither is barrier free accessible nor is the basement level. Although the finish work is of high quality, it is not of the same vintage or style as the balance of the building on the first and second floor levels. The balance is unfinished and utilized for storage, utilities and equipment. It should be noted that the basement level is protected by a fire sprinkler system. There are two means of egress from this level. One is the central stair in the atrium; the second means of egress is a door to an areaway. The top riser of the Central Egress stair differs in height from the balance of the stairwell; this is a tripping hazard.

The unfinished areas have exposed concrete slab and masonry walls. We observed some minor cracks in the slab. We did not observe any cracks in the foundation walls nor did we observe any water infiltration. The building utilities enter the building in this space which is located at the northeast corner of the building

### **4.0 STRUCTURAL SYSTEMS:**

The basement has a concrete slab on grade. Although we observed some cracks in the slab, it is not of concern structurally. The ground floor and second floor and roof structure are comprised of wood framing with tongue and groove flooring. The structural systems in the building appear to be satisfactory.

### **5.0 ROOF SYSTEMS**

There are several levels in the building. The main portion of the building which is (2) stories has a single membrane roof which we believe was installed within the last 10 years. The roof is surrounded by a masonry parapet wall. The parapet includes intricate detailing which is known as machicolation, (this is a feature found in medieval castles and fortresses and was used to fend off enemies by pouring hot molten lead onto intruders from the roof.) There is a significant deterioration on the parapet at a number of locations. The "low roof" is also a membrane roof and similarly we believe was installed at around the same time as the main roof. It is



*Damaged Machicolation*

surrounded by a similar parapet. This roof adjoins the west exterior wall and the adjoining Porte Cochere.

### **5.1 High Roof**

We observed the following area of areas of concern:

- Damaged parapets.
- Significant of vertical parapet flashing which requires maintenance.
- Debris on the roofs.

There are significant water stains at the southeast portion of the building which is evidence of major roof leaks. We strongly recommend you obtain any roof warranty information. We believe that the membrane

is in the latter stages of life expectancy. We observed a number of scuppers and leaders constructed of copper around the perimeter of the building. Some appear to be in good condition while others are varying stages of disrepair and will need repair.

### **6.0 FACADES**

The facades of the building consist of masonry. The facades are comprised of a combination of brick and terra cotta. The overall appearance of the masonry is very ornate and stylist. However, upon closer inspection there are a number of concerns including:

- Damaged terra cotta stonework including
  - Machicolation
  - Cornices
  - Window sills
  - Window surround
  - Copings
- Damaged/cracked brick
- Missing mortar requiring repointing, (the mortar joints are very narrow which makes this task very difficult). We are concerned with the condition of the concealed mortar joint between the interior wythe of brick and the exposed brick.
- Staining and vegetation growth on several facades.
- Failing Caulk joints.
- Decorative stone lions at the south entry have cracks.
- Many of the screen walls have significant cracked/loose/missing/damaged coping stones.



*Damaged Stone Sill and Failed Mortar Joints*

Most of the windows are leaded stain glass with steel frames and sashes. In general, they are in good condition. We did observe a few broken or cracked pieces of glass which should be restored. We did not observe any supplemental protective system at the exterior to provide this invaluable commodity. We would strongly recommend installation of a sensitive, exterior protective glazing system. This system will also act as a storm window and provide improved thermal performance at the opening.

## **7.0 MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS:**

### **7.1 Mechanical Systems:**

The building is served by a 2 1/2" diameter high pressure natural gas service. Upon entering the building there is a regulator which reduces the pressure to feed various components. There is Weil McLain 15 psi steam/30 psi hot water boiler, with a combination gas/oil burner. The Model # of the burner is RB 60-05 and the capacity is 2200 MBH. It is located in the basement and provides heat via a two pipe system. The heating pipes are insulated and we observed (2) two pumps which indicates there are two heating zones.

There is a 35 ton Baltimore Air Coil (BAC) Chiller located in the east yard of the building. The Model # is: VF102732KHX and based upon the Serial #U038655070, we estimate its age to be +/-50 years, We believe the chiller still functions, but it appears that maintenance on it has been neglected. The chiller provides air conditioning through a two (2) pipe, chilled water and chilled water return to connectors located through the building.

The convertors which distribute both hot and cold air from the heating, hot water system or cooling chilled system, range in appearance from fair condition to poor condition. A piped system is a superior system when maintained properly. However, we have concerns which include:



*Chiller Plant*

- The age of the systems and apparent lack of maintenance, may require destructive investigation to ascertain conditions and or perform the necessary maintenance.
- Due to the age of the chiller and boiler plants, we are concerned with their energy efficiency.
- A number of the convecter/ventilator covers are not in historically appropriate and should be replaced.
- Modification to the provide proepr zoning of the sytems within the existitng interior spaces will necessitate demolition of the historic finishes which should be restored to their original condition.

There are (3) three split systems for additional ventilation and air conditioning:

- Two (2) Comfort Air: Model #: HCV24B1C30C6, Serial # 312272515
- RUUD unit, no label informaiton was visible

Due to their age, we are concerned their energy efficiency.

We observed the name of the mechanical contractor for the chiller maintenance systems:

- Newton Metillo Inc. (201)794-8194

and the supplemental Air handlers:

- ICC, Metuchen NJ, (732)744-9200

We suggest contacting them to obtain maintnence information and if applicble, any warranty information on the systems. It should be ntoed that we did not operate the units.

**7.2 Electric Systems:**

The building is fed by an electric service to a meter located in a utility room at the northwest corner of the basement. 1200 amp 240 volt switch is located in the same location; the manufacturer is ITE Gould. An ASCO 800 amp CT cabinet is located in the utility room and circuit panels which distribute power throughout. There are five (5) separate electric meters in the space as well.



Convenience outlets are located throughout the building. We observed a number of floor outlets on the first floor in the large “gallery” type space; many of the floor outlets were missing covers and stand proud of the finished floor creating a tripping hazard. The lighting is described under Section 3. It should be noted that none of the fixtures appear to be high efficiency type fixtures.

*Electric Service*

The building is provided with a fire alarm system. The Fire alarm control is located in the basement utility room and the manufacturer is Honeywell, Model # NFS 320. We did not investigate this system in detail and do not know whether the alarm system can be addressable.

### **7.3 Plumbing**

The building is served by a ¾” diameter domestic water service which also enters the building into the utility room at the northwest corner. Water is distributed throughout the north wing of the building. A 50 gallon gas fired water heater Manufactured by Rheem is located in the utility room located in the basement at the northeast corner of the building. The date on the label for this unit is 2012.

### **7.4 Fire Protection**

The basement level of the building is protected by a fire sprinkler. A 6” diameter sprinkler service is provided which enters the building at the northeast corner. The sprinkler systems service the basement level only. We suspect it was installed to occupy the space as offices since it is a windowless story. The sprinkler heads servicing the area are semi-recessed pendant heads. As noted previously, due to the central stair atrium, we believe all levels of the building must be protected by a fire sprinkler system. We recommend installation of a wet sprinkler system throughout the building. Installation of the system in the historic areas, if done properly in a sensitive manner, will be somewhat costly.

### **8.0 ENERGY AND THERMAL ENVELOPE:**

Due to the age of the building, and the masonry exterior walls, we suspect there is little, if any, thermal insulation provided. This condition coupled with the single leaded glass fenestration, creates an extremely weak thermal envelope. Installation of insulation at the exterior walls will be very difficult and expensive. We strongly suggest that the roof areas be insulated as part of any roof project. In addition the non-historic interior finishes in the southeast wing, which have been damaged by water infiltration, should include installation of thermal insulation as part of the restoration.

As previously mentioned, due to their age and components, both the mechanical and lighting systems are energy insufficient and should be modernized. This includes use of LED lighting, occupancy sensors and upgrading the heating/cooling systems with code compliant systems with the appropriate SEER ratings.

### **9.0 REGULATORY CONSIDERATIONS:**

The property is located in the OS-CU Zone in its current state, the building use and site configuration are not conforming with the zoning ordinance due to:

- The parking is deficient where-in 103 spaces are and 94 provided
- Existing screen walls exceed the maximum height
- The current use as offices is not permitted.

Since these are pre-existing non-conforming conditions they can continue if no changes are proposed, and no variance would be required. If any expansion of the current use or a change to that use occurs, both c & d variance relief will be required.

The building has been constructed of non-combustible exterior walls and combustible floor and roof framing which classifies the building as Type 3B ordinary construction per IBC 2015 New Jersey edition. A fire sprinkler is required and provided in the windowless basement level. However, the central egress stair in the open requires that the first and second floors be sprinkled, or separated. Furthermore a smoke-purge system with back-up is required. Lastly, the second floor which totals based upon an office occupancy, 5823 sq. ft. (including the loft areas) requires two (2) means remote from one another which does not exist. Therefore the building does not comply with the current building code. A second means of from the floor must be installed. In addition, the building is not Barrier Free accessible. The access ramp from grade has settled and has a significant cross in excess of the 1 in 48 requirement of ANSI 177.1, the Barrier Free Access code. We recommend replacing the access ramp.

We also checked the FEMA site and have determined that the property is not located within a flood. Also although the property is identified on site by signage as a historic site, we are not aware of any state or natural historic designation.

### **10.0 ANALYSIS AND RECOMMENDATION:**

In general, we would characterize the building as a historically significant property. Many of the features of the structure are in good condition. However, there are several exterior elements which are damaged and many of the systems in the building including:

- Mechanical
- Lighting
- Fire sprinklers

need to be updated, expanded or require maintenance that will affect the historic integrity of the building.

In addition there are non code-compliant conditions which need to be addressed. These include:

- Barrier free accessibility
- The adequate protection of the central atrium and egress stair which is a life safety issue
- The lack of a required second means of egress from the second floor.



*First Floor Gallery Ceiling*

Lastly there is significant water damage at the southeast wing due to damaged exterior wall and parapets. This area has been altered from its original condition in a historically inappropriate manner. We have identified all of these issues in the body of the report. We have included budget information in Appendix E, identifying the costs associates with addressing these conditions.

The site is currently underutilized and the **current use of the building as an office is obsolete**, (the current zoning does not permit office use of this property); given its location in an historic area, and proximity to both commercial and residential areas, the site is not being used to its maximum potential. There are several office park developments nearby, and development of use this site for this type of use is redundant, and the building configuration is not conducive for office use.

We reviewed the applicable portions of the Local Redevelopment and Housing Law, (LRHL); we believe the subject site meets the statutory need for redevelopment. We base this opinion upon the fact that the building is obsolescent got an office use based the inefficient layout of the spaces and antiquated mechanical systems if this pattern of non-use continues the building with its historic character is in danger of falling into further disrepair. **In addition we believe the site meets the following criteria statutory outlined in the LRHL including:**

- **A significant portion of the structure is deteriorated.**
- **There are significant code compliance issues as outlined above which render the building as substandard.**
- **There is a continuous pattern of vacancy and underutilization of the property.**
- **The property is in need of rehabilitation to prevent further deterioration.**
- **Promoting physical development of this historic property will be conducive to the social and economic improvement for the community as a whole.**

Preservation of this property is vital. Numerous other historic properties in the area have been lost to inappropriate development. We believe that with proper planning and public and private cooperation, this property can be redevelopment in an appropriate manner and the historic Abbey can be the centerpiece of such a development.

#### **NOTE:**

During a visual review of the premises, we are not expected to operate or dismantle any equipment, to remove any covers or to perform any tests.

This report is a visual observation of apparent conditions and is to be used as a guide only. It is not to be construed as a warranty or guaranty of the building and equipment and its fitness for use. Furthermore, no responsibility is assumed with regard to the premises being in compliance with any and all codes and regulations of all governing authorities. Operating condition of mechanical, electrical and piping installations has not been reviewed.

This report does not include a survey or assessment of the building or site for the presence of asbestos or asbestos-containing materials, pollution, hazardous or toxic wastes. Adequacy of drainage on this property is not known. No warranties or representations are made by the undersigned that a complete inspection of the property has been made, nor that all deficiencies in the construction, maintenance or operation have been noted. In addition Budget numbers indicated are not to be construed as fixed

finite costs. Lastly, approximate areas listed should not be relied upon as measured areas in accordance with BOMA standards. If you have any questions regarding this report, please feel free to contact our office.

Very truly yours,

A handwritten signature in black ink, appearing to read "Anthony Garrett". The signature is fluid and cursive, with a large initial "A" and "G".

Anthony Garrett, A.I.A., PP, LEED AP,  
Bilow Garrett Group  
Architects and Planners, P.C

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## **PREAMBLE**

The Abbey is an historic property formerly known as Alnwick Hall. It is located along Madison Avenue in Morris Township, New Jersey in an area that was developed during the gilded age of the late nineteenth century; the area was known as Millionaires Row. The building is modeled after Alnwick Castle in Northumberland, England. It is a striking example of Norman Romanesque and Gothic revival architecture, and was recently showcased as part of the Mansions in May historic tour. The property and building are an architectural gem from a bygone era. Many of the contemporary structures that neighbored the property has disappeared and it would be tragic to lose the Abbey.



*View from the South*

However the property and building are not without issues. The last use as an office building proved fruitless. Not only is the property not zoned for this use, but the building is obsolescent for this use compared to the numerous grade A office complexes nearby. In addition there are deficiencies with the building which need to be addressed, and will require enormous investment. The beauty and historic nature of the building make it very difficult to replace and repair the deficiencies. The following report identifies the conditions of the building and offers some budget analysis. The Abbey is worth saving; in order to accomplish this task creative planning will be required and sufficient funding made available to accomplish the task.

### **1.0 EXECUTIVE SUMMARY:**

The building located at 355 Madison Avenue, Morris Township, New Jersey comprises approximately 20,600 sq. ft. This includes approximately 6,940 sq. ft. of offices/gallery spaces on the first level, 5,820 sq. ft. second levels and 5,410 sq. ft. of finished office space in the basement. In addition there is a small loft level at the southwest corner approximately 170 sq.ft.. above the second floor, and 670 sq.ft. of unfinished mechanical spaces. The property is approximately 3.9 acres. The tax lot number is Block 8409 Lot 1.

The building is vacant, but was most recently used for offices. The interior spaces have for most part been preserved in their original historic character with the exception of the southeast wing which has been modified and incorporated non-historically appropriate finishes. This area including the loft area above the second floor shows evidence of severe water damage at the exterior walls. The interior spaces are in relatively good condition. The basement has finished space as well as

unfinished service/utility areas. The finished spaces have been treated with colonial style finishes which are rich in style, but do not relate well to the style of the upper floors.

There is a central stair which connects all three levels. It is unenclosed and creates an atrium affect connecting three levels. There are no fire barriers surrounding it, nor are fire sprinklers or a smoke pourge system provided. It does not meet current building code requirements.



*Open Stair in Central Atrium*

The facades of the building have influences of Norman Romanque and Gothic Revival Architecture. It is constructed of brick and terra cotta stone.

It is highly detailed and ornate in style with numerous decorative elements including:

- Terra cotta coping
- Terra cotta machicolation, (see Section 6.0 Facades for the definition)
- Terra cotta window sills
- Terra cotta window surrounds
- Terra cotta corner trim
- Terra cotta column surround at porte cocheres
- Leaded glass windows

The walls are constructed of (3) three wythes of brick. There are concealed vertical mortar joints between each wythe which were not able to inspect.

Although the overall appearance from afar is that of a magnificent historical structure, upon closer inspection there are several deficiencies. These include but are limited to numerous cracks and damaged stone pieces. Several mortar joints have degraded, and the entire façade will require tuck pointing. We did observe evidence of water infiltration at the interior face of the south wall, and we are very concerned with the condition of the concealed vertical mortar joints throughout. In order to determine the overall condition of the walls, destructive investigation will be required. Furthermore, the walls do not provide any thermal insulation. In addition the leaded glass windows are not protected from exterior damage nor do they provide any significant insulation value to the thermal envelope.

There are several levels in the building. The roof membranes consist of a single membrane which we believe was installed within the last 10 years. The roof is surrounded by a masonry parapet wall which includes intricate detailing.

The building is served by natural gas, domestic water, fire sprinkler and a 1200 amp electric service. All of which seem adequate for the size of the building. The building has masonry exterior walls and the floor and roof structure comprises wood framing. The floor framing systems are substantial. The structural, plumbing and electrical systems appear to be sound.

The HVAC systems in the building comprises a (4) pipe system; hot water and hot water return piping which is connected to boiler in the basement, and chilled water and chilled water return piping system connected to a chiller plant at the exterior of the building. Both of these systems are piped to convection/ventilator units throughout the first and second floors. Although this type of HVAC is superior system, it does create issues within the historic fabric of the buiding interior and has some deficiencies we observed. These include:

- The age of the systems and apparent lack of maintenance, may require destructive investigation to ascertain conditions and/or perform the necessary maintenance.
- Due to the age of the chiller and boiler plants, we are concerned their energy efficiency.
- A number of the convection/ventilator covers are not in historically appropriate and should be replaced.
- Modification to the interior spaces will necessitate demolition of the historic finishes which should be restored to their original condition.

In addition it appears supplemental cooling has been added in the basement. This is provided by split systems and ductwork. The ductwork was not visible and we believe it is located above suspended ceilings. Similarly, although we did not access the roof, we assume the associated condensing units are located on the roof. We do not know the age or condition of these systems.

We observed that the basement level only is protected by a fire sprinkler system due to it being a windowless story. A 6” diameter sprinkler has been brought to the buiding. However the first and second floor levels are not protected with a sprinkler which we believe is required due to the center stair atrium space described above.

Our main concerns based upon field observations are as follows:

- A significant investment will be
- required to perform the repairs to the exterior façade.
- There is evidence of significant water infiltration at the southeast corner of the building.
- The central stair and atrium require fire sprinklers at smoke exhaust systems.



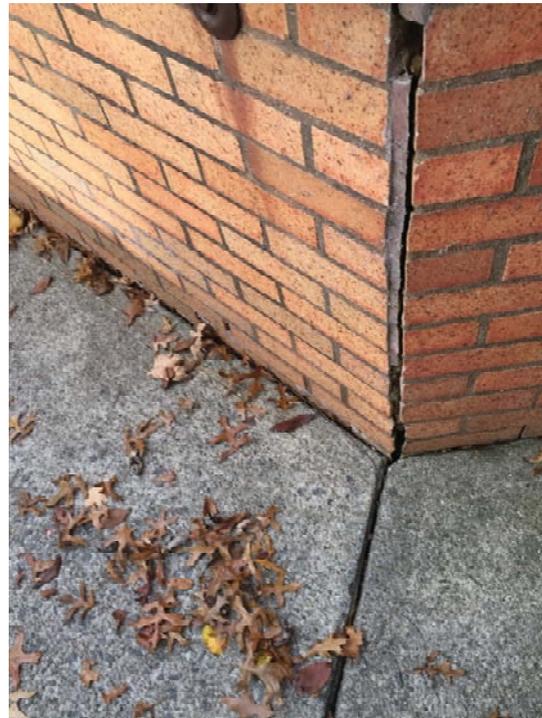
*Water Infiltration at Southeast Wing*

- The HVAC systems are dated and require maintenance; in addition they do not appear to be energy efficient.
- Maintenance and repairs to aforementioned systems and damaged components as well as installation of additional measure will affect the historic integrity of the building. They will be very costly to implement.

In addition there are several other deficiencies which include:

- Failing caulk in the exterior masonry walls.
- No barrier free access to the building or to the multiple levels within the building, (the exterior ramp which appears to have been designed for Barrier Free Access, has settlement and the cross slope of the ramp exceeds the allowable cross slop of 1 in 48).
- Floor outlets are missing covers and present a tripping hazard.
- Insufficient Site Lighting is provided in the parking areas.
- Door Hardware throughout consists of knob sets of varying styles which are not compliant with Barrier Free access requirements and are historically in appropriate.
- Saddles and threshold throughout the building are not compliant with Barrier Free access requirements.
- The entrance to the foyer which is to provide Barrier Free access from the exterior are deficient in width and are not compliant with Barrier Free access requirements.
- The top riser of the Central Egress stair to the basement differs in height from the balance of the stairwell; this is a tripping hazard.
- The decorative stone lions at the south entrance have significant cracks.
- Many of the screen walls have significant cracked/loose/missing/ damaged coping stones.
- The asphalt paving is in marginal condition.
- No dumpster enclosure exists

We have provided some budget information for rectifying these conditions in Appendix E of this report.



*Damaged Screen Wall and Non-compliant Barrier Free Access Ramp*

The structure was designed by a notable New York City Architect, Percy Griffin, in the late 1800's. We feel compelled to mention that despite the aforementioned deficiencies, the preservation of this historically significant structure is an endeavor work pursuing.

**2.0 SITE CONDITIONS:**

The property is located along the south side of Madison Avenue between the “legs” of a ring road, Canfield Road, which surrounds the site to the south; the street address 355 Madison Street. It is located in OS-GU (Open Space-Government Use) District. Madison Avenue is a State Highway,

Route 124, and any modifications to the curb cuts or work within the right of way will require NJDOT approval. The current use as offices is not permitted in the zone; we have attached a copy of the zoning map and table of permitted uses in Appendix 13 to this report. The neighborhood consists of a variety of uses. There commercial office building along Madison Avenue and residential uses to the south of the property. Originally this area was developed with a number of opulent residences including:

- Giralda (AKA Onunda), this mansion was the home of Marcellus Dodge and Elizabeth Rockefeller.
- Cedar Court, this was the residence of Otto Hermann Kahn and Addie Wolfe. These structures were built around the turn of the century, (circa 1900), and subsequently razed and replaced by office parks. In addition, other notable estates and mansions suffered damaged and only portions remain. These include:
- Seldamere, the only remains are the carriage house, which is used as a private residence.
- Morris County Golf Club, a portion that was not damaged during a fire is used as a private residence.

Some of these historic masterpieces remain and have been preserved by adequate re-use while others have been razed and replaced by modern office building structures and new residential development.

There remain, four (4) historic residences along Canfield Road to the south of the Abby property, also constructed around the same time by the original owner of the property. Mr. George Meany.

In addition to the aforementioned properties, there are commercial offices to the west of the site and across Madison Avenue to the north including:

- Crum and Foster Insurance
- Jacobs Engineering Inc.
- Aesthetic Smiles of N.J.
- Urban League of Morris County

and single family residential uses to the south and east.

Madison Avenue, AKA Route 124, is a major arterial roadway running in an east/west direction. It connects Morristown to the west with Madison, the Chatham's and Summit to the east. The Colleges, Fairleigh Dickenson University, Drew University, and the College of St. Elizabeth are located along Madison Avenue. The site is within walking distance of the Convent Station rail stop on the Morris Essex Branch of NJ Transit Rail Services. The location of the site is in the area that was known as Millionaires Row.

The site comprises 3.9 acres is predominantly open space with several mature trees. There is a paved parking area in the south portion of the site for (94) cars. It is accessed via a drive with a curb cut form Madison Avenue. The asphalt paving is in marginal condition and the site plighting provided is not sufficient. No Dumpster enclosure is provided as required by ordinance.

### **3.0 BUILDING CONDITIONS**

#### **3.1 General:**

The building comprises two floors and a basement. The footprint of the building is approximately 6,940 sq. ft. The aggregate floor area of the building is 20,600 sq. ft. including the basement and loft space above the second floor. The building structure appears to be exterior and interior masonry bearing walls and wood framed floor and roof structures. In addition, we suspect that some of the



*Coffered Ceiling at Formal Grand Hall on Second Floor*

interior wood framed partitions may be bearing and there may be some steel girders interspersed in the floor and roof structure. The construction classification would be considered Type 3B Construction, combustible unprotected, which complies with the height and area requirements outlined in the New Jersey Uniform Construction Code and International Building Code, 2015 New Jersey Edition. However, the existence of an unenclosed, unprotected three (3) story atrium with the main egress stair running through it, does not comply with current building codes.

#### **3.2 First Floor Level:**

The majority of the building is office space. It comprises the following spaces:

- (7) Offices
- (3) Toilet rooms
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- Dressing Room
- Support areas

The office spaces were repurposed from the original layout. They are quite large in scale for private offices and undersized to accommodate multiple open office style workstations with efficient circulation.

The major architectural feature is a grand stairwell between the basement, first and second floors within the center hall of the building which is effectively an atrium, (see below). It has ornate wood wainscoting and railings. The first floor is bisected by a corridor north south. In addition there is a separate wing located at the southeast corner of the building which is accessed via a hallway. A second unenclosed stairwell which would constitute another Atrium space, provides additional to second floor above this area.

Many of the spaces on the first floor have ornate ceiling consisting of either barrier vaults, coffered wood ceiling or painted plaster ceiling with plaster filigree decoration. The ceiling height varies but in several of the spaces they are greater than 11'-0" in height. Lighting is provided by a combination of recessed Hi-Hat lighting fixtures, wall sconces some of which are missing and decorative chandeliers with incandescent light sources. The southeast portion of the space has a suspended ceiling with acoustic tile and fluorescent lay in lighting fixtures. The main portion of the building flanking the center atrium comprise several large gallery type spaces which presumably were dining room, living room and parlor spaces when The Abbey was used as a residence. The layout is not conducive for use as offices which makes the space obsolescent as an office building. In general, the condition of the finishes are very good, (see Section 10 analysis and recommendations).

We did not observe a functional kitchen that was part of the original building. It appears that it has been modified and repurposed by alterations which have occurred. We believe it was located in the southeast wing. There are three (3) toilet rooms located on this level. They are all single seat unisex toilets. One (1) room has been set up as a barrier free toilet room and satisfies the code requirements for providing handicapped person access ability.

### **3.3 Second Floor Level:**

The second floor comprises an open office, (5) five offices, and (2) two toilet rooms; one for men and one for women. The floor is accessed by the grand stair from the first floor at the center of the building,

The following spaces are located on this floor:

- (9) Offices
- (2) Kitchen (pantries)
- (1) Conference Room
- A large reception area
- (2) Toilet rooms:
  - Men's room with two (2) lavatories, a urinal and a water closet.



*Circular Stair to Second Floor*

- Women's room with two (2) lavatories and one water closet. Neither room is barrier free accessible, (nor is the second floor).

- Support spaces
- Two fireplaces; we do not know whether they are a working fireplaces.

Similar to the first floor, the officers are grand in scale and inappropriate for use as private offices, as well as undersized to accommodate workstations.

The floor accessed via the central stair in the open atrium. The railing, (as described in Section 3.2), is loose at the top run of the stair and cannot support the requisite lateral load. A second stair immediately southeast of the central atrium serves the second floor as well. It is a circular stair also in an atrium. This atrium is also open to both floors without any fire protection or separation. Due to the close proximity of the stairs to one another, the floor is not considered to be served by (2) two means of egress as mentioned earlier in the report. Egress stairs cannot be located in open atriums unless:

- Protected by fire sprinklers
- Separated by fire barriers
- Have adequate smoke purge systems

Unfortunately, a mezzanine structure was added in the former grand ballroom. It has limited ceiling height above it and compromises the integrity of the first floor space.

Similar to the main level, the main portion of the second floor along the north has historic ornamental finishes which appear to be original. The lighting in this area is provided by decorative chandeliers, recessed hi hat fixtures and wall scones, none of these fixtures are energy efficient. The southeast addition has been modified from its original historic condition. The work was completed without regard to any historic sensitivity. The lights in this area are fluorescent fixtures which are not energy efficient.

There is a small loft area above the second floor which is accessed via a steel ship's ladder. It appears to be a support area although there are windows. There is evidence of water infiltration at this level and the area of the second floor below.

There is no stall around the water closets. The finishes in these are tile floors, painted wood wainscoting and painted plaster walls and ceiling, surface mounted fluorescent light fixtures provide illumination. Bathroom exhaust is provided. We did observe water stains at the ceiling of the women's room.



*Water Damage at Loft Area*

### **3.4 Basement Level:**

The basement comprises approximately 5,410 sq. ft. of finished office space with low ceilings 7'-4". It comprises several small rooms which have been recently constructed as offices, a conference room and a pantry. There are two (2) toilet rooms in good condition. The men's room has two (2) lavatories, one (1) water closet and a urinal. The women's room, has two (2) lavatories and water closets. Neither is barrier free accessible nor is the basement level. Although the finish work is of high quality, it is not of the same vintage or style as the balance of the building on the first and second floor levels. The balance is unfinished and utilized for storage, utilities and equipment. It should be noted that the basement level is protected by a fire sprinkler system. There are two means of egress from this level. One is the central stair in the atrium; the second means of egress is a door to an areaway. The top riser of the Central Egress stair differs in height from the balance of the stairwell; this is a tripping hazard.

The unfinished areas have exposed concrete slab and masonry walls. We observed some minor cracks in the slab. We did not observe any cracks in the foundation walls nor did we observe any water infiltration. The building utilities enter the building in this space which is located at the northeast corner of the building

### **4.0 STRUCTURAL SYSTEMS:**

The basement has a concrete slab on grade. Although we observed some cracks in the slab, it is not of concern structurally. The ground floor and second floor and roof structure are comprised of wood framing with tongue and groove flooring. The structural systems in the building appear to be satisfactory.

### **5.0 ROOF SYSTEMS**

There are several levels in the building. The main portion of the building which is (2) stories has a single membrane roof which we believe was installed within the last 10 years. The roof is surrounded by a masonry parapet wall. The parapet includes intricate detailing which is known as machicolation, (this is a feature found in medieval castles and fortresses and was used to fend off enemies by pouring hot molten lead onto intruders from the roof.) There is a significant deterioration on the parapet at a number of locations. The "low roof" is also a membrane roof and similarly we believe was installed at around the same time as the main roof. It is



*Damaged Machicolation*

surrounded by a similar parapet. This roof adjoins the west exterior wall and the adjoining Porte Cochere.

### **5.1 High Roof**

We observed the following area of areas of concern:

- Damaged parapets.
- Significant of vertical parapet flashing which requires maintenance.
- Debris on the roofs.

There are significant water stains at the southeast portion of the building which is evidence of major roof leaks. We strongly recommend you obtain any roof warranty information. We believe that the membrane

is in the latter stages of life expectancy. We observed a number of scuppers and leaders constructed of copper around the perimeter of the building. Some appear to be in good condition while others are varying stages of disrepair and will need repair.

### **6.0 FACADES**

The facades of the building consist of masonry. The facades are comprised of a combination of brick and terra cotta. The overall appearance of the masonry is very ornate and stylist. However, upon closer inspection there are a number of concerns including:

- Damaged terra cotta stonework including
  - Machicolation
  - Cornices
  - Window sills
  - Window surround
  - Copings
- Damaged/cracked brick
- Missing mortar requiring repointing, (the mortar joints are very narrow which makes this task very difficult). We are concerned with the condition of the concealed mortar joint between the interior wythe of brick and the exposed brick.
- Staining and vegetation growth on several facades.
- Failing Caulk joints.
- Decorative stone lions at the south entry have cracks.
- Many of the screen walls have significant cracked/loose/missing/damaged coping stones.



*Damaged Stone Sill and Failed Mortar Joints*

Most of the windows are leaded stain glass with steel frames and sashes. In general, they are in good condition. We did observe a few broken or cracked pieces of glass which should be restored. We did not observe any supplemental protective system at the exterior to provide this invaluable commodity. We would strongly recommend installation of a sensitive, exterior protective glazing system. This system will also act as a storm window and provide improved thermal performance at the opening.

## **7.0 MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS:**

### **7.1 Mechanical Systems:**

The building is served by a 2 1/2" diameter high pressure natural gas service. Upon entering the building there is a regulator which reduces the pressure to feed various components. There is Weil McLain 15 psi steam/30 psi hot water boiler, with a combination gas/oil burner. The Model # of the burner is RB 60-05 and the capacity is 2200 MBH. It is located in the basement and provides heat via a two pipe system. The heating pipes are insulated and we observed (2) two pumps which indicates there are two heating zones.

There is a 35 ton Baltimore Air Coil (BAC) Chiller located in the east yard of the building. The Model # is: VF102732KHX and based upon the Serial #U038655070, we estimate its age to be +/-50 years, We believe the chiller still functions, but it appears that maintenance on it has been neglected. The chiller provides air conditioning through a two (2) pipe, chilled water and chilled water return to connectors located through the building.

The convertors which distribute both hot and cold air from the heating, hot water system or cooling chilled system, range in appearance from fair condition to poor condition. A piped system is a superior system when maintained properly. However, we have concerns which include:



*Chiller Plant*

- The age of the systems and apparent lack of maintenance, may require destructive investigation to ascertain conditions and or perform the necessary maintenance.
- Due to the age of the chiller and boiler plants, we are concerned with their energy efficiency.
- A number of the convecter/ventilator covers are not in historically appropriate and should be replaced.
- Modification to the provide proepr zoning of the sytems within the existitng interior spaces will necessitate demolition of the historic finishes which should be restored to their original condition.

There are (3) three split systems for additional ventilation and air conditioning:

- Two (2) Comfort Air: Model #: HCV24B1C30C6, Serial # 312272515
- RUUD unit, no label informaiton was visible

Due to their age, we are concerned their energy efficiency.

We observed the name of the mechanical contractor for the chiller maintenance systems:

- Newton Metillo Inc. (201)794-8194

and the supplemental Air handlers:

- ICC, Metuchen NJ, (732)744-9200

We suggest contacting them to obtain maintnence information and if applicble, any warranty information on the systems. It should be ntoed that we did not operate the units.

**7.2 Electric Systems:**

The building is fed by an electric service to a meter located in a utility room at the northwest corner of the basement. 1200 amp 240 volt switch is located in the same location; the manufacturer is ITE Gould. An ASCO 800 amp CT cabinet is located in the utility room and circuit panels which distribute power throughout. There are five (5) separate electric meters in the space as well.



Convenience outlets are located throughout the building. We observed a number of floor outlets on the first floor in the large “gallery” type space; many of the floor outlets were missing covers and stand proud of the finished floor creating a tripping hazard. The lighting is described under Section 3. It should be noted that none of the fixtures appear to be high efficiency type fixtures.

*Electric Service*

The building is provided with a fire alarm system. The Fire alarm control is located in the basement utility room and the manufacturer is Honeywell, Model # NFS 320. We did not investigate this system in detail and do not know whether the alarm system can be addressable.

### **7.3 Plumbing**

The building is served by a ¾” diameter domestic water service which also enters the building into the utility room at the northwest corner. Water is distributed throughout the north wing of the building. A 50 gallon gas fired water heater Manufactured by Rheem is located in the utility room located in the basement at the northeast corner of the building. The date on the label for this unit is 2012.

### **7.4 Fire Protection**

The basement level of the building is protected by a fire sprinkler. A 6” diameter sprinkler service is provided which enters the building at the northeast corner. The sprinkler systems service the basement level only. We suspect it was installed to occupy the space as offices since it is a windowless story. The sprinkler heads servicing the area are semi-recessed pendant heads. As noted previously, due to the central stair atrium, we believe all levels of the building must be protected by a fire sprinkler system. We recommend installation of a wet sprinkler system throughout the building. Installation of the system in the historic areas, if done properly in a sensitive manner, will be somewhat costly.

### **8.0 ENERGY AND THERMAL ENVELOPE:**

Due to the age of the building, and the masonry exterior walls, we suspect there is little, if any, thermal insulation provided. This condition coupled with the single leaded glass fenestration, creates an extremely weak thermal envelope. Installation of insulation at the exterior walls will be very difficult and expensive. We strongly suggest that the roof areas be insulated as part of any roof project. In addition the non-historic interior finishes in the southeast wing, which have been damaged by water infiltration, should include installation of thermal insulation as part of the restoration.

As previously mentioned, due to their age and components, both the mechanical and lighting systems are energy insufficient and should be modernized. This includes use of LED lighting, occupancy sensors and upgrading the heating/cooling systems with code compliant systems with the appropriate SEER ratings.

### **9.0 REGULATORY CONSIDERATIONS:**

The property is located in the OS-CU Zone in its current state, the building use and site configuration are not conforming with the zoning ordinance due to:

- The parking is deficient where-in 103 spaces are and 94 provided
- Existing screen walls exceed the maximum height
- The current use as offices is not permitted.

Since these are pre-existing non-conforming conditions they can continue if no changes are proposed, and no variance would be required. If any expansion of the current use or a change to that use occurs, both c & d variance relief will be required.

The building has been constructed of non-combustible exterior walls and combustible floor and roof framing which classifies the building as Type 3B ordinary construction per IBC 2015 New Jersey edition. A fire sprinkler is required and provided in the windowless basement level. However, the central egress stair in the open requires that the first and second floors be sprinkled, or separated. Furthermore a smoke-purge system with back-up is required. Lastly, the second floor which totals based upon an office occupancy, 5823 sq. ft. (including the loft areas) requires two (2) means remote from one another which does not exist. Therefore the building does not comply with the current building code. A second means of from the floor must be installed. In addition, the building is not Barrier Free accessible. The access ramp from grade has settled and has a significant cross in excess of the 1 in 48 requirement of ANSI 177.1, the Barrier Free Access code. We recommend replacing the access ramp.

We also checked the FEMA site and have determined that the property is not located within a flood. Also although the property is identified on site by signage as a historic site, we are not aware of any state or natural historic designation.

### **10.0 ANALYSIS AND RECOMMENDATION:**

In general, we would characterize the building as a historically significant property. Many of the features of the structure are in good condition. However, there are several exterior elements which are damaged and many of the systems in the building including:

- Mechanical
- Lighting
- Fire sprinklers

need to be updated, expanded or require maintenance that will affect the historic integrity of the building.

In addition there are non code-compliant conditions which need to be addressed. These include:

- Barrier free accessibility
- The adequate protection of the central atrium and egress stair which is a life safety issue
- The lack of a required second means of egress from the second floor.



*First Floor Gallery Ceiling*

Lastly there is significant water damage at the southeast wing due to damaged exterior wall and parapets. This area has been altered from its original condition in a historically inappropriate manner. We have identified all of these issues in the body of the report. We have included budget information in Appendix E, identifying the costs associates with addressing these conditions.

The site is currently underutilized and the **current use of the building as an office is obsolete**, (the current zoning does not permit office use of this property); given its location in an historic area, and proximity to both commercial and residential areas, the site is not being used to its maximum potential. There are several office park developments nearby, and development of use this site for this type of use is redundant, and the building configuration is not conducive for office use.

We reviewed the applicable portions of the Local Redevelopment and Housing Law, (LRHL); we believe the subject site meets the statutory need for redevelopment. We base this opinion upon the fact that the building is obsolescent got an office use based the inefficient layout of the spaces and antiquated mechanical systems if this pattern of non-use continues the building with its historic character is in danger of falling into further disrepair. **In addition we believe the site meets the following criteria statutory outlined in the LRHL including:**

- **A significant portion of the structure is deteriorated.**
- **There are significant code compliance issues as outlined above which render the building as substandard.**
- **There is a continuous pattern of vacancy and underutilization of the property.**
- **The property is in need of rehabilitation to prevent further deterioration.**
- **Promoting physical development of this historic property will be conducive to the social and economic improvement for the community as a whole.**

Preservation of this property is vital. Numerous other historic properties in the area have been lost to inappropriate development. We believe that with proper planning and public and private cooperation, this property can be redevelopment in an appropriate manner and the historic Abbey can be the centerpiece of such a development.

#### **NOTE:**

During a visual review of the premises, we are not expected to operate or dismantle any equipment, to remove any covers or to perform any tests.

This report is a visual observation of apparent conditions and is to be used as a guide only. It is not to be construed as a warranty or guaranty of the building and equipment and its fitness for use. Furthermore, no responsibility is assumed with regard to the premises being in compliance with any and all codes and regulations of all governing authorities. Operating condition of mechanical, electrical and piping installations has not been reviewed.

This report does not include a survey or assessment of the building or site for the presence of asbestos or asbestos-containing materials, pollution, hazardous or toxic wastes. Adequacy of drainage on this property is not known. No warranties or representations are made by the undersigned that a complete inspection of the property has been made, nor that all deficiencies in the construction, maintenance or operation have been noted. In addition Budget numbers indicated are not to be construed as fixed

finite costs. Lastly, approximate areas listed should not be relied upon as measured areas in accordance with BOMA standards. If you have any questions regarding this report, please feel free to contact our office.

Very truly yours,

A handwritten signature in black ink, appearing to read "Anthony Garrett". The signature is fluid and cursive, with a large initial "A" and "G".

Anthony Garrett, A.I.A., PP, LEED AP,  
Bilow Garrett Group  
Architects and Planners, P.C

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**IX. Appendix C: Marketing Report**

# Marketing of The Abbey

Prepared by:



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# Table of Contents

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- I. The Abbey**
- II. Who is The Garibaldi Group?**
- III. Marketing Results of The Abbey**
- IV. Issues Effecting Marketing of The Abbey**
- V. Summary**

# The Abbey

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# Who is The Garibaldi Group?

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- **Staff of 35 Corporate Real Estate Advisors & Professionals**
  - ❑ The Garibaldi Group is a domestic and international corporate real estate advisory firm specializing in developing and implementing value added real estate strategies across a broad spectrum of property types, markets, and business sectors.
- **\$6.5 Billion in Transactions Completed since 2002**
  - ❑ Founded in 1919, The Garibaldi Group has provided corporate real estate services for over 95 years.
  - ❑ Key Services Include:
    - Portfolio Real Estate Asset Management
    - Real Estate Strategic Planning & Valuation
    - Tenant Representation, Site Selection & Economic Incentives
    - Lease Administration & Asset Data Management
    - Asset & Leased Divestitures
    - Real Estate Financial Engineering
    - Merger & Acquisition Due Diligence
    - Construction Management and Development Services
- **Executed Assignments in 44 States and 15 Countries**
  - ❑ Fiduciary based approach with focus on individual client attention and quality service.
  - ❑ Comprehensive domestic and international market knowledge and transactional experience.
  - ❑ In depth corporate and financial experience with significant long term repeat clients.

# Marketing Efforts of The Abbey

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We experienced more attention for this property than just about any other assignment we have taken on over the past dozen years. In order to generate that attention, we did the following:

- created and installed For Sale sign with Peter Blanchard as the main point of contact
- created both a digital and physical property flyer
- sent out bi-weekly emailers to the NJ brokerage community (roughly 1,500 recipients) since attaining the assignment
- sent out mailers twice a year to a select list of financial services firms, law firms, high net worth investors and developers within a 25 mile radius of the property address.
- listed the property on both CoStar and Loopnet. Costar is the industry standard for listing and searching for commercial properties in the United States. The website gets over 9 million visits a day from real estate professionals.
- advertised the property as a platinum listing on CoStar and Loopnet for roughly 2 months worth of time for the last three years (how many total subscribers in the NJ market / viewership)
- advertised the property on the RE-NJ.com daily newsletter for roughly a months worth of time during 2017
- hosted multiple broker open houses and Mansions In May exhibition

# Marketing Results of The Abbey

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The Garibaldi Group has been involved on and off with the marketing for Sale and or Lease of the property since 1986. Our present assignment for NYC Skyline, LLC/Tom Maoli has lead us over the past several years we have received many inquiries. The predominant interest has been as an office building, either as is or expanded. The property is well located and valued at the higher end of the local/ Morristown Office Market. In addition to office users and investors we have received multiple inquiries all the way from catering operations, boutique hotels, personal art gallery, medical offices, as well as four separate inquiries for Chinese Conference Centers, several interest for places of worship (i.e. Pakistani, Hindu). Three separate inquiries for drug rehab facility, private schools, and assisted living. Lastly there has been multiple discussions on higher end town homes, however present ownership will pursue the redevelopment of town homes themselves.

# Issues Effecting the Marketing of The Abbey

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Despite our significant investment of time and effort, we were not able to find a buyer or tenant for the Abbey. As a result, the property has been vacant for approximately three and a half years. We believe our inability to find a user for the property is directly related to the condition of the building, which is essentially a 112 year old castle, and a multitude of associated issues. While we were showing the property to prospective users, the following issues/concerns were heard on a regular basis:

- A total HVAC overhaul is needed
- The current utility expenses are excessive
- The building's interior partitions are largely structural in nature thereby limiting the ability to make interior renovations and making such renovations very costly
- The building's layout has a very large component of common area resulting in an unacceptable ratio between usable and rentable area
- The building needs expensive aesthetic and structural repairs
- The building is essentially obsolete for present day operations

There are some positive factors and they are the following:

1. Desirable geographic locations in the Morristown Market.
2. Distinctive signature structure.
3. High parking ratio.
4. Proximity to Midtown Direct Train line from Convent Station within walking distance of the property.

# Summary

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The Abbey is a very special signature property. It's market is for that special user, whose use is compatible with the surrounding area, and whose economic structure allows them to move forward with their contemplated redevelopment.