



Proposed Cottrell Farm Park Steering Committee Meeting July 26, 2018

Conceptual Elements

- ☐ Parking Lot(s)
- ☐ Walking /fitness trails (Parcours)
- ☐ Water fountain feature “Splash Pad”
- ☐ Community Garden
- ☐ Gazebo/Picnic Grove
- ☐ Playground
- ☐ Refurbished buildings for public access as a historic museum and event venues
- ☐ Nature Identifiers/Butterfly Garden
- ☐ Amphitheatre

Use of the Park

- ☐ Destination for residents' passive & active recreation needs, picnics, families
- ☐ Summer concerts, i.e. "Shakespeare in the Park"
- ☐ Township Announcements/Speeches
- ☐ Old Bridge Day (Vendors in the parking lot and residents park at the municipal complex)
- ☐ Seasonal gatherings and Township hosted events
- ☐ Community garden activities – potential partnership with farmers in town
- ☐ Boy Scout/Girl Scout volunteer opportunities
- ☐ Rented out for Weddings/Grad Parties/etc.

Existing Conditions





Garage/ Storage Bldg.



Farm House – South Side



Masonry Building No. 1



Corn Crib



Farm House – South Side



Barn – South Side



Greenhouse Remains



Farm House – North Side



Masonry Building No. 2

Walking Trails



Rubber Mulch



Crushed Stone



Wood Chips



Crushed Stone

Fitness Trail (Parcours)



Community Garden



Picnic Grove



Butterfly Garden



Water Feature “Splash Pad”



Amphitheatre



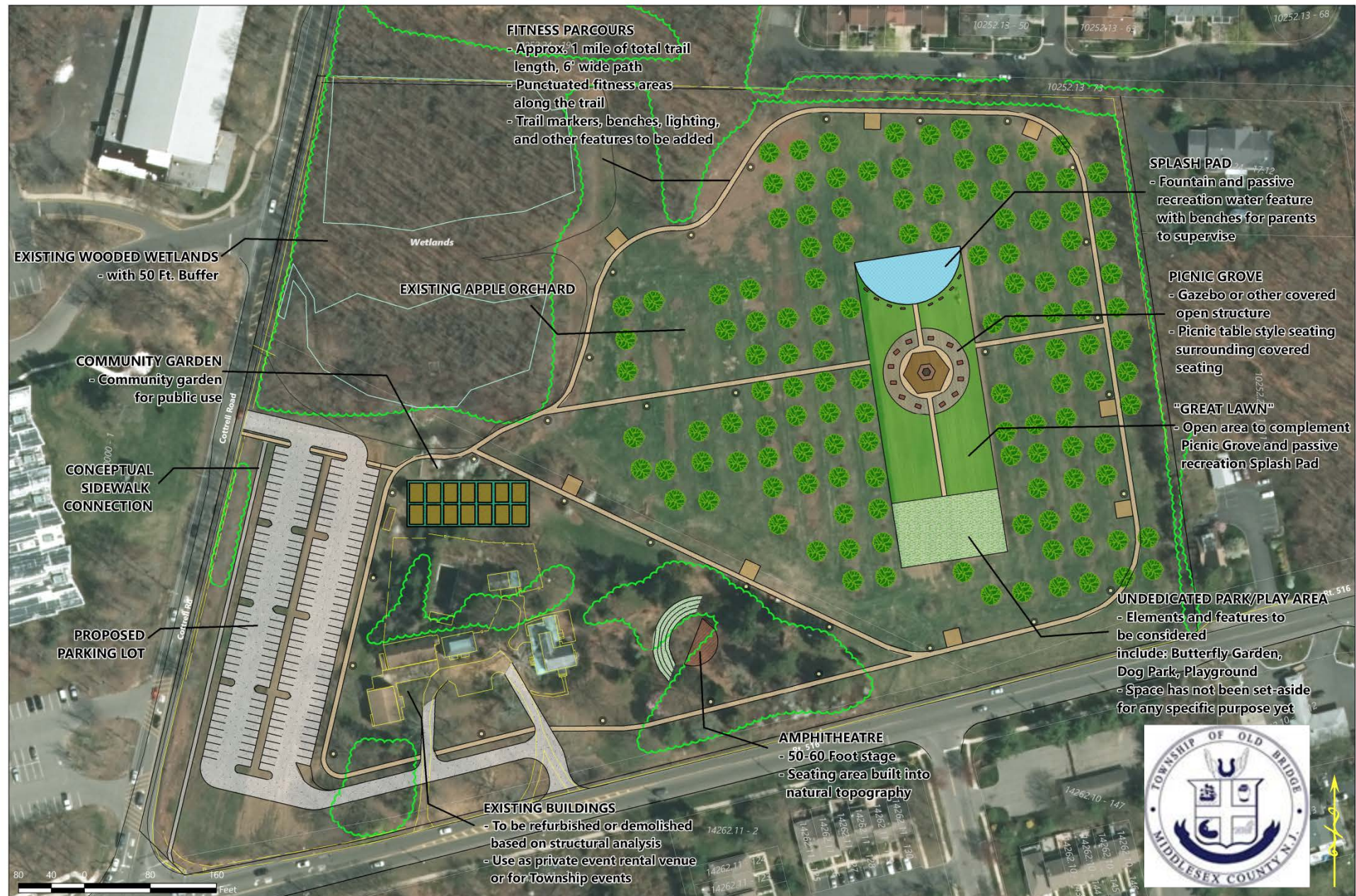
Refurbished Barn/Buildings for Public Use



Other Features to Consider



Original Concept Plan (August 2017)



Concept Plan (July 2018)



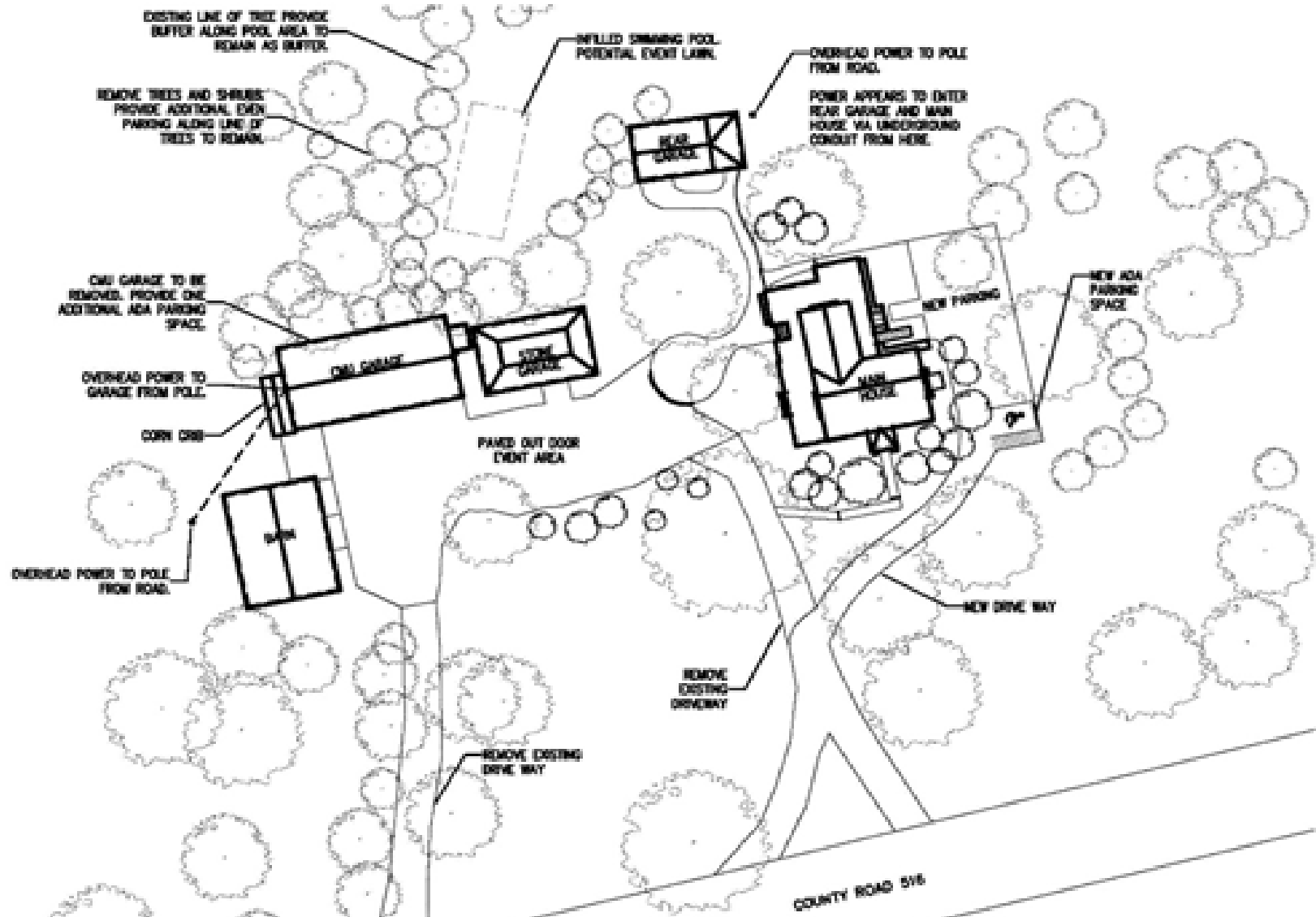
Suggested Park Furnishings

- ☐ Prefabricated Band Shells
- ☐ Prefabricated Picnic Shelters
- ☐ Prefabricated Restroom Buildings (Option)
- ☐ Themed Playgrounds

Architectural Building Findings

- ☐ Recommended Building Uses
- ☐ Main House Findings
- ☐ Barn Findings
- ☐ Stone Garage Findings
- ☐ CMU Garage Findings
- ☐ Rear Garage Finding

Existing Building Locations



Recommended Building Uses

The Cottrell Farm House (Main House - 3,469 SF) - Four Seasons

- Meeting Hall, Lecture Hall, Warming Kitchen, and Administrative Offices.

The Barn (Barn - 1,375 SF) - Three Seasons

- Large event space (example weddings) with option for live bands on the Mezzanine.

The Stone Garage (Stone Garage - 947 SF) - Three Seasons

- Buffet style food and drink service for large events.
- Small events space.

The Shop Building (CMU Garage - 1,890 SF) - Three Seasons

- Medium size events space
- Overflow space
- Cocktail Hour space for large events in conjunction with large events in the Barn.

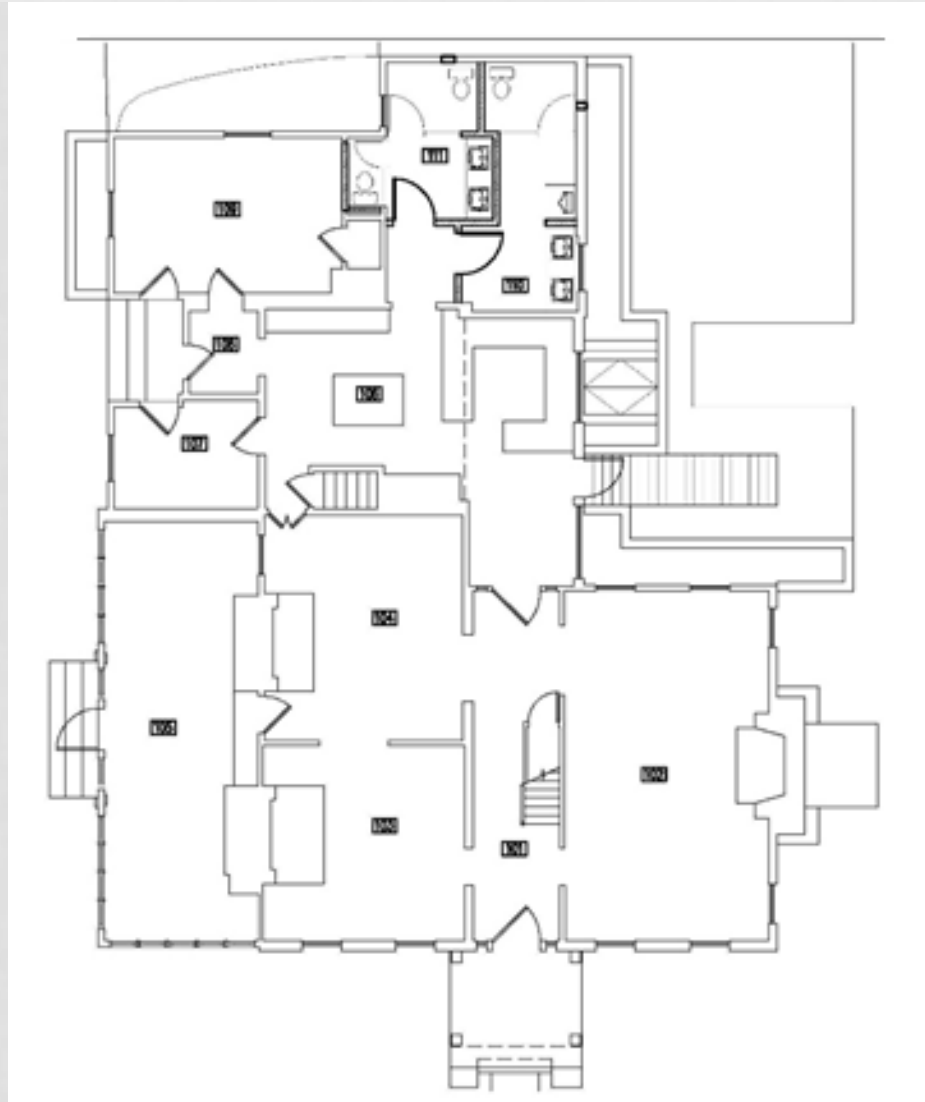
The Pool Cottage (Rear Garage - 720 SF) - Three Seasons

- Restroom facility

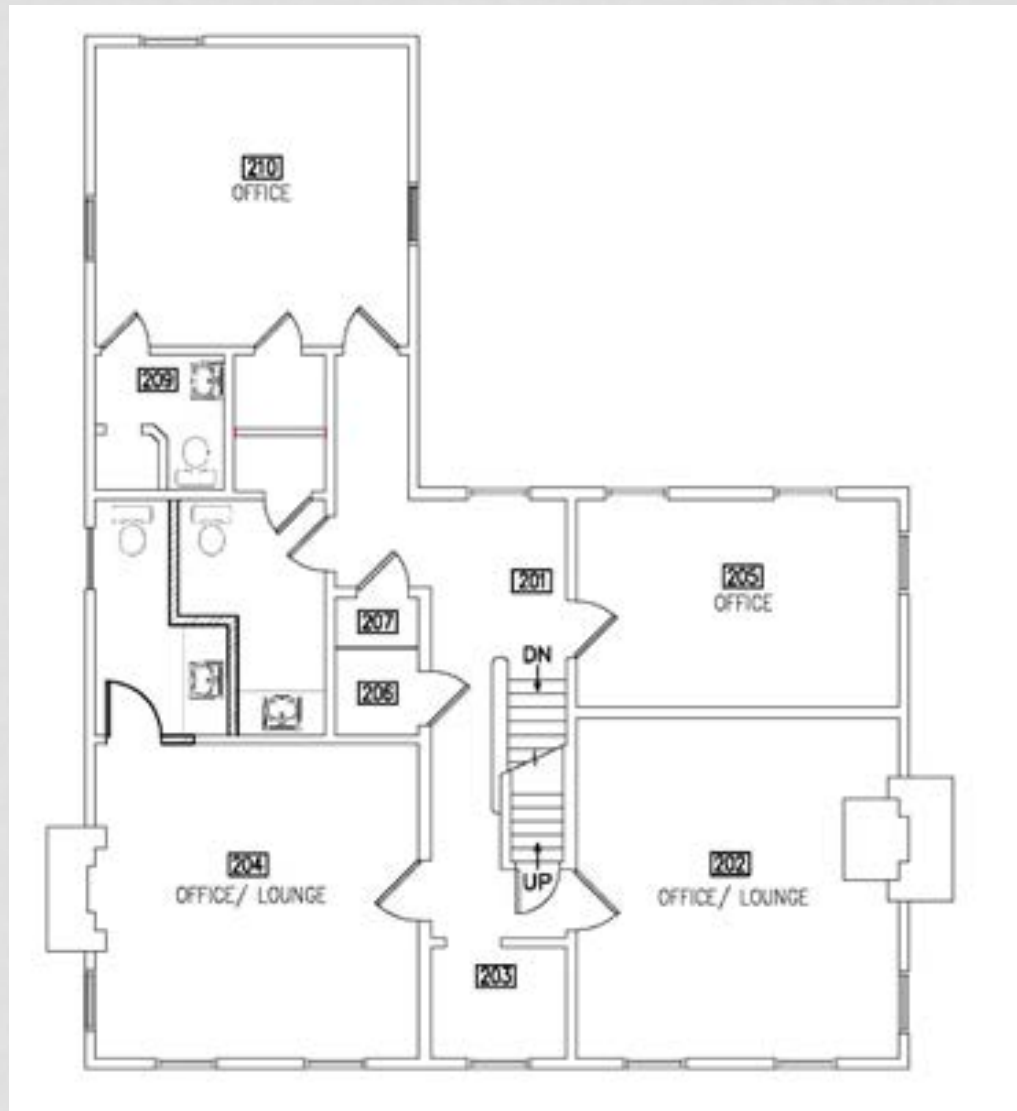
Main House Findings

- ☐ Recommend B Use and Warming Kitchen
- ☐ Construct Accessible Restrooms
- ☐ Add Air Conditioning
- ☐ Shore Up First Floor Meeting Rooms
- ☐ Paint, Refinish Wood Floors
- ☐ Clean Kitchen
- ☐ Replace One Counter and Appliances
- ☐ Budget = \$472,700

Main House – Proposed 1st Floor



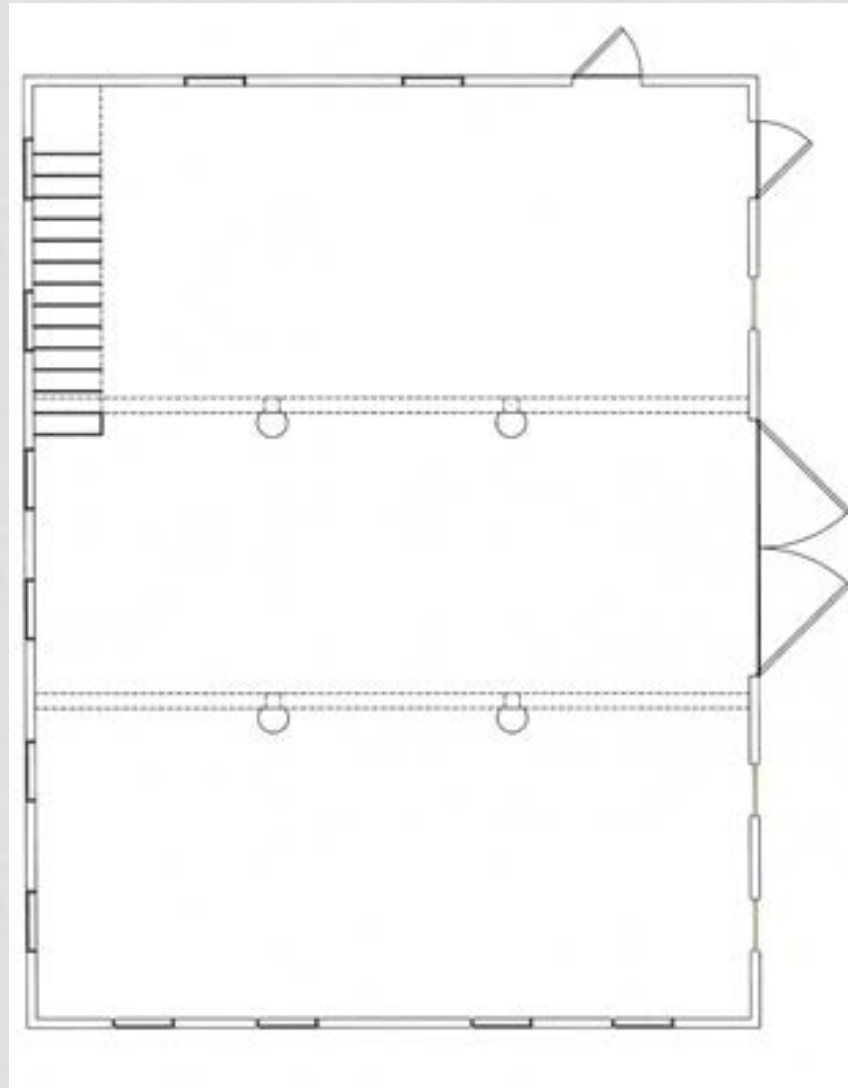
Main House – Proposed 2nd Floor



Barn Findings

- ☐ Add 3 Season Heat
- ☐ Add Tie Rods
- ☐ Stain and Seal Exterior
- ☐ Paint Doors/Window Trim
- ☐ Seal Interior Wood
- ☐ Budget = \$268,600

Existing Barn Floor Plan



Sample of Barn Restoration



Sample of Barn Restoration



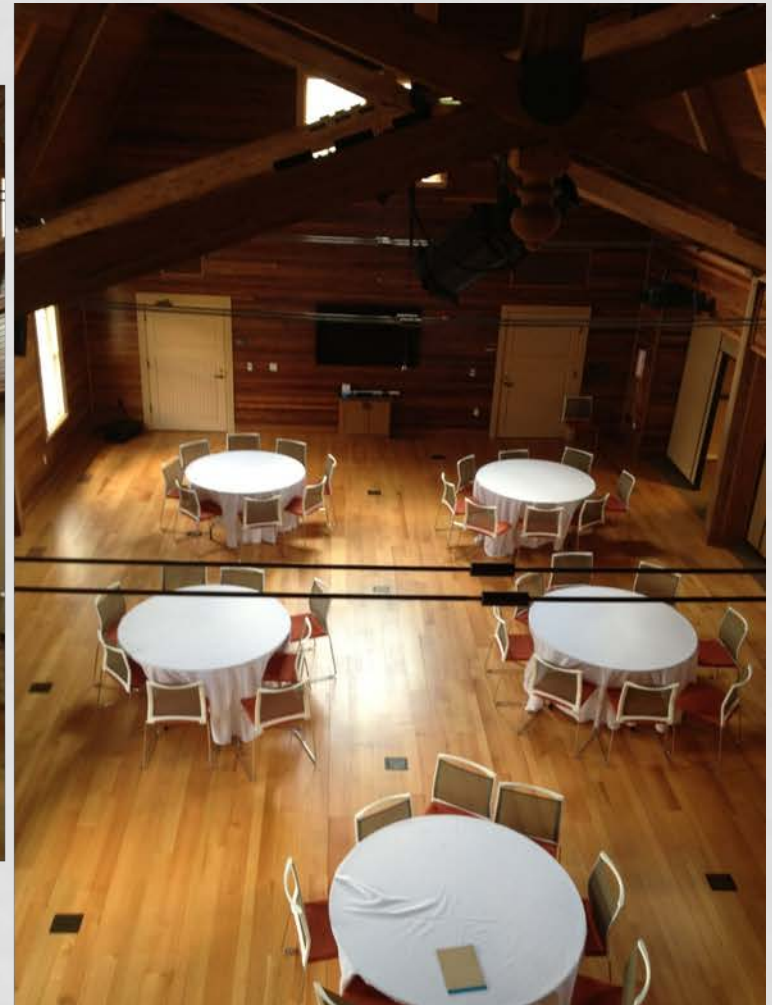
Sample of Barn Restoration



Sample of Barn Restoration



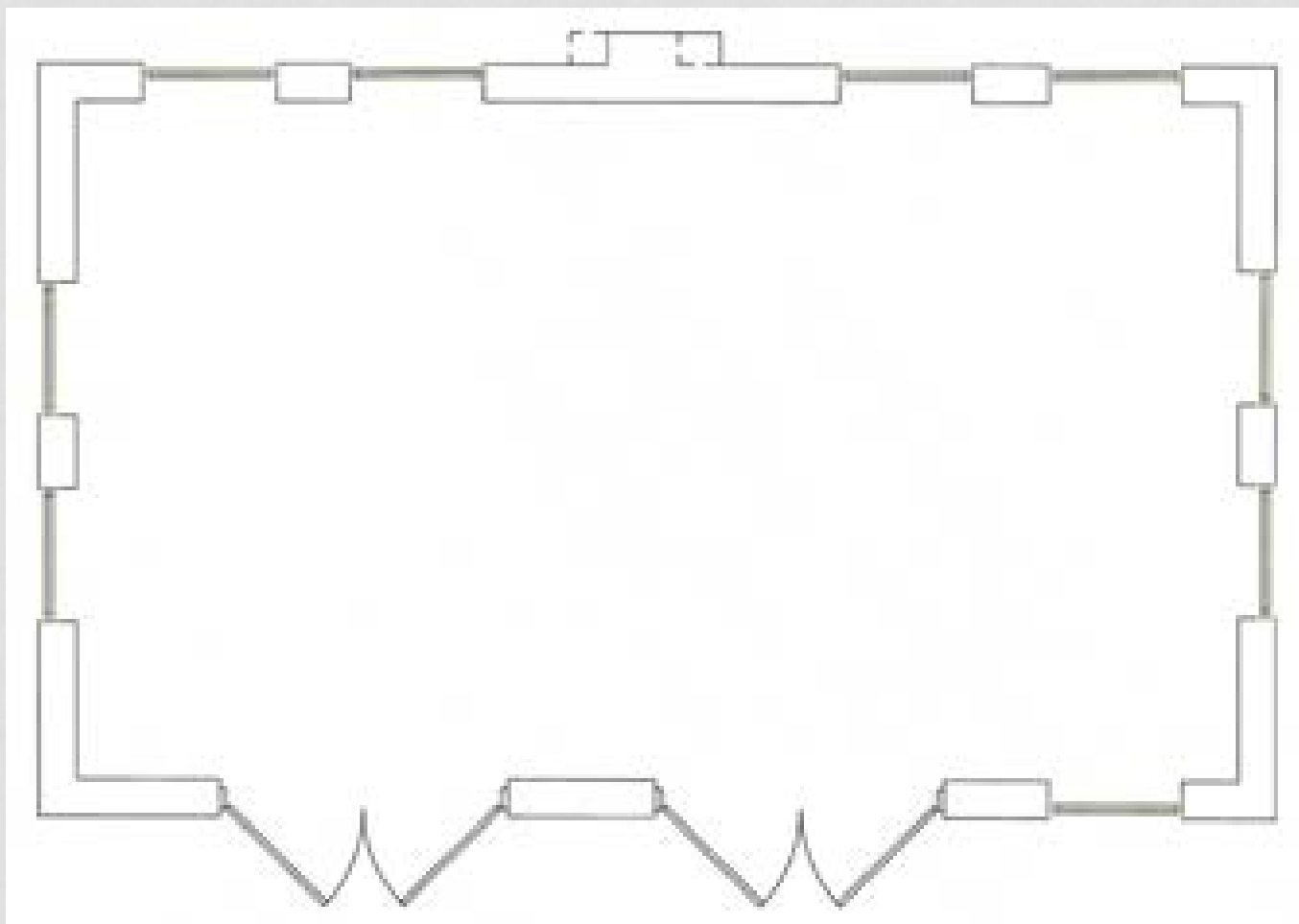
Sample of Barn Restoration



Stone Garage Findings

- ☐ Add 3 Season Heat
- ☐ Add New Sealed Concrete Slab Over Existing
- ☐ Replace Interior Plaster Lath at Exterior Walls with Painted Gypsum Board Walls
- ☐ Paint Doors/Window Trim
- ☐ Seal Existing Roof Beams, Slats
- ☐ Budget = \$152,400

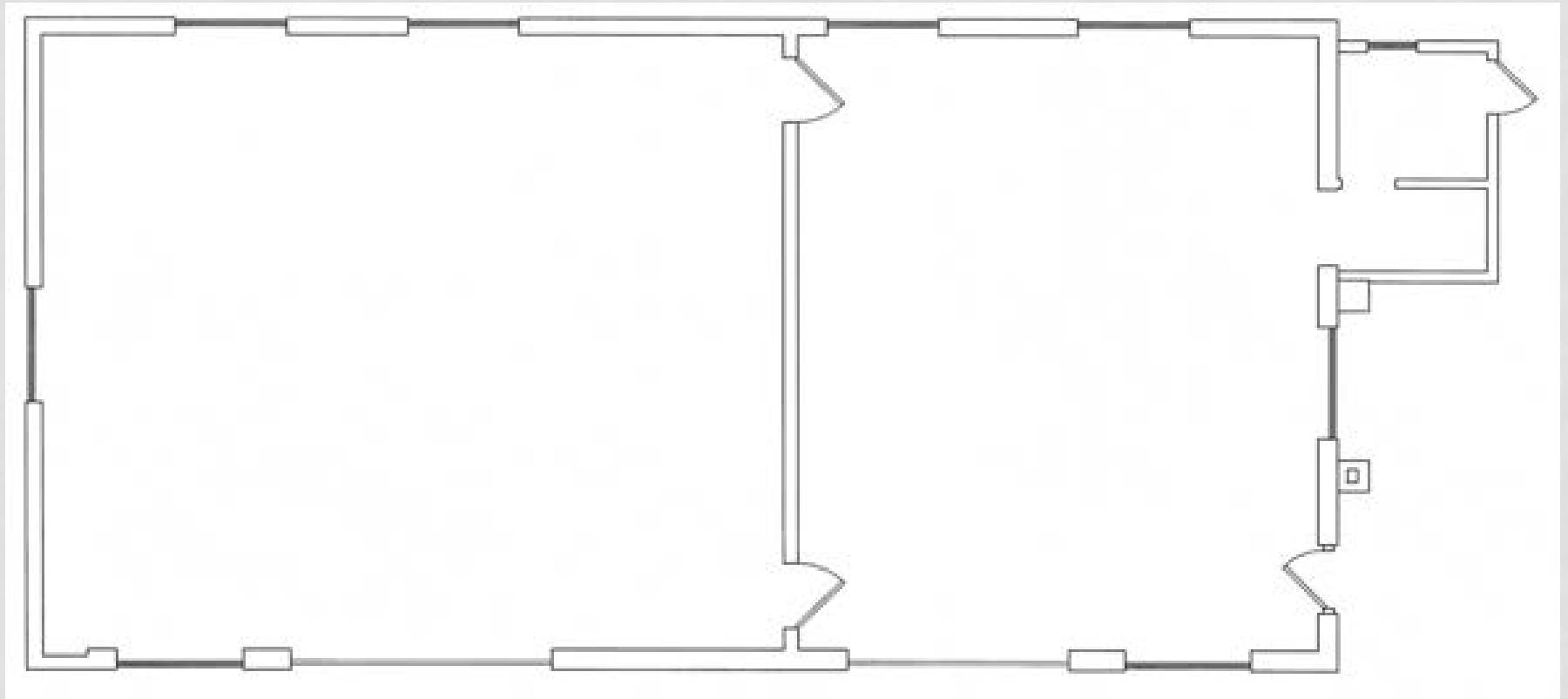
Existing Stone Garage Floor Plan



CMU Garage

- ☐ Add 3 Season Heat
- ☐ Add New Sealed Concrete Slab Over Existing
- ☐ Shore Up/Repair Slab and Walls at Southwest Corner of Building
- ☐ Remove Interior Wall, Add Pilasters
- ☐ Refinish Exterior Walls
- ☐ Paint Walls, Doors and Window Trim
- ☐ Seal Existing Roof Trusses and Slats
- ☐ Budget = \$211,420

Existing CMU Floor Plan



Rear Garage Findings

- ☐ Add Restroom Facility (Not included in Estimate)
- ☐ Add 3 Season Heat
- ☐ Remove Existing Kitchen
- ☐ Repair and Seal Existing Concrete Slab
- ☐ Paint Walls, Doors and Window Trim
- ☐ Seal Existing Roof Trusses and Slats
- ☐ Patch Exterior Stucco
- ☐ Budget = \$198,600

Proposed Rear Garage Floor Plan

