

City of Gloversville

Downtown Revitalization

Building Re-use Analyses

- Dundays Clothier's - 49-51 North Main Street
- Burton Building - 58 North Main Street
- Mills Block - 75 North Main Street
- Heacock Block - 2-10 South Main Street

Building Re-use Analyses

We have partnered with the City of Gloversville to study the adaptive re-use of buildings, as well as facade recommendations in the downtown historic district.

These studies were for priority properties identified by the City with our input regarding concentrated reinvestment initially. These properties are key players in the perceptions and possibilities for the downtown core. The target properties are located on Main Street, visible to through-traffic from the region, and with a goal of increasing residential and commercial density in an area with exceptional historic integrity.

Our report indicates the buildings' suitability for reuse and redevelopment, including reuse for residential units. We have taken cues from the buildings themselves, in order to retain historic character, and from the tenants in those buildings currently occupied.

Our analysis of each building included:

- current physical condition and visual-only assessment of structural and historic integrity;
- issues and constraints involved in NYS or local building codes and accessibility requirements, including occupant load, fire separation and egress (safe exiting);
- conceptual sketch layouts that are architecturally feasible in design, function and standards, making the "highest and best use" of each property from a cash flow standpoint, while restoring historic elements interior and exterior that benefit the community as a whole. Such improvements are suggested with an eye towards federal and state rehabilitation tax credits that would be available given that the buildings are listed individually on the National Register of Historic Places, as well as contributing members of the established downtown historic district;
- facade recommendation sketches indicating improvements that would be historically suitable;
- preliminary, order-of-magnitude cost estimating that indicates the potential project cost range, as well as a number of factors or phases that may influence the project's financial feasibility.

Facade Recommendation Studies

Facade recommendations are intended to aid owners of buildings undergoing facade renovations, in contributing to the creation of a vibrant and pedestrian-friendly downtown core. Facade elements such as signs, colors, lighting, awnings, windows and doors, siding materials, and detailing all make a significant contribution to the character and identity of the street.

All of our recommendations would be suitable for a New York Main Street Grant-funded project, and have been developed with the Secretary of the Interior's Standards in mind. Facade recommendations found their basis in historic photos, in cases where they are intended to restore or reconstruct the significant historic features of the original facades.



Historic Photograph ~ 1960



Existing Conditions

Dunday's Clothiers

49-51 North Main Street
Gloversville, NY 12078

Exterior Recommendations:

We recommend a complete, and historically appropriate, restoration of the Main Street facade. Recommendations are shown in part on the facade sketch. These include:

1. Repair & refinish existing metal cornice.
2. New recessed linear lighting fixtures.
3. New metal cornice with recessed linear light fixture to match existing.
4. Repair and refinish existing metal signage (dunday's)
5. New individual raised metal lettering to match existing.
6. New metal or fiber cement panel signboard.
7. Repair and paint existing upper floor windows
8. Expand mural on side of building
9. New (2) color scheme
10. Repair & refinish existing perpendicular signage
11. Paint existing door & transom above.
12. Restore existing brick piers
13. Repair & repaint existing cornice
14. Repair & repaint existing face brick

Paint Selections:

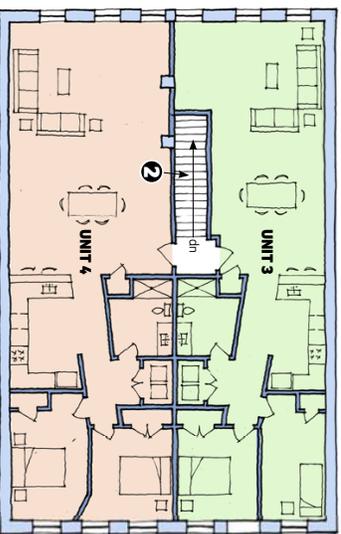
- 2010-4, Hacienda Tile
- 3007-4A Wild Daisy (or match existing)



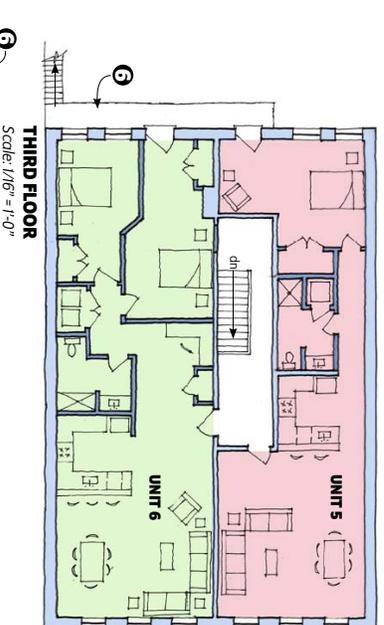
PROPOSED:

- First Floor**
Existing to remain
- Second Floor**
Residential (R-2-Occupancy)
- Third Floor**
Residential (R-2-Occupancy)

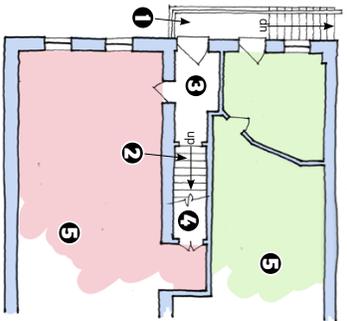
| UNITS: | |
|----------------------|--------|
| UNIT 1- 1bd, 1 bath | 920sf |
| UNIT 2- 2bd, 1bath | 1150sf |
| UNIT 3- 2 bd, 1 bath | 1140sf |
| UNIT 4- 2 bd, 1 bath | 1280sf |
| UNIT 5- 1bd, 1 bath | 920sf |
| UNIT 6- 2 bd, 1 bath | 1200sf |



SECOND FLOOR
Scale: 1/16" = 1'-0"



THIRD FLOOR
Scale: 1/16" = 1'-0"



FIRST FLOOR (REAR)
Scale: 1/16" = 1'-0"



- IMPROVEMENTS:**
1. New wood framed entry stair and landing.
 2. New stair to second floor apartments.
 3. New finishes in existing vestibule area.
 4. Location of optional storage area or new stair to basement.
 5. Paint existing first floor ceiling with intumescent paint for required fire rating between commercial & residential occupancies.
 6. New fire escape.

INTERIOR RENOVATIONS:

Dundags Clothier
49-51 North Main Street
Gloversville, NY 12078

OVERVIEW:

The Dundags Clothier building is a significant piece of the intact, contiguous street wall on the west side of North Main Street. The building is highly visible to vehicular and pedestrian traffic and serves as a key component to the downtown core. Constructed in the 1890's, the building is listed on the New York State National Register of Historic Places and is also a contributing member to the established Downtown Gloversville Historic District. The three-story masonry structure is approximately 10,500 square feet of mixed use space. The first floor is currently occupied by Dundags Clothier's on the south side and a future Commercial Tenant Area on the north side. A small Commercial Tenant Area occupies the southeast corner of the second floor, the remainder of the space is composed of two residential units. The third floor is currently occupied by another residential unit on the north side, the south side is currently a vacant storage area. The upper floors demonstrate an opportunity to attract potential residential tenants, thus increasing the density of the downtown core and maximizing square footage to increase long-term income and ensuring the building's long-term viability.

OUR PROPOSALS:

All of our recommendations would be suitable for a New York Main Street Grant-funded project, and have been developed with The Secretary of the Interior's Standards in mind. The existing first floor tenants will remain, the existing stair to the existing second floor storage area will be reconfigured to allow for access to the new second floor residential units from the existing vestibule in the rear of the building. The rear portion of the second floor will be reconfigured to create (2) new residential units accessed from the rear (west) side of the building. The front portion of the second and third floors will also be reconfigured to create (4) new residential units accessed from the front (Main Street) side of the building. All proposed units would be market rate apartments with washer/dryer hook ups. The safe exiting travel distance exceeds the allowable limit for a single exit from the third floor; therefore a new fire escape is required to provide third floor occupants with two means of egress out of the building. The proposed fire escape location from the second floor roof to grade will require coordination with the adjacent property owner to establish an agreement to construct the fire escape in that location. New sprinklers are required for the residential occupancies. A fire separation is required between residential and commercial occupancies, we would recommend applying an intumescent paint on the first floor ceiling to create this separation in lieu of installing sprinklers throughout the entire building.

We would suggest providing adequate, convenient and safe parking for the upper floor tenants. Ideally two on-site parking spaces per residential unit would ensure the most attractive situation for prospective tenants, however, due to site constraints, this scenario is not feasible. We recommend coordinating with the City to explore options to provide adequate and safe parking for these tenants. One option may be to provide year round all night alternate parking on Main Street. Another option would be to utilize the existing public parking lots on Elm Street, which are in relatively close proximity to the building.

COST ESTIMATING:

We are providing the following order-of-magnitude construction cost estimates for the purposes of determining general feasibility of the project, and for pursuing initial funding, tenant and business-plan development.

These are based on our own experience with a wide variety of recent rehab projects in different markets, with different levels of restoration. They do not reflect direct owner involvement and so are not specific in terms of the level of quality for interior and exterior finishes.

Additional elements that can influence project cost include: construction climate, owner schedule, pursuit of historic preservation tax credits, access to grant funding, etc.

FIRST FLOOR RENOVATIONS: \$4,000 - \$50,500

SECOND AND THIRD FLOOR RENOVATIONS: \$662,000 - \$809,000

EXTERIOR: \$123,500 - \$151,000

EXISTING CONDITIONS:

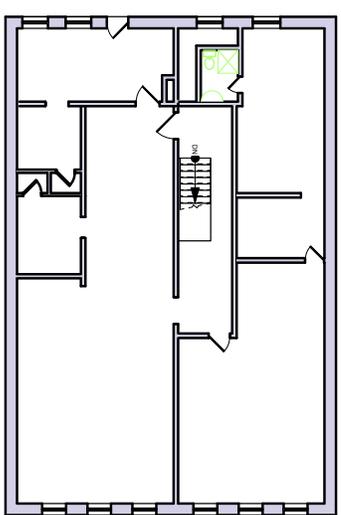
Dundays Clothier
49-51 North Main Street
Gloversville, NY 12078

EXISTING:

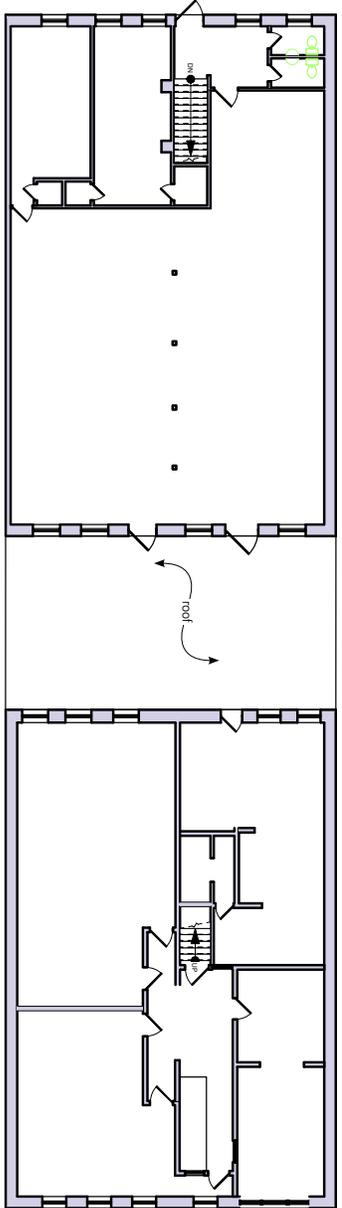
- First Floor**
Commercial (B Occupancy)
- Second Floor**
Mixed Use (B, R-2 Occupancy)
- Third Floor**
Residential (R-2 Occupancy)



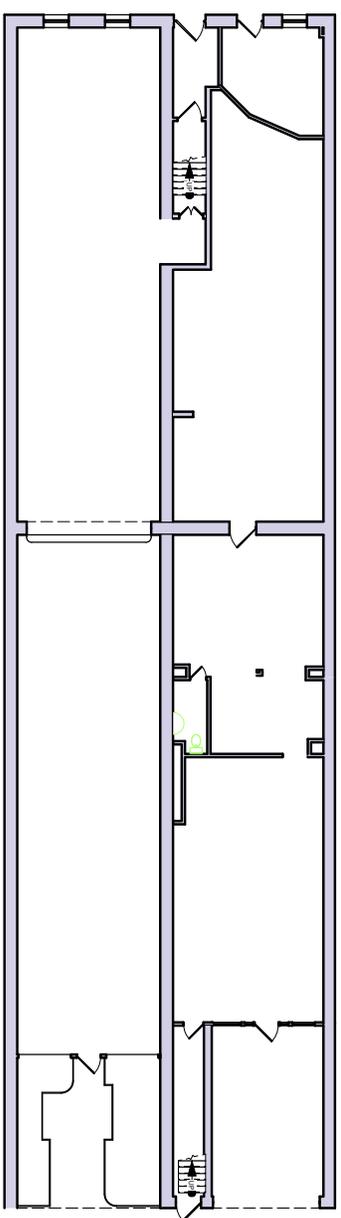
Scale: 1/16" = 1'-0"



THIRD FLOOR
Scale: 1/16" = 1'-0"



SECOND FLOOR
Scale: 1/16" = 1'-0"



FIRST FLOOR (REAR)
Scale: 1/16" = 1'-0"



Dundaj's recessed entryway.



Adjacent recessed entryway.



Remaining elements of historic signage



Remaining elements of historic signage



Rear exterior view.



Current condition of historic blade sign.



Current condition of storefronts.

EXISTING CONDITIONS PHOTOS 1

Dundaj's Clothier
 49-51 North Main Street
 Gloversville, NY 12078





Existing rear facade (upper floor)



Existing first floor plenum space with original ceiling tile.



Existing interior of 51 North Main (construction in progress)



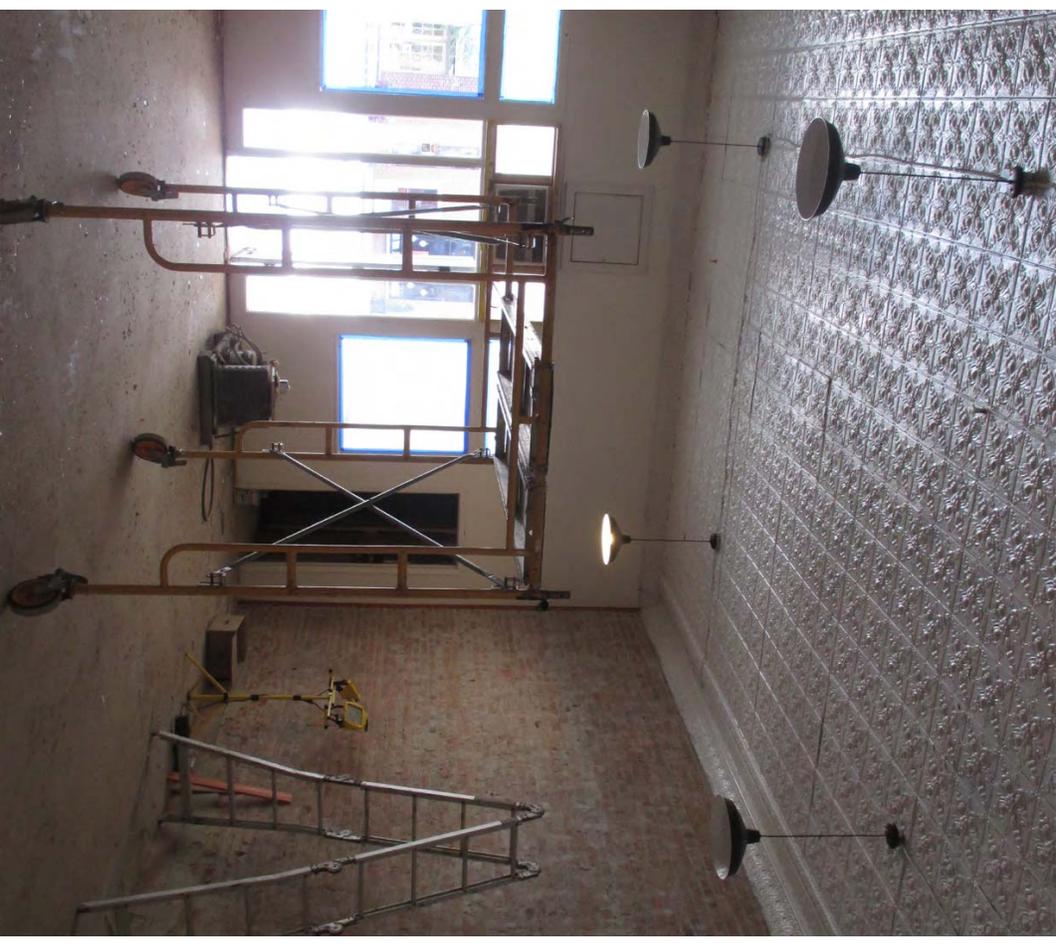
Signs of covered up masonry openings.



Second floor rooftop courtyard looking South.



Second floor rooftop courtyard looking North.



51 North Main Existing Interior commercial space (construction in progress)

EXISTING CONDITIONS PHOTOS 2

Dundays Clothier
49-51 North Main Street
Gloversville, NY 12078





Existing trim and moulding in upper floor common space.



Existing upper floor skylights.



Existing upper floor apartment.



Existing upper floor apartment.



Existing upper floor apartment.



Existing Upper floor rear apartment finishes.



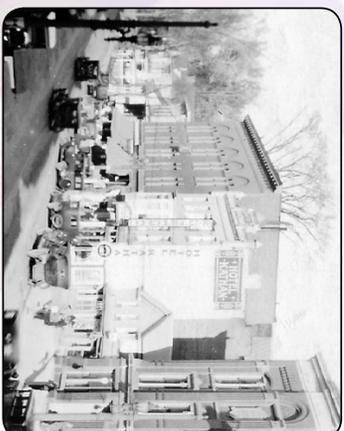
Upper floor rear apartments with existing finishes.

EXISTING CONDITIONS PHOTOS 3

Dundays Clothier
49-51 North Main Street
Gloversville, NY 12078



Existing Conditions



Historic Photograph ~ 1927

Burton Building

58 North Main Street
Gloversville, NY 12078

Exterior Recommendations:

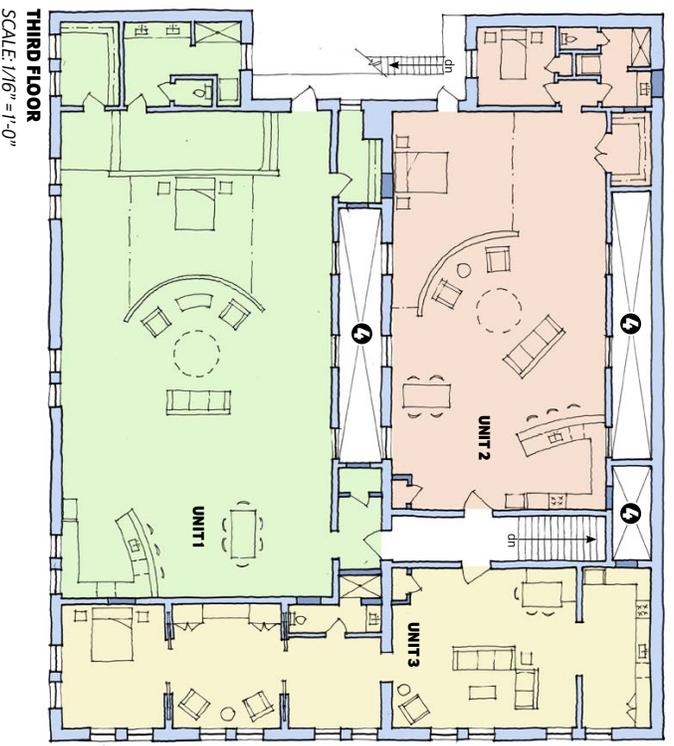
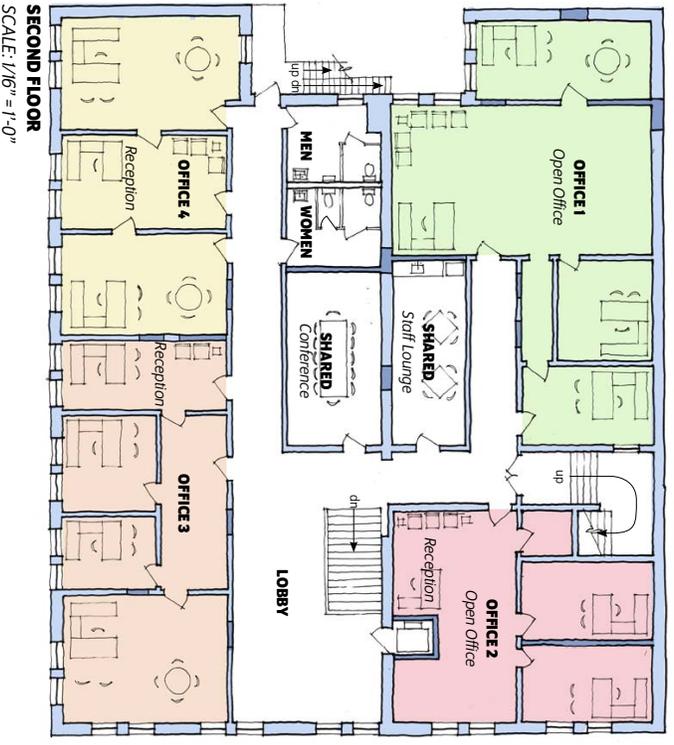
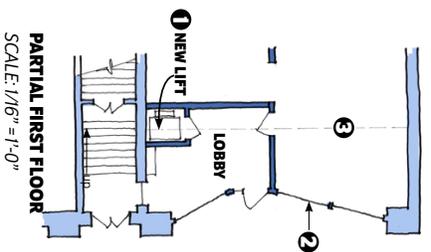
We recommend a complete, and historically appropriate, restoration of the Main Street facade. Recommendations are shown in part on the facade sketch. These include:

1. Repair and repoint existing face brick.
2. Repair and paint decorative cornice.
3. Remove existing signboard panels
4. Paint existing storefront knee walls.
5. New angled storefront with aluminum full size windows and fiber cement knee walls. (match other side)
6. New full size aluminum clad wood windows on third floor.
7. New painted signboard zone under original cornice with individual raised letters.
8. New (2) color scheme.
9. New recessed linear lighting fixtures.
10. Restore/uncover original rusticated masonry columns
11. Restore & refinish existing original cornice.
12. Repair & paint existing wood doors
13. New perpendicular sign with illumination
14. Infill existing window openings with painted fiber cement panels.

Paint Selections:

- 2011-4 Red Ochre (or match existing)
- 3011-3 Butterscotch Lollipop (or match existing)





OVERVIEW:

The Burton Building is a prominent and historically significant building located at the corner of North Main and Fremont Streets. The building is highly visible to vehicular and pedestrian traffic and serves as a gateway to the downtown core from the north end of Main Street. Constructed in 1897, the building is listed on the New York State National Register of Historic Places and is also a contributing member to the established Downtown Gloversville Historic District. The three-story masonry structure is approximately 20,600 square feet of mixed use space. The first floor is currently occupied by Change of Ministry and Vishnu Music. The second and third floors are currently vacant, the last known occupancies were a law office and WCA respectively. The upper floors demonstrate an opportunity to attract potential commercial and residential tenants, thus increasing the density of the downtown core and maximizing square footage to increase long-term income and ensuring the building's long-term viability.

OUR PROPOSALS:

All of our recommendations would be suitable for a New York, Main Street Grant-funded project, and have been developed with The Secretary of the Interior's Standards in mind. The existing first floor tenants will remain, the existing Change of Ministry storefront will be reconfigured to create a modest sized lobby with a new vertical platform lift for handicap access to the second floor. The second

floor will be reconfigured for (4) new commercial (professional office) tenant areas with a shared conference room, staff room and toilet rooms. The Secretary of the Interior's Standards dictate that renovations to historic structures shall respect the structure's historic character defining features including spatial layout and circulation paths, therefore we propose to create (3) residential units on the third floor with minor reconfiguration to the existing spaces. All proposed units would be market rate apartments with washer/dryer hook ups. The existing fire escape will be repaired to allow for a second means of egress from the third floor units. New sprinklers are required for the residential occupancies. A fire separation is required between residential and commercial occupancies, we would recommend applying an intumescent paint on the second floor ceiling to create this separation in lieu of installing sprinklers throughout the entire building.

We would suggest providing adequate, convenient and safe parking for the upper floor tenants. Ideally two on-site parking spaces per residential unit would ensure the most attractive situation for prospective tenants, however, due to site constraints, this scenario is not feasible. We recommend coordinating with the City to explore options to provide adequate and safe parking for these tenants. One option may be to provide year round all night alternate parking on Main Street. Another option would be to utilize the existing public parking lots on Elm Street, which are in relatively close proximity to the building.

INTERIOR RENOVATIONS:

Burton Building
58 North Main Street
Gloversville, NY 12078

PROPOSED:

- First Floor**
Existing to remain
- Second Floor**
Commercial (B Occupancy)
- Third Floor**
Residential (R-2 Occupancy)

UNITS:

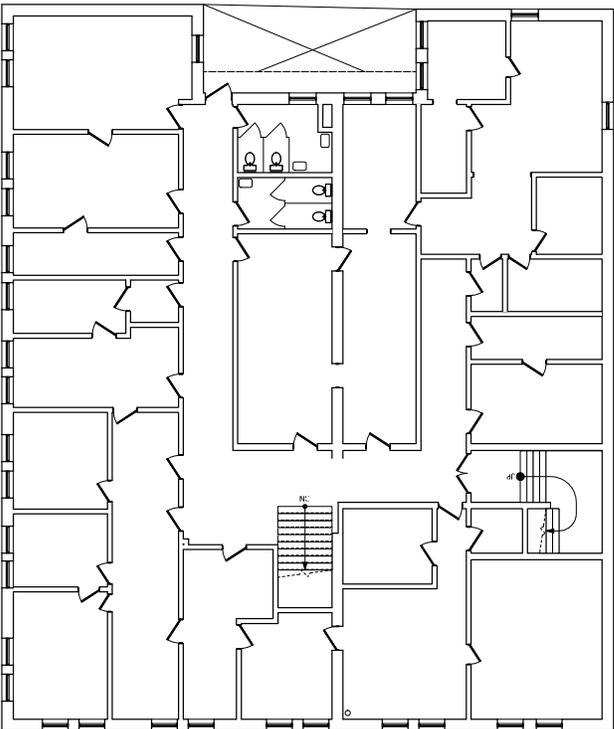
| | |
|------------------------------|---------------|
| OFFICE 1- open office | 1280sf |
| OFFICE 2- open office | 850sf |
| OFFICE 3- office | 1000sf |
| OFFICE 4- office | 850sf |

| | |
|-----------------------------|---------------|
| UNIT 1- 1bd, 1 bath | 2150sf |
| UNIT 2- 2 bd, 1 bath | 1720sf |
| UNIT 3- 2 bd, 1 bath | 1300sf |

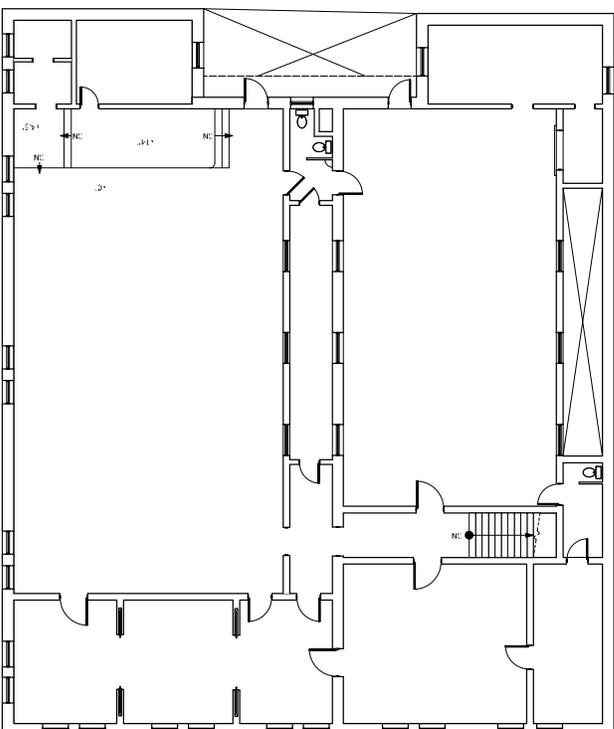
IMPROVEMENTS:

1. New vertical platform lift.
2. New storefront windows.
3. Current storefront entry door location.
4. Restore existing light wells above.





SECOND FLOOR
SCALE: 1/16" = 1'-0"



THIRD FLOOR
SCALE: 1/16" = 1'-0"

COST ESTIMATING:

We are providing the following order-of-magnitude construction cost estimates for the purposes of determining general feasibility of the project, and for pursuing initial funding, tenant and business plan development.

These are based on our own experience with a wide variety of recent rehab projects in different markets, with different levels of restoration. They do not reflect direct owner involvement and so are not specific in terms of the level of quality for interior and exterior finishes.

Additional elements that can influence project cost include: construction climate, owner schedule, pursuit of historic preservation tax credits, access to grant funding, etc.

FIRST FLOOR RENOVATIONS: \$41,000 - \$50,500

SECOND FLOOR RENOVATIONS: \$304,000 - \$372,500

THIRD FLOOR RENOVATIONS: \$481,000 - \$598,000

EXTERIOR: \$17,000 - \$143,000

EXISTING CONDITIONS:

Burton Building
58 North Main Street
Gloversville, NY 12078



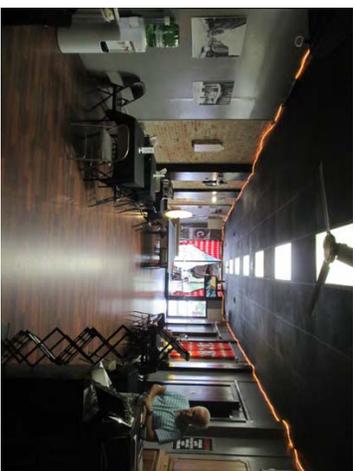
0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'
Scale: 1/16" = 1'-0"

EXISTING OCCUPANCY:

- First Floor**
Commercial (B Occupancy)
- Second Floor**
Vacant (Former B Occupancy)
- Third Floor**
Vacant (Former A-3 Occupancy)



Existing upper floor entry with covered engaged columns.



Adjacent recessed entryway.



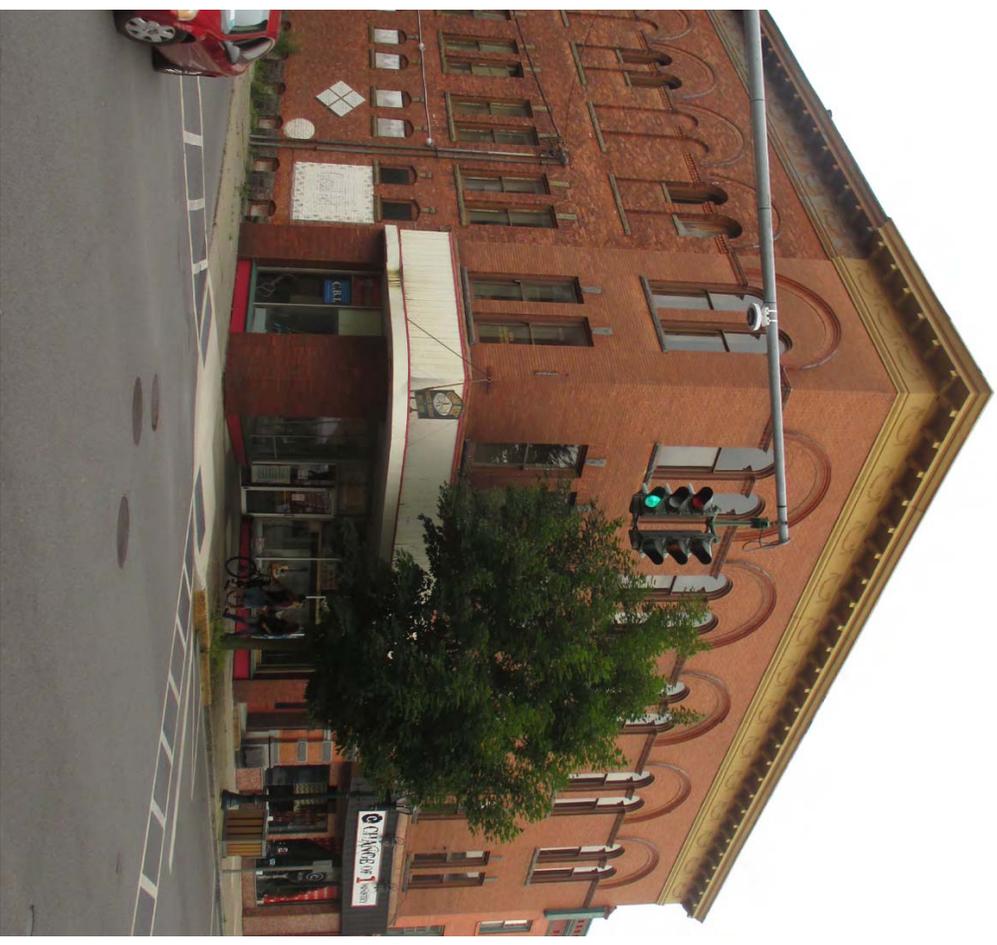
Main entry into Change of One Ministry



Second Entry into Change of One Ministry



Existing rear alley with fire escapes



Current condition of exterior

EXISTING CONDITIONS PHOTOS 1

Burton Building
58 North Main Street
Gloversville, NY 12078



Rear second floor office with shelving.



Existing second floor office hallway



Existing second story windows.



Graffiti with dates '45 and '48 on stair case.



Signs of fire damage on built in shelving/ceiling.



Damaged second story skylight.

EXISTING CONDITIONS PHOTOS 2

Burton Building
58 North Main Street
Gloversville, NY 12078





Stage area and adjacent rear rooms.



Pocket doors in the front portion of the Third Floor.



Existing second floor fire damage.



Water damage in the smaller auditorium space.



Larger 3rd floor auditorium space.

EXISTING CONDITIONS PHOTOS 3

Burton Building
58 North Main Street
Gloversville, NY 12078





Existing Conditions



Mills Block

73-79 North Main Street
Gloversville, NY 12078

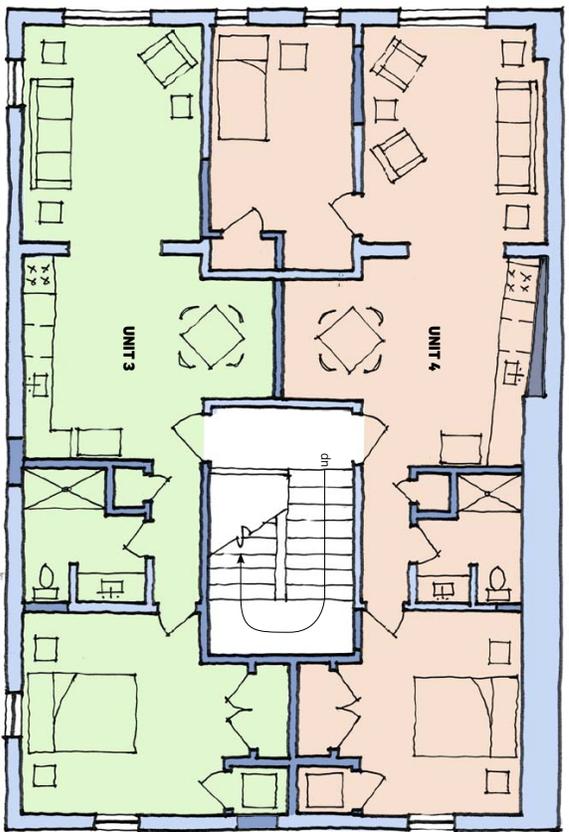
EXTERIOR RECOMMENDATIONS:

We recommend a complete, and historically appropriate, restoration of the Main Street facade. Recommendations are shown in part on the facade sketch. These include:

1. Provide a new knee wall (to match existing on North side of building).
2. New decorative pressed metal cornice.
3. New fiber cement panel and trim infill.
4. New painted steel overhang at upper floor entry.
5. New exterior lighting fixture at upper floor entry.
6. New hanging baskets at 1st floor.
7. Restore existing upper floor windows or install new aluminum clad wood windows.
8. Repair and paint existing upper floor lintels and sills.
9. New (3) color scheme.
10. New fiber cement panel and trim window infill.
11. Repair & repaint existing face brick.
12. Optional raised planter fence with wood or fiber cement.
13. Repair & paint existing cornice.

Paint Selections:

- 2009-8 Western Clay
- 6005-1B Villa Grey
- 3004-5C Afternoon Stroll



THIRD FLOOR
Scale: 1/8" = 1'-0"

PROPOSED OCCUPANCY:

- First Floor**
Existing to remain
- Second Floor**
Residential (R-2 Occupancy)
- Third Floor**
Residential (R-2 Occupancy)

UNITS:

- UNIT 1**- 1 bd, 1 bath **870sf**
- UNIT 2**- 1 bd, 1 bath **700sf**
- UNIT 3**- 1 bd, 1 bath **700sf**
- UNIT 4**- 2 bd, 1 bath **750sf**



SECOND FLOOR
Scale: 1/8" = 1'-0"

INTERIOR RENOVATIONS

Mills Block
73-79 North Main Street
Gloversville, NY 12078

OVERVIEW:

The Mills Block is a prominent and historically significant building located at the corner of North Main and Middle Streets. The building is highly visible to vehicular and pedestrian traffic and serves as a gateway to the downtown core from the north end of Main Street. Constructed in 1892, the building is listed on the New York State National Register of Historic Places and is also a contributing member to the established Downtown Gloversville Historic District. The three-story masonry structure is approximately 30,000 square feet of mixed use space. The building is currently occupied by St. Mary's Healthcare, Parsons Child and Family Center, Fulton County Community Heritage Corp., and Literacy Volunteers of Fulton County. Approximately 3,600 square feet of the second and third floors at the north end of the building are currently vacant and were previously residential dwelling units. The upper floors demonstrate an opportunity to attract potential residential tenants, thus increasing the density of the downtown core and maximizing square footage to increase long-term income and ensuring the building's long-term viability.

OUR PROPOSALS:

All of our recommendations would be suitable for a New York Main Street Grant-funded project, and have been developed with The Secretary of the Interior's Standards in mind. The existing first floor tenants will remain. The Secretary of the Interior's Standards dictate that renovations to historic structures shall respect the structure's historic character defining features including spatial layout and circulation paths, therefore we propose to create (4) residential units on the second and third floors with limited reconfiguration to the existing spaces. All proposed units would be market rate apartments with washer/dryer hook ups. A new u-shaped stair will be installed to meet the allowable limit for safe travel distance from the third floor for a single exit building. New sprinklers are required for the residential occupancies. A fire separation is required between residential and commercial occupancies, we would recommend applying an intumescent paint on the first floor ceiling to create this separation in lieu of installing sprinklers throughout the entire building.

We would suggest providing adequate, convenient and safe parking for the upper floor tenants. Ideally two on-site parking spaces per residential unit would ensure the most attractive situation for prospective tenants, however, due to site constraints, this scenario is not feasible. We recommend coordinating with the City to explore options to provide adequate and safe parking for these tenants. One option may be to provide year-round all night alternate parking on Main and Middle Streets. Another option would be to utilize the existing public parking lots on Elm Street, which are in relatively close proximity to the building.

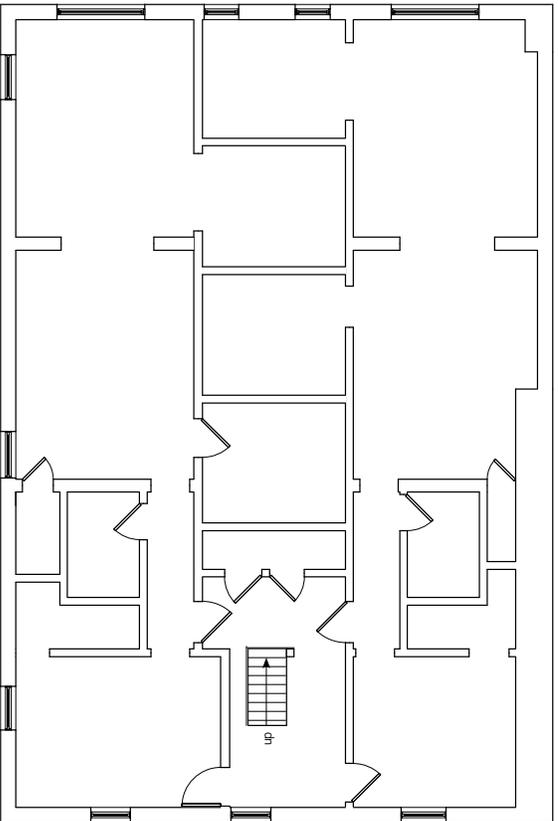
COST ESTIMATING:

We are providing the following order-of-magnitude construction cost estimates for the purposes of determining general feasibility of the project, and for pursuing initial funding, tenant and business-plan development.

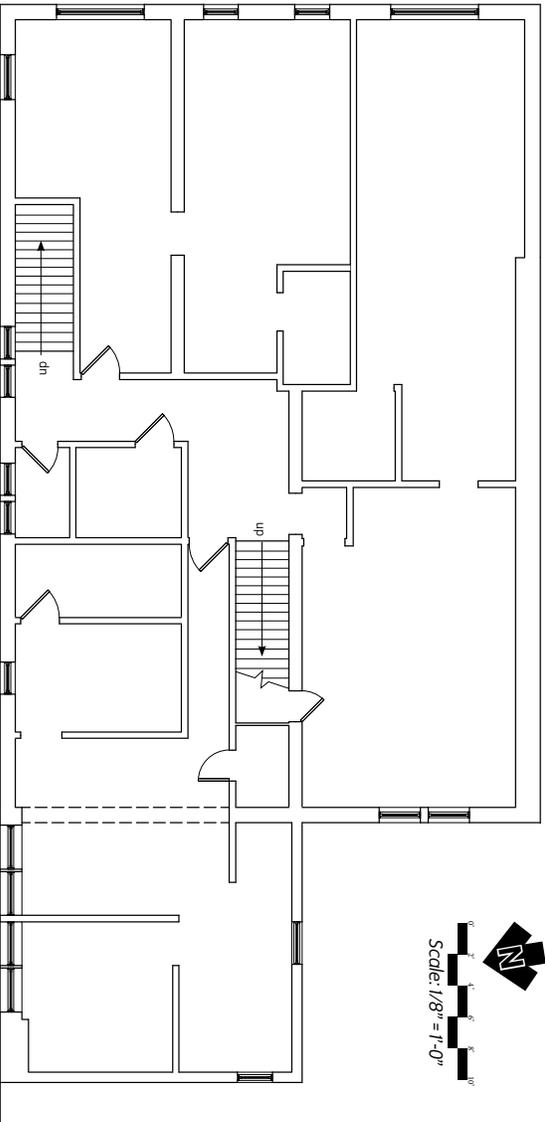
These are based on our own experience with a wide variety of recent rehab projects in different markets, with different levels of restoration. They do not reflect direct owner involvement and so are not specific in terms of the level of quality for interior and exterior finishes. Additional elements that can influence project cost include: construction climate, owner schedule, pursuit of historic preservation tax credits, access to grant funding, etc.

- SECOND AND THIRD FLOOR RENOVATIONS:** \$384,000 - \$469,000
- EXTERIOR:** \$85,000 - \$104,000





THIRD FLOOR
Scale: 1/8" = 1'-0"



SECOND FLOOR
Scale: 1/8" = 1'-0"



EXISTING OCCUPANCY:

- First Floor**
Commercial (B Occupancy)
- Second Floor**
Vacant (Former R-2 Occupancy)
- Third Floor**
Vacant (Former R-2 Occupancy)

EXISTING CONDITIONS:

Mills Block
73-79 North Main Street
Gloversville, NY 12078



Existing second floor bedroom with damaged ceiling plaster:



Interior transom windows used as an entry by pigeons:



original fixtures in a second floor kitchen.



Existing wallpaper on lathe and plaster walls.



Second floor rear windows.



Third floor at stair case landing:

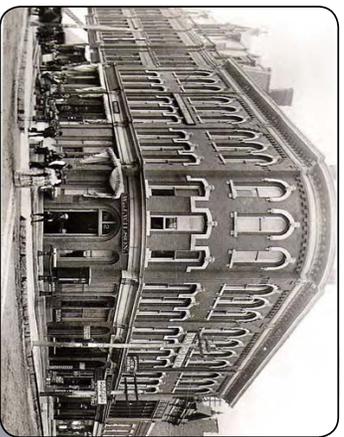


Current condition of facade with offices on the first floor to remain.

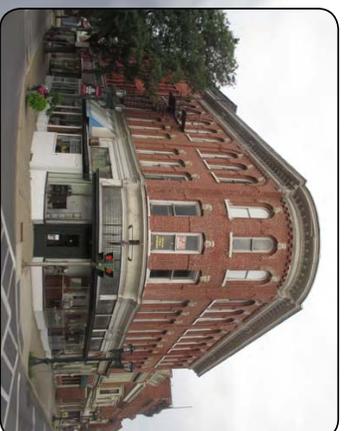
EXISTING CONDITIONS PHOTOS

Mills Block
73-79 North Main Street
Gloversville, NY 12078





Historic Photograph - 1890



Existing Conditions

Heacock Block

2-10 South Main Street
Gloversville, NY 12078

Exterior Recommendations:

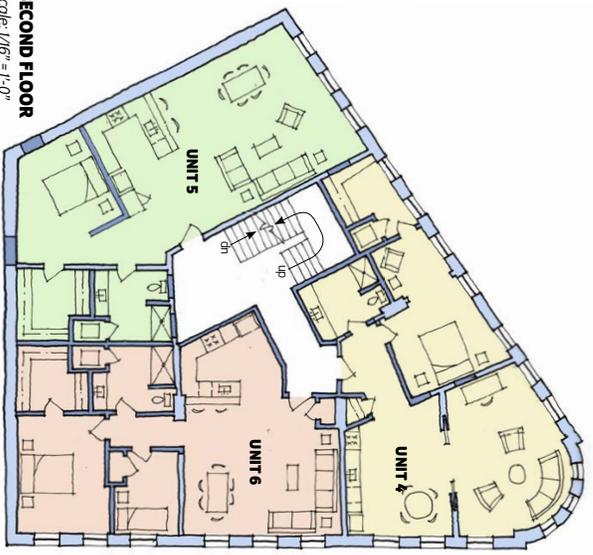
We recommend a complete, and historically appropriate, restoration of the Main Street facade. Recommendations are shown in part on the facade sketch. These include:

1. Repair and paint existing storefront knee walls.
2. Repair and paint existing cornice detailing.
3. **OPI:** Provide new individual raised letters for storefront signage.
4. **OP2:** Provide new storefront signage fastened to existing cornice detailing (as per historic photo).
5. New second floor planting boxes for residential tenants.
6. New storefront windows.
7. New exterior lighting fixtures at height of transom windows.
8. Repair and paint existing upper floor windows.
9. New (2) color scheme.
10. Repair and repoint existing face brick.
11. Remove existing 1 over 1 window units and install new 2 over 2 window units to match existing. (typical)
12. Repair and paint existing 1 over 1 window units (9) at corner bay.
13. Repair and paint existing cornice.
14. Repair and paint existing storefront.
15. Repair and paint existing entry door.

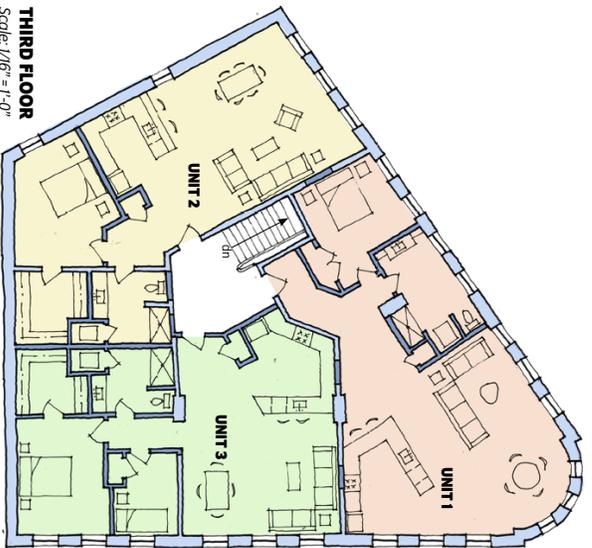
Paint Selections:

- 7003-8 Snow Cap
- 4010-10 Sumptuous Purple

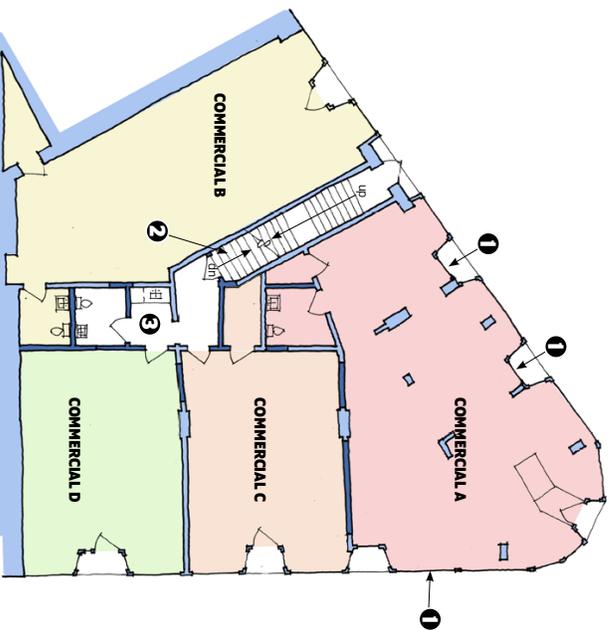




SECOND FLOOR
Scale: 1/16" = 1'-0"



THIRD FLOOR
Scale: 1/16" = 1'-0"



GROUND FLOOR
Scale: 1/16" = 1'-0"

INTERIOR RENOVATIONS

Heacock Block

2-10 South Main Street
Gloversville, NY 12078

OVERVIEW:

The Heacock Block is a prominent and historically significant building located at the corner of South Main and West Fulton Streets. The building is highly visible to vehicular and pedestrian traffic and serves as a gateway to the downtown core from the south end of Main Street. Constructed in 1899, the building is listed on the New York State National Register of Historic Places and is also a contributing member to the established Downtown Gloversville Historic District. The three-story masonry structure is approximately 10,000 square feet of mixed use space. The first floor is currently occupied by Terry's Antiques. The second and third floors are currently vacant, the last known occupancy was a CPA Office. The upper floors demonstrate an opportunity to attract potential residential tenants, thus increasing the density of the downtown core and maximizing square footage to increase long-term income and ensuring the building's long-term viability.

OUR PROPOSALS:

All of our recommendations would be suitable for a New York Main Street Grant-funded project, and have been developed with The Secretary of the Interior's Standards in mind. The existing first floor will be reconfigured to create (4) new commercial tenant areas, each with its own entry. Two units (A and B) will have their own handicap accessible toilet rooms. The other two units (C and D) will share a common area with a small kitchenette and handicap accessible toilet room. The existing access stair to the basement will be removed and a new stair installed below the existing stair to the second floor. At the location where the existing basement stair is being removed, the storefront windows will be restored. The Secretary of the Interior's Standards dictate that renovations to historic structures shall respect the structure's historic character-defining features including spatial layout and circulation paths, therefore we propose to create (6) residential units on the second and third floors working within the constraints of the existing wood framed bearing walls. All proposed units would be market rate apartments with washer/dryer hook ups. The existing fire escape on the east side of the building will remain to provide two of the upper floor residential units with a second means of egress. New sprinklers are required for the residential occupancies. A fire separation is required between residential and commercial occupancies, we would recommend applying an intumescent paint on the first floor ceiling to create this separation in lieu of installing sprinklers throughout the entire building.

We would suggest providing adequate, convenient and safe parking for the upper floor tenants. Ideally two on-site parking spaces per residential unit would ensure the most attractive situation for prospective tenants, however, due to site constraints, this scenario is not feasible. We recommend coordinating with the City to explore options to provide adequate and safe parking for these tenants. One option may be to provide year round all night alternate parking on Main and Fulton Streets. Another option would be to utilize the existing public parking lots on Bleeker and Elm Streets, which are in relatively close proximity to the building.

COST ESTIMATING:

We are providing the following order-of-magnitude construction cost estimates for the purposes of determining general feasibility of the project, and for pursuing initial funding, tenant and business-plan development.

These are based on our own experience with a wide variety of recent rehab projects in different markets, with different levels of restoration. They do not reflect direct owner involvement and so are not specific in terms of the level of quality for interior and exterior finishes.

Additional elements that can influence project costs include: construction climate, owner schedule, pursuit of historic preservation tax credits, access to grant funding, etc.

FIRST FLOOR RENOVATIONS: \$163,000 - \$199,500

SECOND AND THIRD FLOOR RENOVATIONS: \$615,000 - \$750,000

EXTERIOR: \$108,500 - \$132,500

PROPOSED OCCUPANCY:

First Floor
Commercial (Mixed Use)
Second Floor
Residential (R-2 Occupancy)
Third Floor
Residential (R-2 Occupancy)

UNITS:

COMM A- 1 bdr, 1 bath
1260sf
COMM B- 1 bdr, 1 bath
720sf
COMM C- 1 bdr, 1 bath
560sf
COMM D- 1 bdr, 1 bath
560sf

UNIT 1- 1 bdr, 1 bath
1280sf
UNIT 2- 1 bdr, 1 bath
850sf
UNIT 3- 2 bdr, 1 bath
960sf

UNIT 4- 1 bdr, 1 bath
1280sf
UNIT 5- 1 bdr, 1 bath
850sf
UNIT 6- 2 bdr, 1 bath
960sf

IMPROVEMENTS:

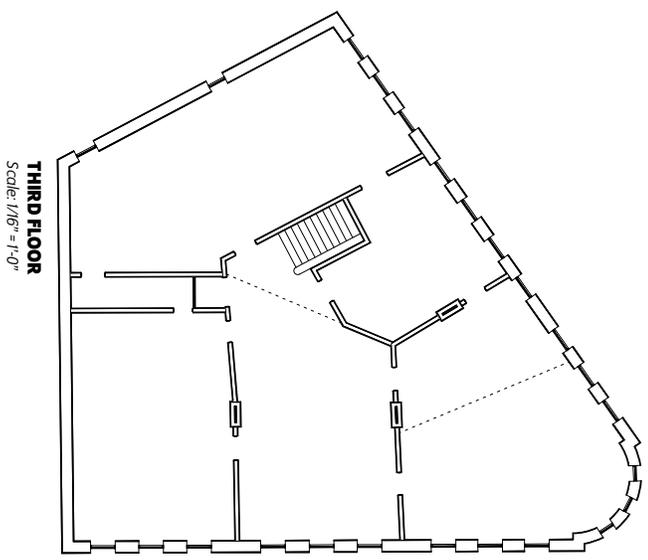
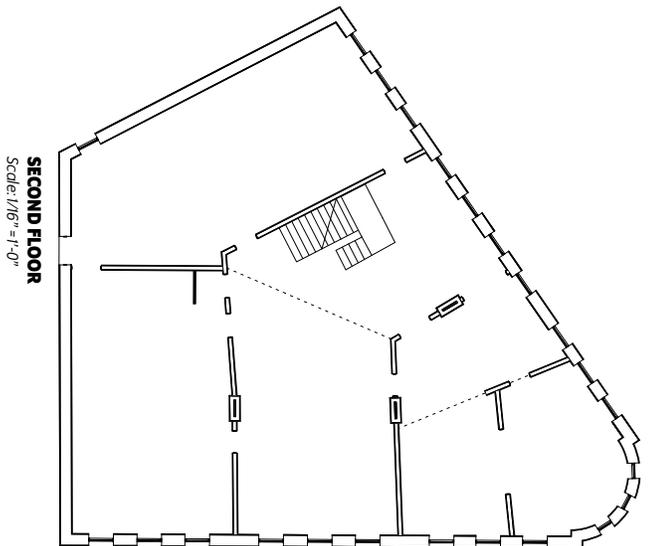
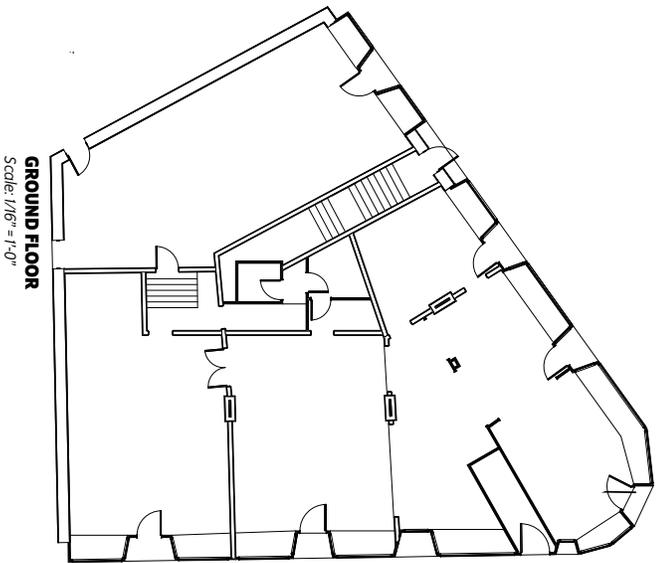
1. New storefront framing to match existing.
2. New basement stair.
3. New shared toilet & Kitchenette for units C & D



Scale: 1/16" = 1'-0"

EXISTING CONDITIONS:

Heacock Block
2-10 South Main Street
Gloversville, NY 12078



EXISTING OCCUPANCY:

- First Floor**
Commercial (M Occupancy)
- Second Floor**
Vacant (Former B Occupancy)
- Third Floor**
Vacant (Former B Occupancy)





Existing cornice and transom details.



Exterior view.



Existing storefronts.



Typical commercial interior.



Exterior wood trim and knee wall on storefront.



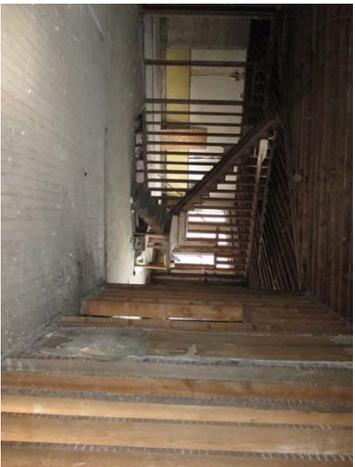
Typical commercial interior.



Exterior view.

EXISTING CONDITIONS PHOTOS

Heacock Block
2-10 South Main Street
Gloversville, NY 12078



Existing second floor staircase.



Layers of aged wallpaper on the upper floor interior.



Evidence of past alterations/repair.



View from second to first floor.



Damaged window sills on the interior second floor.



Evidence of repair/alteration work on the second floor.



Typical interior conditions of the upper floors.

EXISTING CONDITIONS PHOTOS

Heacock Block
2-10 South Main Street
Gloversville, NY 12078

