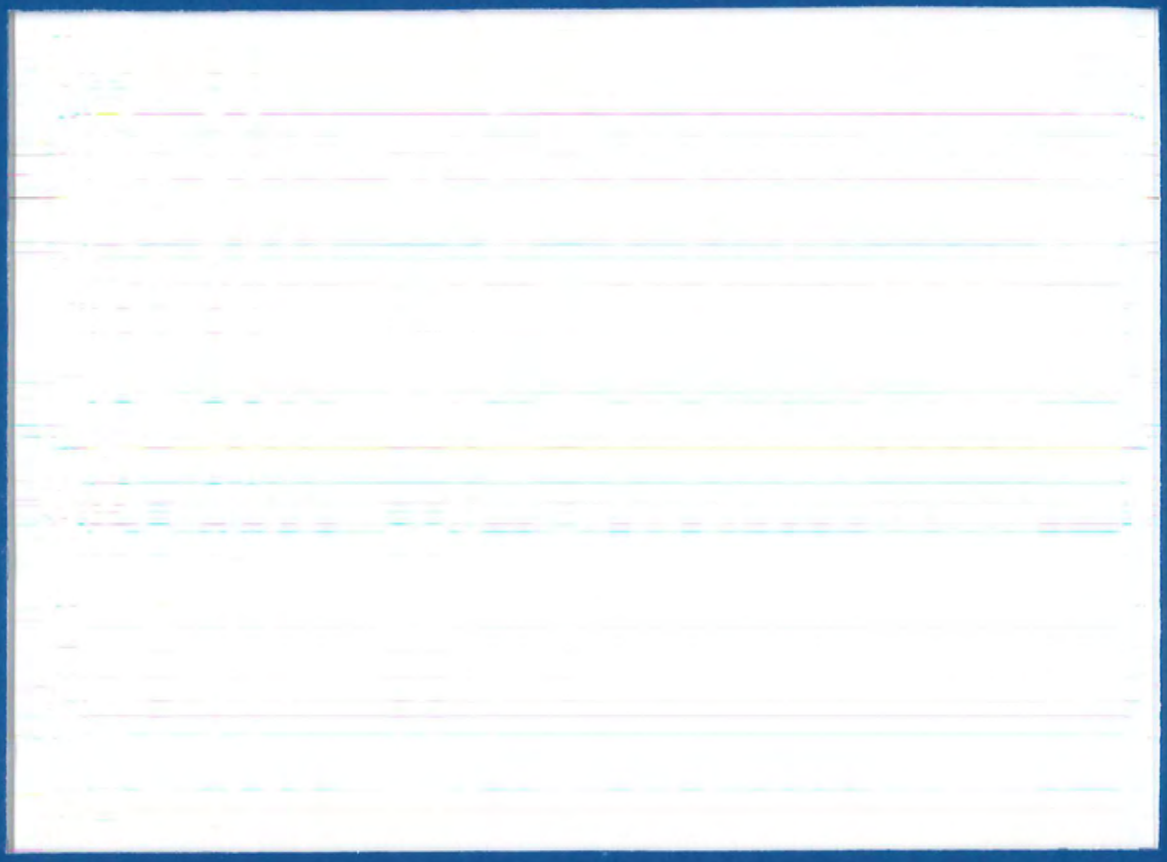

THOMA
Development Consultants
34 Tompkins Street
Cortland, NY 13045

Village of Oriskany Falls

"Downtown Planning Study"

December 18, 2014

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Village of Oriskany Falls
Downtown Planning Study

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- Conceptual Façade Designs

Part I

Plan Summary

Project Summary

The Village of Oriskany Falls Downtown Planning project was funded with a $25,000 grant from the New York State Office of Community Renewal's New York Main Street (NYMS) Technical Assistance Program. The project was completed by Thoma Development Consultants. with In.Site:Architecture as a primary sub-consultant. The goals of the project were to provide downtown property owners with a better understanding of renovation needs and possibilities; to provide the Village government with tools to better manage the downtown's built environment, and to prepare the Village and its downtown for a subsequent New York Main Street Grant for building renovations. The deliverables for the project include:

1) The Plan Summary report

2) Downtown Design Guidelines

3) Downtown building façade concept and feasibility analysis

A map showing the boundaries of the study area are attached.

Downtown Inventory

The Oriskany Falls Downtown is a concentrated area of mixed use development and commercial businesses that has served as the Village's downtown for over 130 years. Over the years, the downtown area has experienced physical deterioration, historically inappropriate renovations, neglect, and disinvestment. An estimated 70% of the commercial structures are believed to be in need of repair of some sort. Despite this, many buildings with historic architectural character remain.

There are 26 buildings in the target area. Of these, 16 buildings may be considered historic and eligible for the State or National Register of Historic Places. One of these buildings, the Old Stone Church, is listed on the National Register. Although the majority of the remaining buildings are over 50 years of age, they are likely not considered historic due to significant alterations.

These buildings include 22 commercial units, four of which are vacant resulting in a vacancy rate of 18%. There are also 34 housing units, approximately 10 of these residential units are vacant resulting in a vacancy rate of 29%. Many of the occupied buildings are filled with marginal businesses that do not support a thriving Main Street economy. At least six building have upper floors that are primarily or wholly vacant.

Photographs of all properties, keyed to a map of the study area, are attached, as is a list of all properties in the study area.

Public Participation

Public Meeting - A public meeting was held on May 29, 2014 in the Village Hall, 185 North Main Street (located within the downtown study area. The meeting was open to all residents in the community. All downtown property and business owners were direct-mailed invitations to the meeting, and a majority attended. The meeting provided information about the planning project, the New York Main Street program, and generally accepted design standards. Input was accepted from the public regarding their questions, concerns, and opinions.

Steering Committee - A Steering Committee consisting of Village officials, downtown stakeholders, and Village residents was appointed by Mayor John Misiaszek. The steering committee met several times, both with and without the project consultants, to review and provide input on downtown design guidelines and to identify priority buildings in the community that should be the focus of architectural assistance.

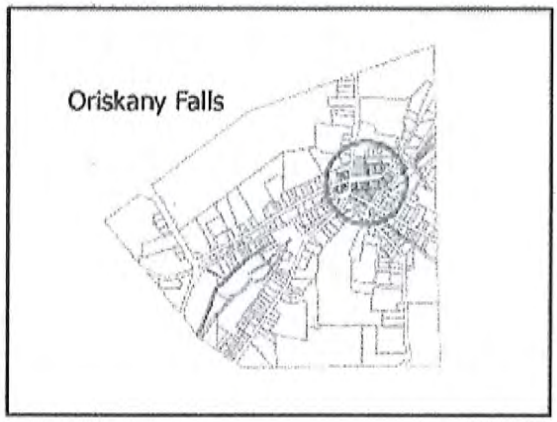
Project Identification

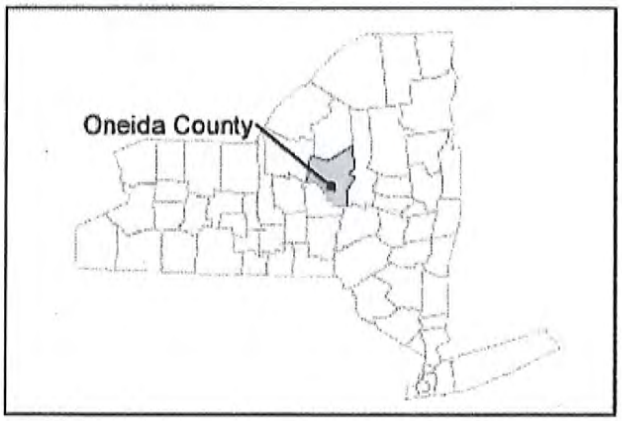
At the Public Meeting held on May 29, 2014. Pre-applications for NYMS assistance were made available to all interested parties at the meeting. Pre-applications were also available at the Village Office and were mailed upon request. Interested participants were asked to return the pre-applications by June 3, 2014. The Village received six pre-applications. These provided the basis for determining properties that would be the focus of building re-use analysis as detailed in Part 3. Based on the projects identified, and input from the Steering Committee and the project consultants, it was determined that a feasibility analysis should be completed on three primary projects in the downtown. These included:

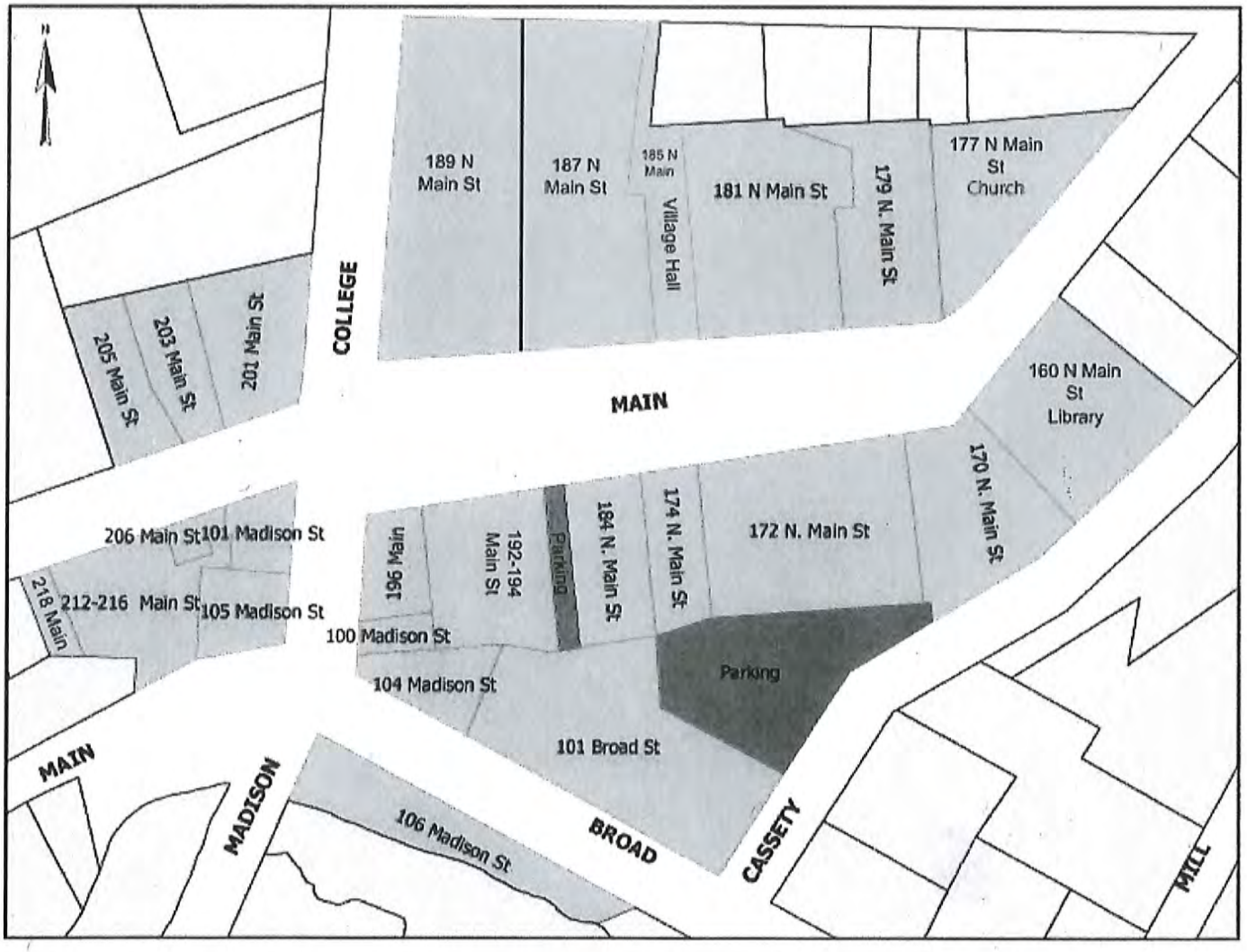
1) 213 Main Street
2) 192-194 Main Street
3) 204-208 Main Street

In addition, it was determined that it would be beneficial to the community and to property owners to complete conceptual façade designs on a number of downtown buildings, rather than a full re-use analysis on a fourth building. These designs are including in Part 3.

Oriskany Falls- New York Main Street Technical Assistance Planning Project







0 75 150 300 Feet

THOMA
Development Consultants

V. of Oriskany Falls
NYMS Target Area Properties

Tax Map #	Property Address
381.019-2-13	187 North Main Street
381.019-2-14	189 North Main Street
381.019-2-15	185 North Main Street
381.019-2-16	181 North Main Street*
381.019-2-17	179 North Main Street
381.019-2-18	177 North Main Street
318.019-2-23.2	160 North Main Street*
381.019-2-24	170 North Main Street
381.019-2-25	172 North Main Street
381.019-2-26	174 North Main Street
381.019-2-27	184 North Main Street*
381.019-2-30	192-194 North Main Street*
381.019-2-31	196 North Main Street
381.019-2-32	100 Madison Street
381.019-2-33	104 Madison Street
381.019-2-34.1	101 Broad Street
381.019-3-13	106 Madison Street
381.019-1-10	201 Main Street
381.019-1-11	203 Main Street*
381.019-1-12	205 Main Street
381.019-4-27	218 Main Street
381.019-4-28	212-216 Main Street
381.019-4-29	206 Main Street*
381.019-4-30	101 Madison Street
381.019-4-31	105 Madison Street

* = Submitted pre-applications

Part 2

Downtown Design Guidelines

Oriskany Falls, NY

Façade Renovation Guidelines

2014

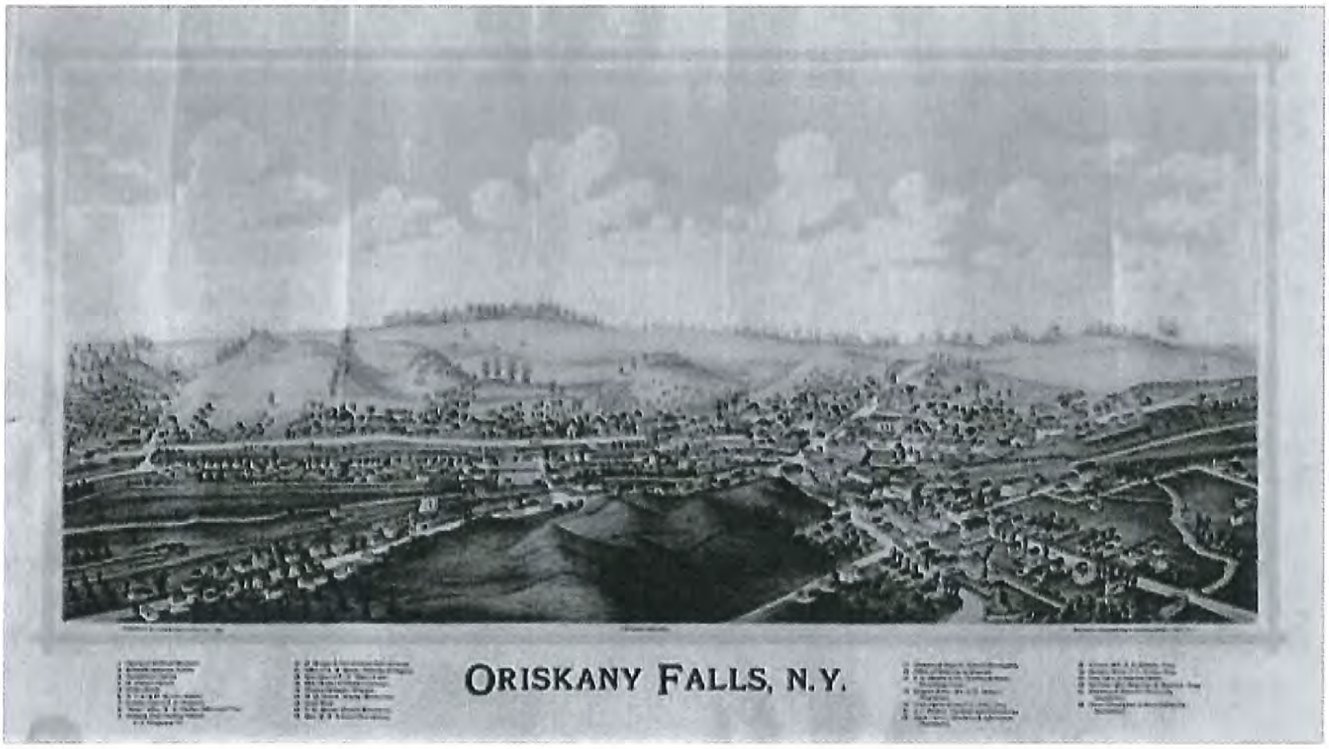
in.site:architecture
www.insitearch.com
585.237.2614
contact@insitearch.com

2014.10.08

OVERVIEW

This overview represents the broader aims of the program. Specific guidelines follow in the next section.

Façade guidelines are intended to aid owners of buildings undergoing façade renovations, in contributing to the creation of a vibrant and pedestrian-friendly downtown. Façade 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. Not only can guidelines help building owners with design decisions, they also can be used to highlight and enhance existing characteristics of Oriskany Falls' Downtown.



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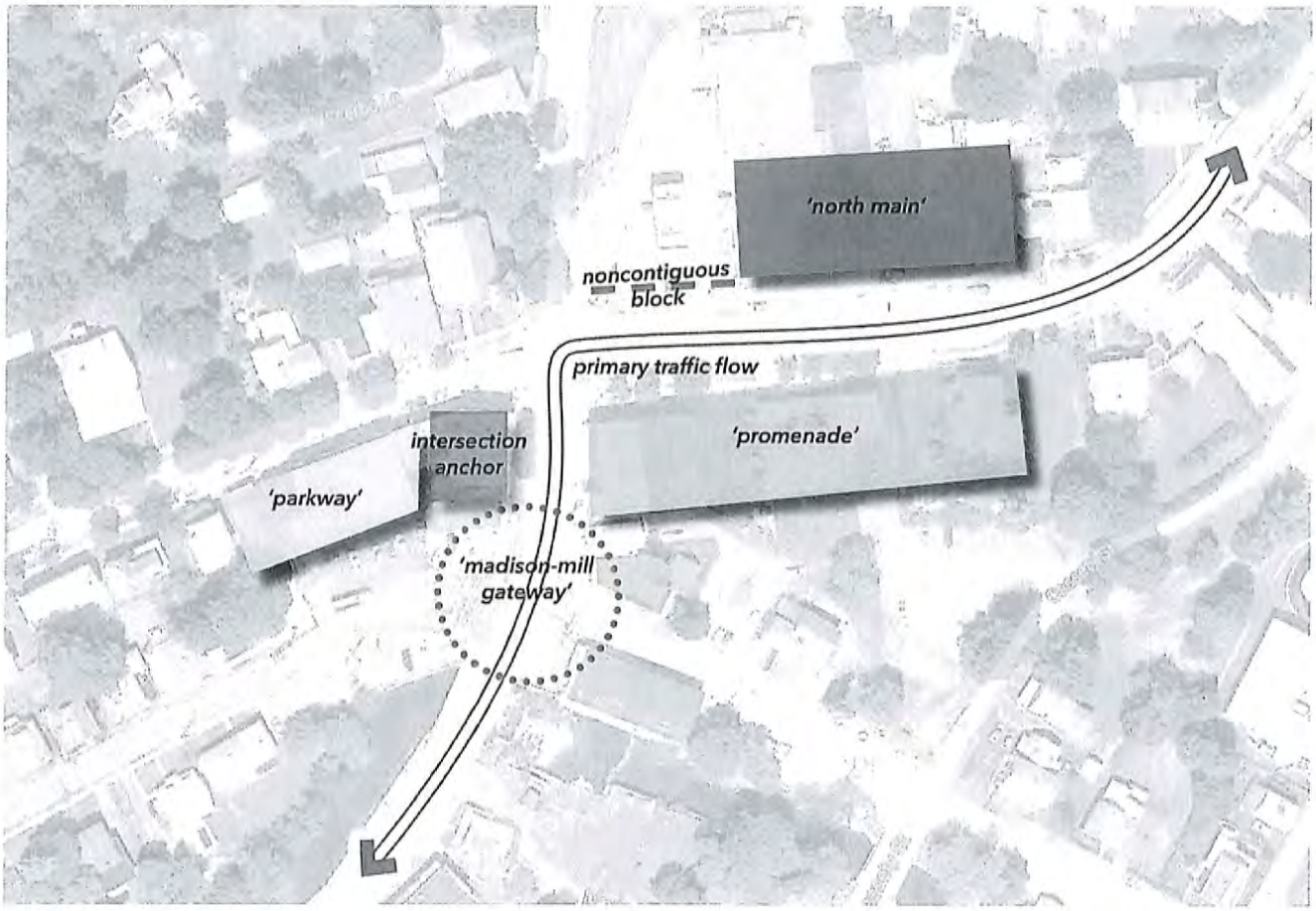
CONTINUITY & COHESIVENESS

Oriskany Falls' commercial district consists of building clusters tied to the intersection between Main Street, Madison Street and College Street; 'North Main' stretches from the market to Miner, 'Parkway' includes all of the buildings along South Main, and 'Promenade' represents the wide pedestrian zone on the South side of Main Street.

Primary traffic flow passes along Main Street to the North and Madison Street to the South - This is best illustrated by the traffic signal that provides a steady green arrow to traffic from the South and a flashing yellow light to traffic approaching from the North. The resulting visual emphasis falls upon the 'Madison-Mill Gateway' approach, the large hotel anchor building at the intersection, and the parking lot on the North side of Main Street.



Commercial District Clusters

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"Promenade"

Non-Contiguous Block

Primary Traffic Flows

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GOALS

PROMENADE EMBELLISHMENT

- The promenade is a pedestrian asset. Trees and planters visually extend the lushness of the parkway into the business district and create a more pedestrian friendly environment for patrons of downtown business.
- Reestablish continuity by introducing connecting elements like gateway structures, walls and other continuous or rhythmic 3-dimensional structures.

TARGET GATEWAY FACADES

- Apply the tools demonstrated in the guidelines to transform "first impression" facades.

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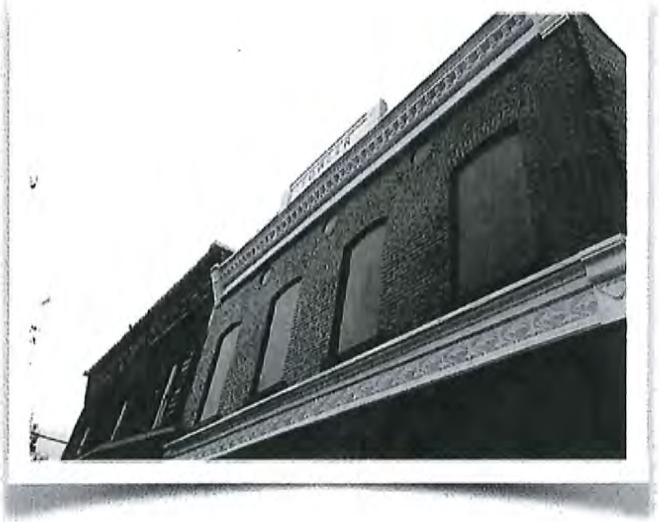
DEVELOP PROMINENT ANCHOR BUILDINGS

- Dedicate resources to prominent buildings that will have the most impact on quality spaces and historic character in the downtown district.



The façade guidelines promote designs that aid in creating a better defined urban experience on one's approach by addressing the specialized needs of these facades.

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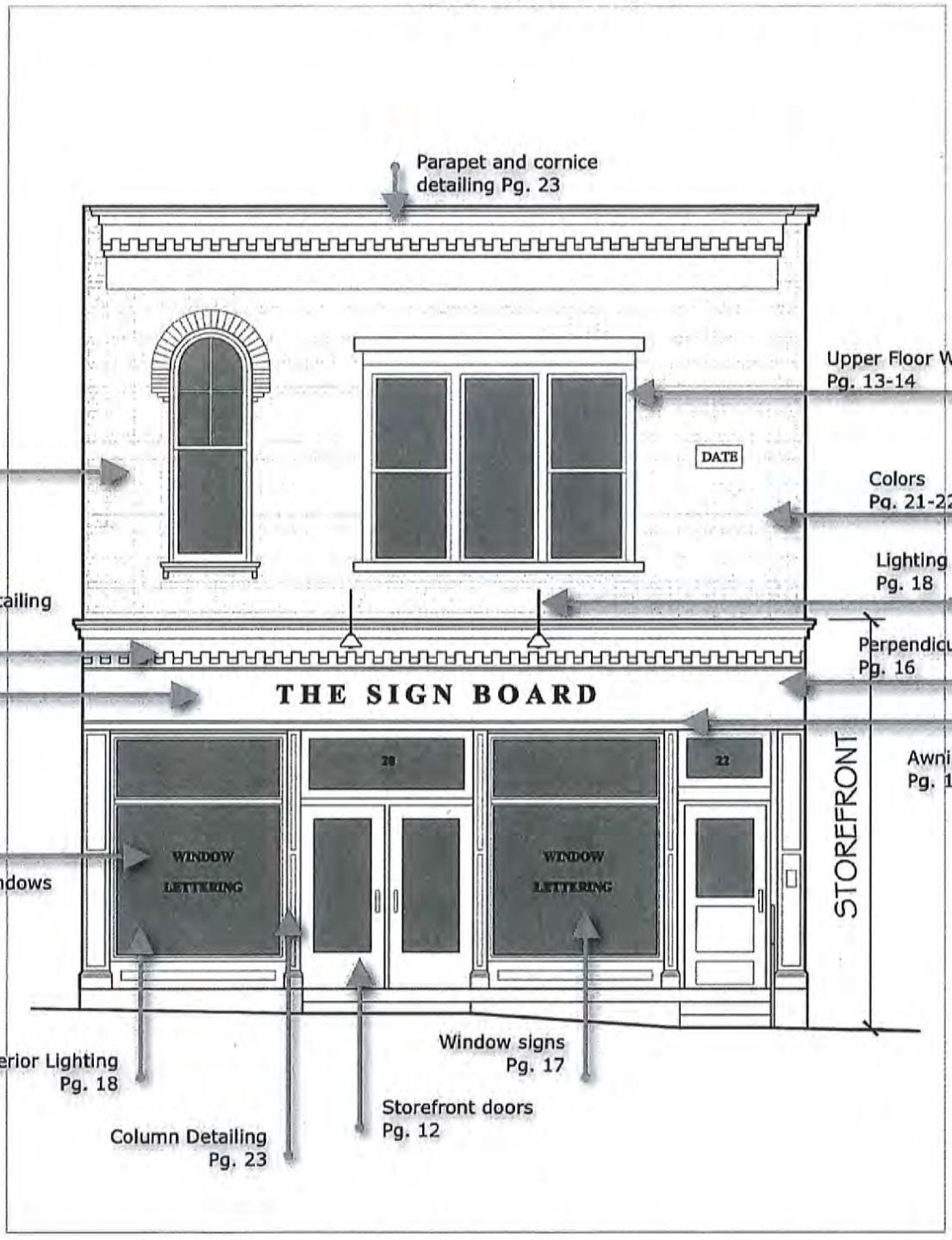
Graphic Table of Contents

Guidelines for Commercial Buildings: This graphic table of contents will direct you to the section of the guidelines that will address each of the following façade elements.



These guidelines may not comply with The Secretary of the Interior's Standards for the Treatment of Historic Properties.

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1. Materials

a) Whenever possible, repair original materials before replacing them with new materials. In some cases, old brick buildings will require repairs to the brick and mortar.

Brick restoration requires special attention. Power-washing can damage the surface of the brick. After the surface has been cleaned of debris or old paint, bricks may need replacing and mortar joints repaired. Brick sealer can be applied to protect the restored brick. Always consult a professional before performing any masonry and brick work or reference the National Parks Service, Technical Preservation Services - preservation briefs for more information on brick, mortar types, and restoration practices. (http://www.nps.gov/history/hps/tps/briefs/presbhom.htm)

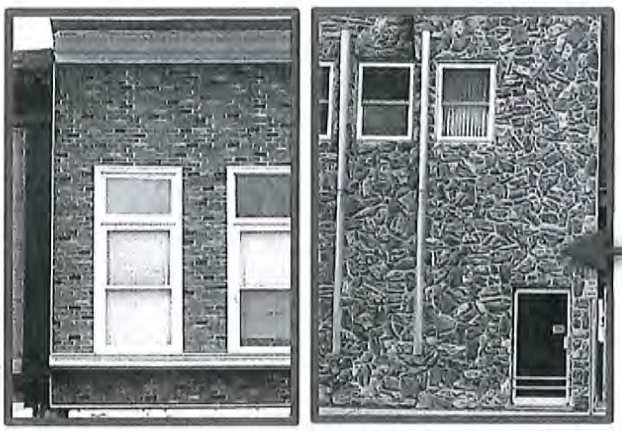
PLEASE NOTE: Some brick types are required to be sealed or painted.

Buildings may already have painted brick. In these instances it would be appropriate to repaint the existing brick.

✓ **DO** repair and restore original materials whenever possible

b) Do not use thin veneer/fake brick or stone applications when they do not accurately represent the building or the material. Do not use vinyl or metal siding. Many of these materials have unnatural trim, lintel and edge conditions that cause the facade to look too uniform and massive. Façade design proposals should never include covering original materials or column, cornice, sill, lintel, window, or panel detailing.

✗ **DO NOT** use vinyl or metal siding to cover original facades



✗ **DO NOT** use fake or thin veneer brick or stone

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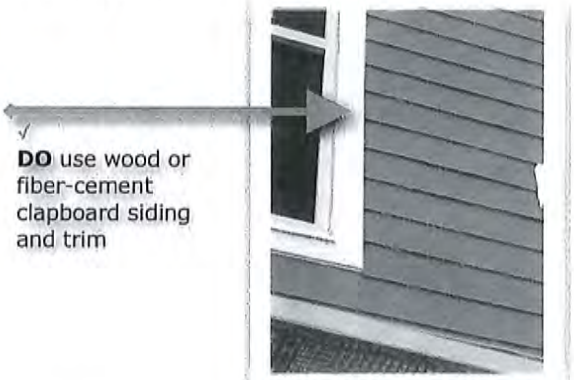
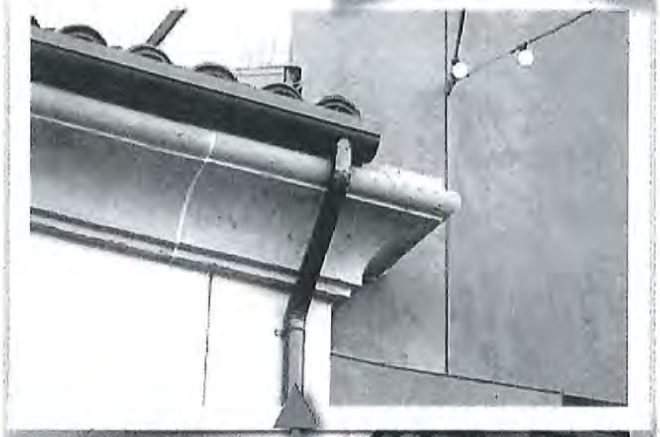
b) If materials are beyond repair - Use materials that don't require replacement as the only option for maintenance. Products such as brick, wood, or fiber-cement board can be painted and are easily maintained – colors for painted surfaces can be changed as required. Smooth fiber-cement clapboard would be an acceptable wood substitute because it can be painted, it can be used where wood is used, and it's very durable when installed per manufacturer's specifications.

Some buildings may require gutters and downspouts on their street sides. For these buildings, all gutters and downspouts should be galvanized steel, aluminum, copper or an approved substitute with a period and style-correct shape, such as "half-round." Residential "K-style gutters" create unwanted horizontal lines that may detract from the building trim and detailing, and should not be used. Ensure that gutters and downspouts are of adequate size to manage the volume of water that flows from the roof that it serves.

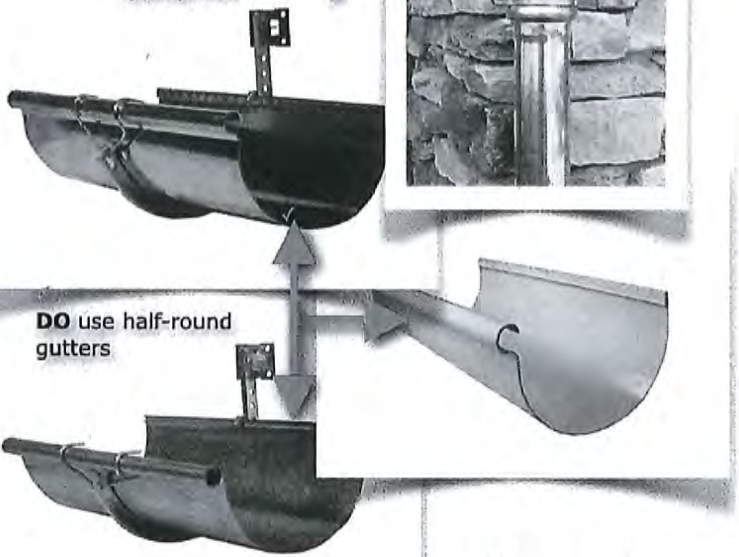


✓ **DO** use wood or fiber-cement clapboard siding and trim

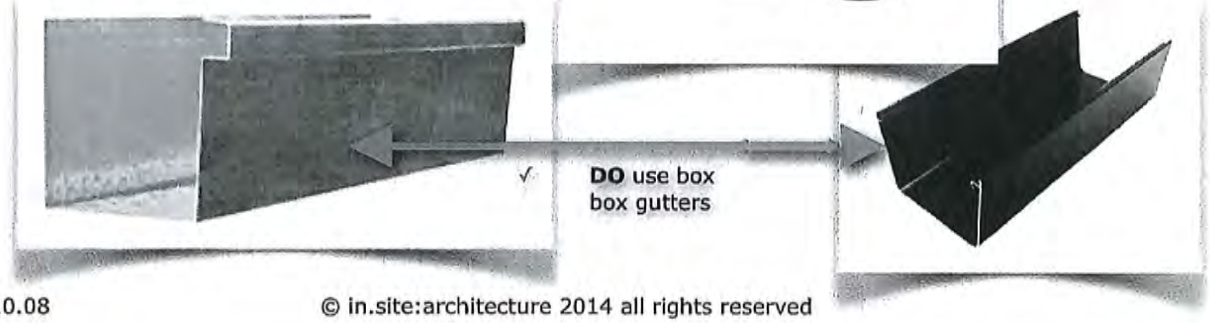


DO use copper gutters and downspouts where appropriate

✗ **DO NOT USE** residential, K-style gutters



DO use half-round gutters



✓ **DO** use box box gutters

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2. Storefront Windows and Doors

Windows:

a) Windows allow for pedestrian safety and flow in addition to easy viewing of merchandise for mercantile businesses. Original openings should be maintained. Design proposals should not reduce the glazed area of the storefront unless it is historically accurate. Window openings that were previously reduced or enlarged should be restored whenever possible. 60%-80% of the storefront "pedestrian zone" (2'-8' above the sidewalk) should be clear glass, window area. This may vary depending on what is historically accurate for each specific building.

Maintain a three feet (3') minimum visual access into storefronts from the pedestrian zone and avoid using displays that prohibit views in and out such as large shelving units with their backs facing the window. Proposals should not use vertical blinds or other elements that will block views into storefront windows. In some cases, storefronts may contain professional offices. For these storefronts, alternate privacy and shading elements may be appropriate. Use storefront awnings for shade control.

Do not use opaque or tinted glass on commercial storefronts.

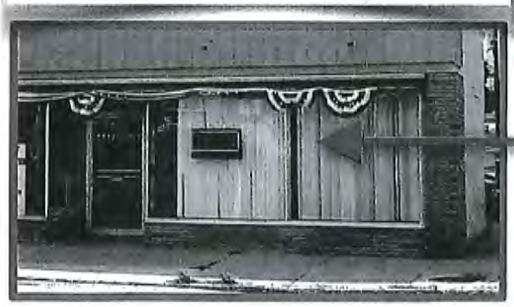
✓ **DO** restore window openings and create visual access into businesses

DO NOT reduce storefront window openings or have less than 60% clear glass ✗

✓ **DO** create and maintain large, glass, street level storefronts – 60%-80% clear glass

Storefront displays should be lit at night

✓ **DO** create large storefront windows to allow 3' minimum visual access into storefronts



DO NOT block view into storefronts with window shades or oversized window signs

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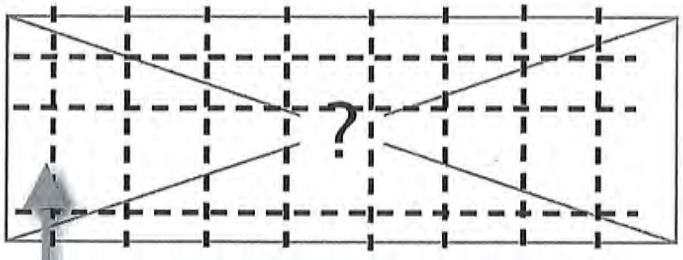
b) Frame and sash profiles should be large enough to complement trim elements. For traditional façades, trim elements should be wood or approximately the same dimensionality and character of the original design.

The windows should be sized to fit with existing vertical and horizontal elements when available. Large areas should be broken up to address human scale as shown.

Using transom windows adds visual interest by creating a horizontal line to break up the storefront and address door heights relative to overall height of the storefront. Transom windows should be restored if they were previously removed or hidden. Existing transom windows should be maintained. Maintain the window and door proportions across the entire façade.

For commercial storefronts, use of wood or aluminum-clad wood windows is preferred. In special cases, when using aluminum windows, frame and sash profiles that match historic frame and sash dimensions might be considered. Vinyl windows are prohibited.



✓ **DO** break up storefronts with horizontal and vertical elements

✓ **DO** establish a rhythmic pattern to break up large areas

✓ **DO** use transoms to add horizontal lines that break up the height

DO use wood or aluminum-clad wood windows for storefronts

DO NOT use aluminum storefront systems with thin frame and sash profiles or vinyl windows. For special cases, aluminum frame and sash profiles that match historic dimensions might be considered.

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Doors:

c) Uninterrupted full-glass and half-glass doors allow for visibility in and out.

Exterior doors that lead to residential second floors may be stile-and-rail doors without glass. The goal is that half-glass doors and doors without glass should appear as "secondary" doors to pedestrians as compared to the full glass doors that lead to 1st floor businesses.

When possible, restore transoms above doors to second floors to allow for light to enter into the stairway.

For standard commercial storefronts, doors should be wood or approximate wood in profile and character. Vinyl is not an acceptable alternative. Steel doors should be used only when historically appropriate.

✗ **DO NOT** use aluminum storefront doors

✗ **DO NOT** use residential type doors for commercial storefronts

✓ **DO** use full glass entry doors for storefronts

✓ **DO** use stile-and-rail type doors for second floor access doors and restore transoms above doors

✓ **DO** use half-glass doors for second floor access entry doors and restore transoms above

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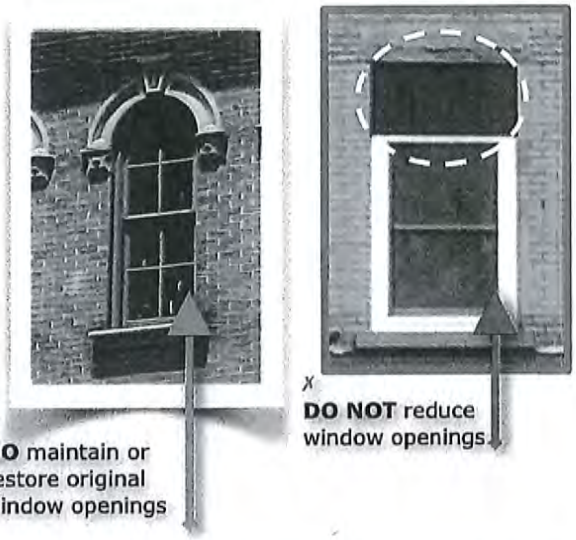
3. Upper Floor Windows

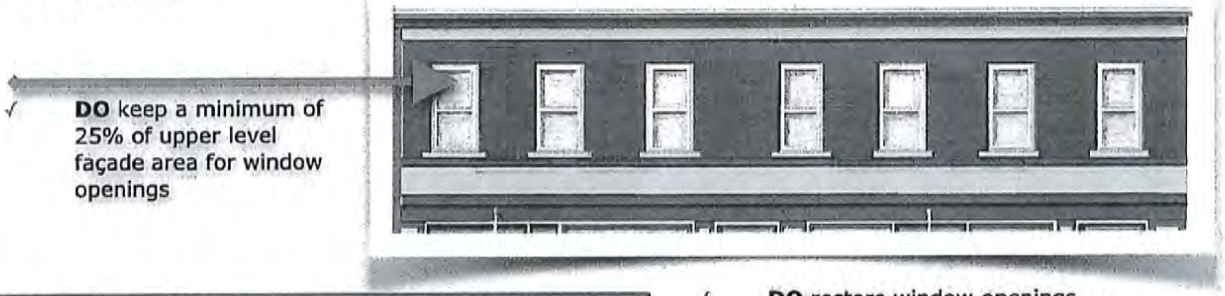
a) Restore original openings whenever possible. Use wood or aluminum-clad wood windows, depending on the degree of historic character that has been maintained or is desired. Whenever possible, original window frames and sashes should be restored – interior, removable storm windows can be used to increase the energy efficiency of single-pane windows. In special cases, aluminum windows with historic frame and sash profiles might be considered. Vinyl windows are prohibited.

A minimum of 25% of the façade for the upper floor should incorporate transparent glass openings.

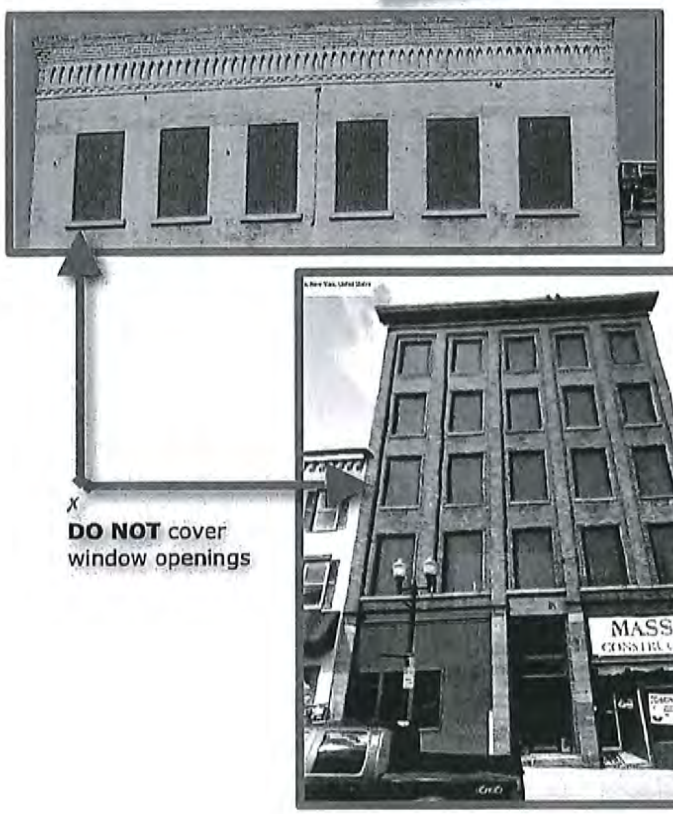


✓ **DO** maintain or restore original window openings

✗ **DO NOT** reduce window openings



✓ **DO** keep a minimum of 25% of upper level façade area for window openings



✗ **DO NOT** cover window openings

✓ **DO** restore window openings

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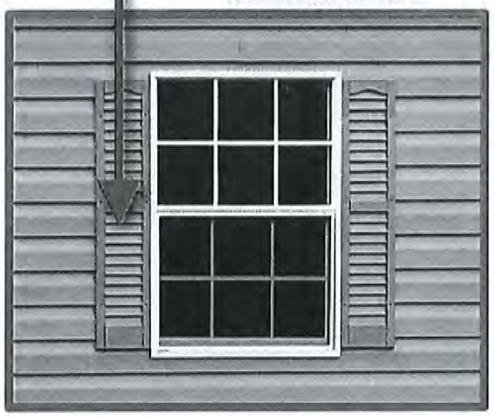
For upper level windows that have been blocked and cannot be opened up, spandrel glass should be used to maintain window openings. In special situations openings may be filled in to match the exterior finish with brick or fake shutters.

Do not place window unit air conditioners or satellite dishes on street side façades.

Original shutters should be restored. If not present, shutters are discouraged. However, if new shutters are proposed they should be made of wood, composite wood or a dimensionally similar, or paintable alternative. Do not use vinyl. Shutters should be located and sized to fit the window they serve. Though shutters may be fixed, the shutters should be large enough to fully cover the window if they were to be closed.

✓ **DO** properly infill upper floor windows when necessary, coordinate with zoning restrictions.

✗ **DO NOT** use vinyl, undersized, or monotone shutters



✓ **DO** restore original shutters

DO NOT block any window openings with air conditioners and do not mount satellite dishes to the facade

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4. Signage

a) A variety of signs and fonts around Main Street is acceptable. Signs will identify and define individual businesses. Each business is allowed maximum square footage of sign space which can be made up of wall signs, perpendicular signs, awning lettering, and window lettering.

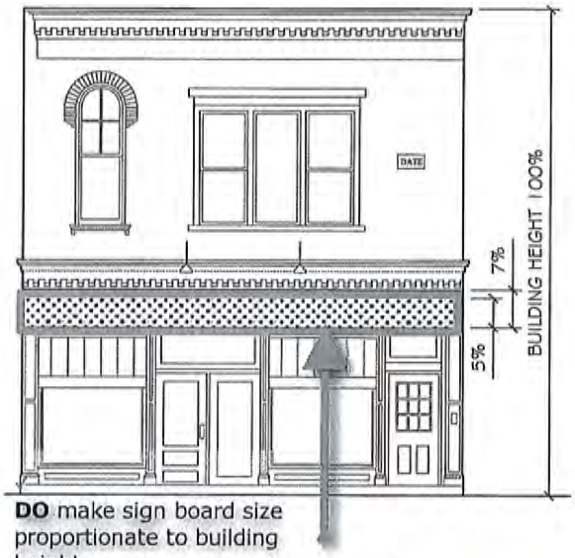
Sign boards:
The scale and placement of the lettering and sign boards is important. Sign boards above storefront windows or awnings should not cover second floor windows and should be in proportion with the overall height of the building.

Sign board height for multiple-story buildings should be within 5%-7% of the overall building height. This rule does not apply to single-story facades. The business name should fit within the allotted sign board space; additional words and descriptions can appear as lettering on canvas awnings, window lettering and perpendicular signs.

Do not place lettering or sign boards at the second floor portion of the façade and do not use lettering or signage that is over-sized for the particular façade.

Sign boards should be wood or fiber-cement board panels for mounting raised letters or signs.

Do not use internally lit signs.



DO make sign board size proportionate to building height

DO NOT cover second floor windows with sign boards

DO NOT oversize sign boards relative to building height

DO use raised lettering or carved signs on sign boards

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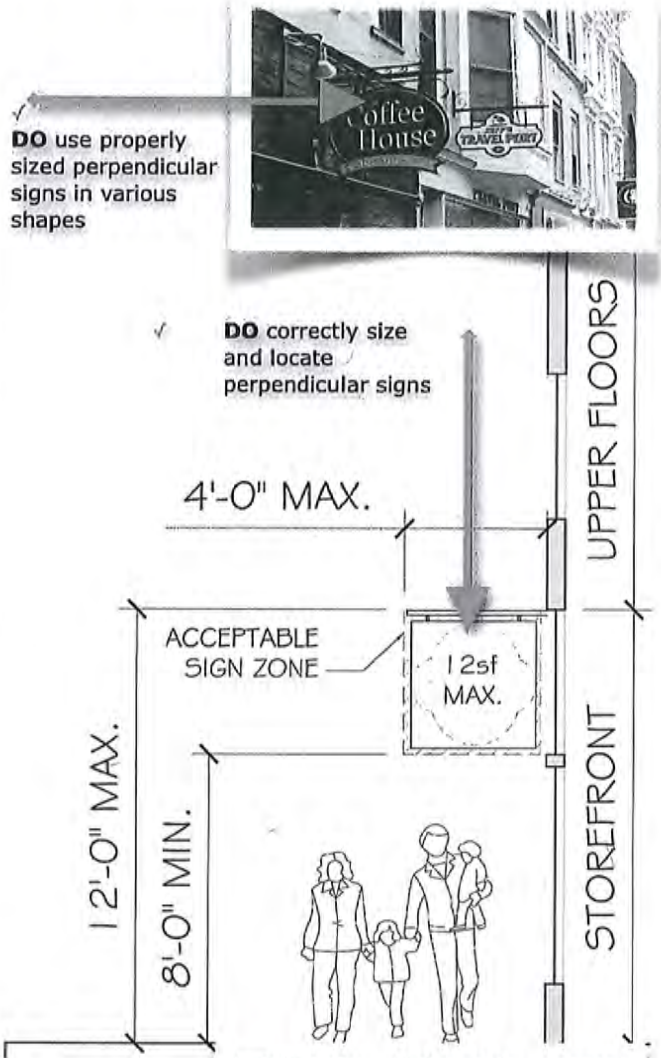
b) Perpendicular signage of various shapes and sizes is another option for business identification. Carved, dimensional signs are preferred. Sign board lettering should have a minimum depth of 1/2".

Perpendicular signs should not project more than four feet (4') from the building façade. There should be a minimum of eight feet (8') from the sidewalk to the bottom of the sign and the top of the sign should not be higher than twelve feet (12') above the sidewalk. Perpendicular signs should not exceed a surface area of twelve square feet (12 ft²) per side, but may take on various shapes. Perpendicular signs should have dimensionality; carved signs are preferred.

Perpendicular signs can be externally lit. Do not use internally lit perpendicular signs.

Signs should be suspended from horizontal standards or brackets mounted to the building. The actual sign board should not touch the building face.

If both an awning and sign are used they should be placed so as to not interfere with visibility to the sign.



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3) Window lettering should be carefully organized and applied so as to not clutter or prohibit viewing into the business, and should relate to the color scheme and other fonts for the business. Window signs should not be more than 25% of each window area and if solid, no more than four square feet of area per window.

Neon "open" signs are discouraged.

✗ **DO NOT** use neon "open" signs.

✓ **DO** use window lettering without cluttering the view in and out – cumulative lettering area should be [illegible] 25% of [illegible]ss area

✓ **DO** use window lettering without blocking view

✓ **DO** use window lettering without blocking view

✓ **DO** use flags as an alternative to window signs

✗ **DO NOT prohibit views in and out by blocking more than 25% of glass area with window signs or with solid signs larger than 4 square feet.**

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5. Lighting

a) Sign boards can be lit with either fluorescent linear or goose neck lights. Fluorescent linear lights should match the traditional incandescent range of warm, consistent colors (2,000K-3,000K).

Do not use up-lights that will shine into upper level windows.

Do not use internally lit signs. Perpendicular signs should be lit from both sides.

✓ **DO** use gooseneck fixtures to light signs

✗ **DO NOT** use internally lit signs

✓ **DO** use linear fluorescent fixtures with incandescent color ranges (2,000K-3,000K).

b) Use interior lighting for display windows and exterior entry lighting for security. Interior lighting at night will also draw attention to your business indicating that it is occupied and operational space on Main Street. Interior lighting should also be used for security purposes.

✓ **DO** light storefronts at night for security and marketing

✓ **DO** light storefronts at night: Window displays, entry vestibules, and signs

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6. Awnings

a) Awnings should be fabric and coordinate with the proposed color scheme. Any awnings should be sized relative to the window openings that they are sheltering to maintain vertical separations. Awnings may have a triangular or curved profile and may be fixed or retractable. The shape of the awning should be determined by the style of the building and the area that it is shading. The bottom of awnings should be a minimum of eight feet (8') high from the sidewalk and should not project more than five feet (5') or one-half of the width of the sidewalk, whichever is smaller.

Prefabricated metal awnings are not acceptable. Structured overhangs should be removed whenever possible.

✓ **DO** match awning size and location to vertical and/or horizontal separations – reference section 2B

✓ **DO** coordinate awning colors with the building color scheme.

✗ **DO NOT** use metal awnings that simulate fabric awnings on historic buildings.

✓ **DO** match awning size and location to vertical and/or horizontal separations and coordinate color schemes.

DO NOT attach structured overhangs to original facades – remove whenever possible to restore original transoms and signboards.

DO coordinate awnings colors with the proposed building color scheme.

✓ **DO** use awnings at upper floors - colors should coordinate with the overall color scheme

✓ **DO** use fixed or retractable awnings in triangle or curved profiles on non-historic buildings.

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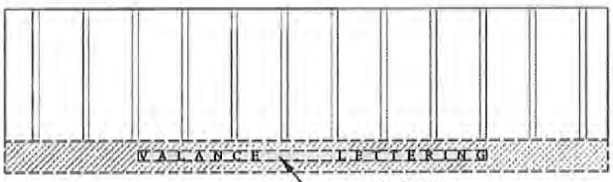
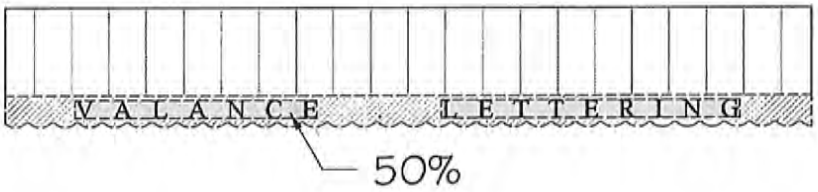
b) Awnings can provide an opportunity for supplemental sign information. Placing lettering on the awnings allows businesses to share more information without using up other signage locations such as windows and sign boards.
   - Lettering area should fit within 20%-50% of the total valance area
   - Letters should not be in a bold face font
   - Letters and words should be evenly spaced across the overall length of the valance to prevent it from appearing cluttered.

✓ **DO** utilize awnings for supplemental lettering location





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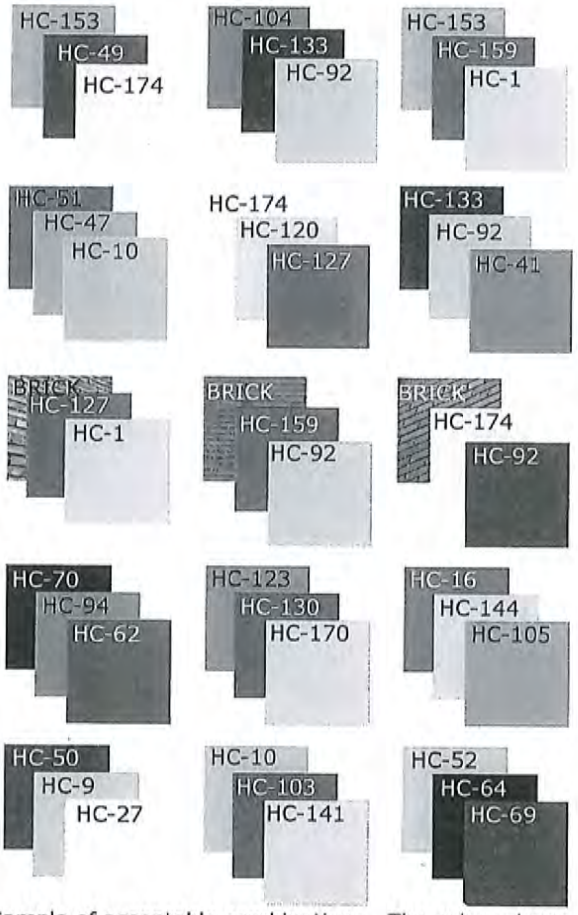
7. Color

a) For buildings that maintain substantial historic character, historic color palettes should be used. When choosing a color scheme for a building, ensure that complementary colors are chosen. Maintain consistent tones when assembling colors to prevent awkward contrasts.

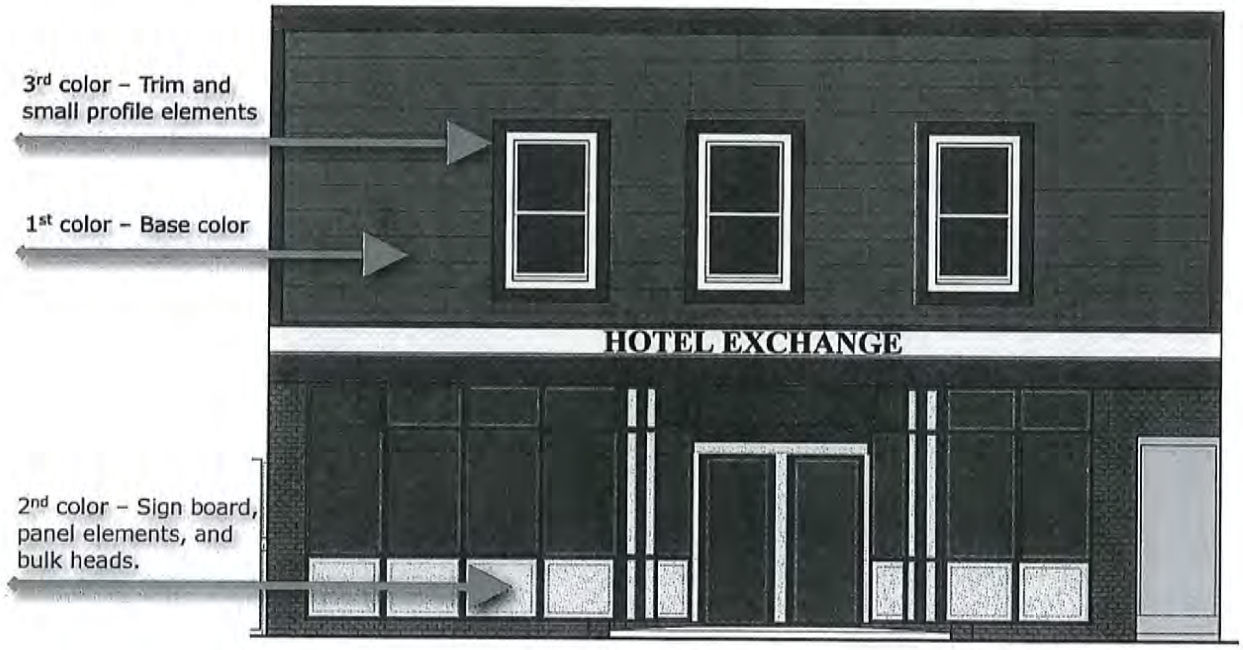
Many paint manufacturers offer a historic preservation color palette (Benjamin Moore, Sherwin Williams, Behr, Valspar, etc...)

Design proposals should also consider the colors of adjacent buildings or buildings shared between multiple tax parcels to ensure that complementary colors are being used across the streetscape. For a building with multiple tax parcels, an alternative is for the owners to agree on the upper level base color. Avoid duplicating the colors of adjacent buildings.

Note: Colors as printed here do not accurately reflect the true paint colors. Please consult paint chips for true representation.



Sample of acceptable combinations. The colors shown are from the Benjamin Moore Historic Preservation Color palette - other manufacturers are acceptable.



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a) For buildings that are completely painted, choose 2-3 colors for different building elements. One color will act as a base color for the majority of the façade (for painted brick or wood facades). The second color should be used for secondary elements like sign boards or medium sized elements such as columns or bulk head paneling. The third color should be used to pull out cornice and/or column detailing. Do not use uncomplimentary colors, too many, too few, or monotone colors.

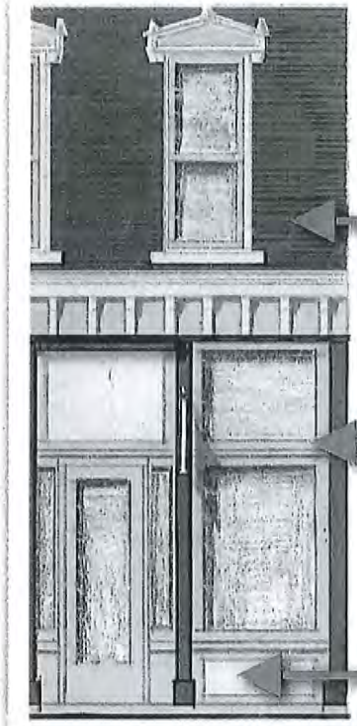
Where the brick condition allows, the brick should not be painted on these buildings. The natural color of the brick should be considered in the overall color scheme. Some brick restoration may be required. National Park Services preservation briefs discuss masonry sealers in greater detail.

Colors and stains for window trim and frames should be considered as part of the proposed color scheme.

✓ **DO** use 2-3 colors to create a base and highlight details

✓ **DO** leave exposed brick and consider the natural brick color in the overall color scheme

✓ **DO** coordinate window trim and frame colors with building color scheme



Base Color (Red)

Windows and trim elements (Orange)

Accent and detailing (Beige)

✗ **DO NOT** use a single color or colors that blend too closely

✓ **DO** use multiple colors for highlighting new trim details and panels

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8. Detailing

a) When feasible, a proposal should reference original fragments of the existing facade in order to re-establish its own recognizable, authentic identity. Details should be highlighted through careful color selection. Do not cover or remove column, lintel, or parapet details that provide historic character and address human scale.

✓ **DO** restore and highlight intricate details with careful color selection

DO NOT paint detailing the same color as the building base color

✗ **DO NOT** cover original detailing for cornices, lintels or columns

✓ **DO** restore and highlight cornice, bracket, and column details with careful color selection

✗ **DO NOT** cover original facades with metal siding.

DO restore and highlight cornice and column details with careful color selection

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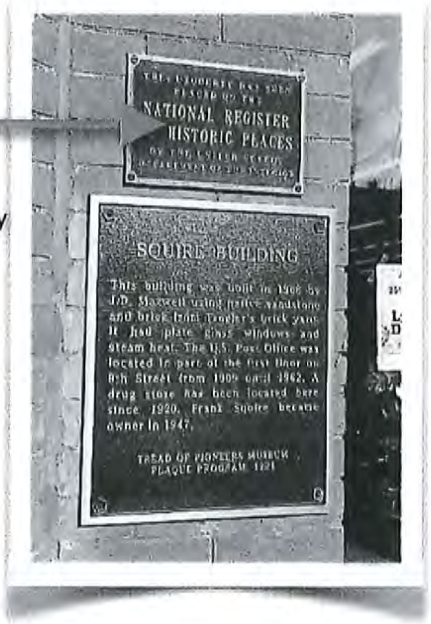
b) Provide visual separation between first and second stories. This separation may consist of decorative trim, awnings, or a change of material with added relief to create a shadow line that delineates the top of the first story.

c) Building owners are encouraged to study their building's history, date built, the original owner/builder and their potential influence on Oriskany Falls. Original building dates and carved stone work should be maintained and enhanced as required.

✓ **DO** use plaques to share building history



✓ **DO** create or enhance existing carved date blocks or signs

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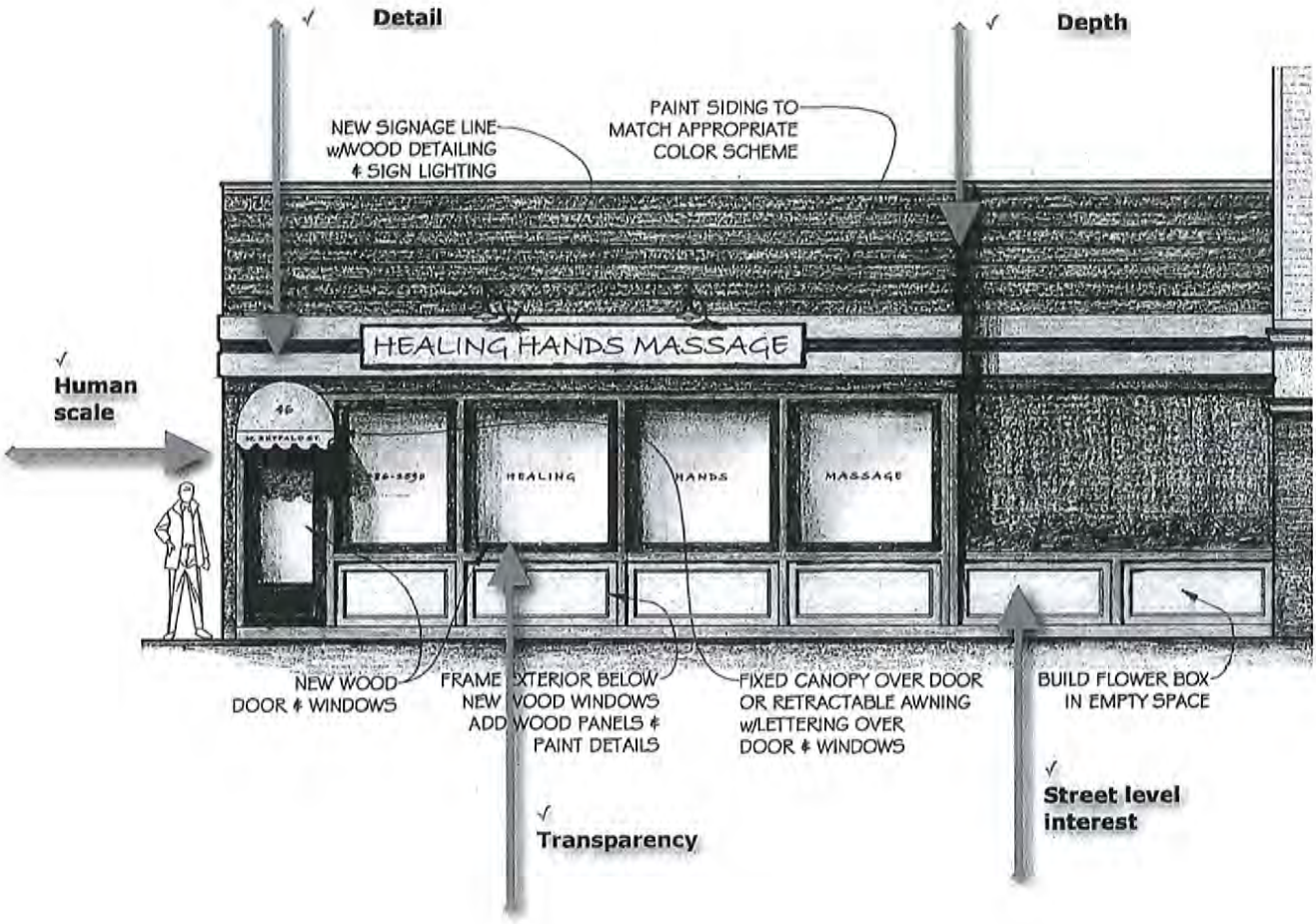
9) Single-Story Facades & Non-historic Facades

There are elements of façade design that are transposable onto different kinds of structures, from venerable 19th century edifices to utilitarian concrete-block warehouses and buildings of various sizes. This sensitivity to creating an inviting, layered, pedestrian-scaled façade represents the starting point for single-story buildings. This sensitivity to creating an inviting, layered, pedestrian-scaled façade represents the starting point for "non-historic" or substantially altered buildings.

Design Elements

- Depth and "layering" of façade elements
- Focusing on human scale
- Street-level interest
- Transparency
- Detail



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a) Traditional proportions for sign boards and their locations on two-story facades may not be appropriate for single-story facades. Signboards should run the full length of the building and the height of signboards should be within 10%-25% of the overall building height. Applied lettering or signs within this zone should be no taller than two feet (2') or 80% of the signboard zone, whichever is smaller.

After appropriate proportions for signboards are established, upper portions of the wall may be left as a uniform material. Using the parapet or cornice detailing to establish rhythm can create visual interest. Considering the heights of adjacent single-story buildings will help Oriskany Falls' single-story facades create a contiguous block.

DO use parapets to create rhythm and add visual interest while maintaining pedestrian scale windows and signs for storefronts proportions

DO use parapets with cornice detailing on single-story facades to add visual

b) By having an overhanging, 3-dimensional element, the owner can extend the presence of a business onto the sidewalk, making the business more inviting, increasing sales space, seating, etc, and protecting customers from the elements. Single-story buildings create additional dimensional interest at street level. Fabric awnings can help add detail and dimension to facades that lack the cornice, lintel and column detailing that may not be as prevalent.

DO introduce fabric awning variations to engage the pedestrian zone

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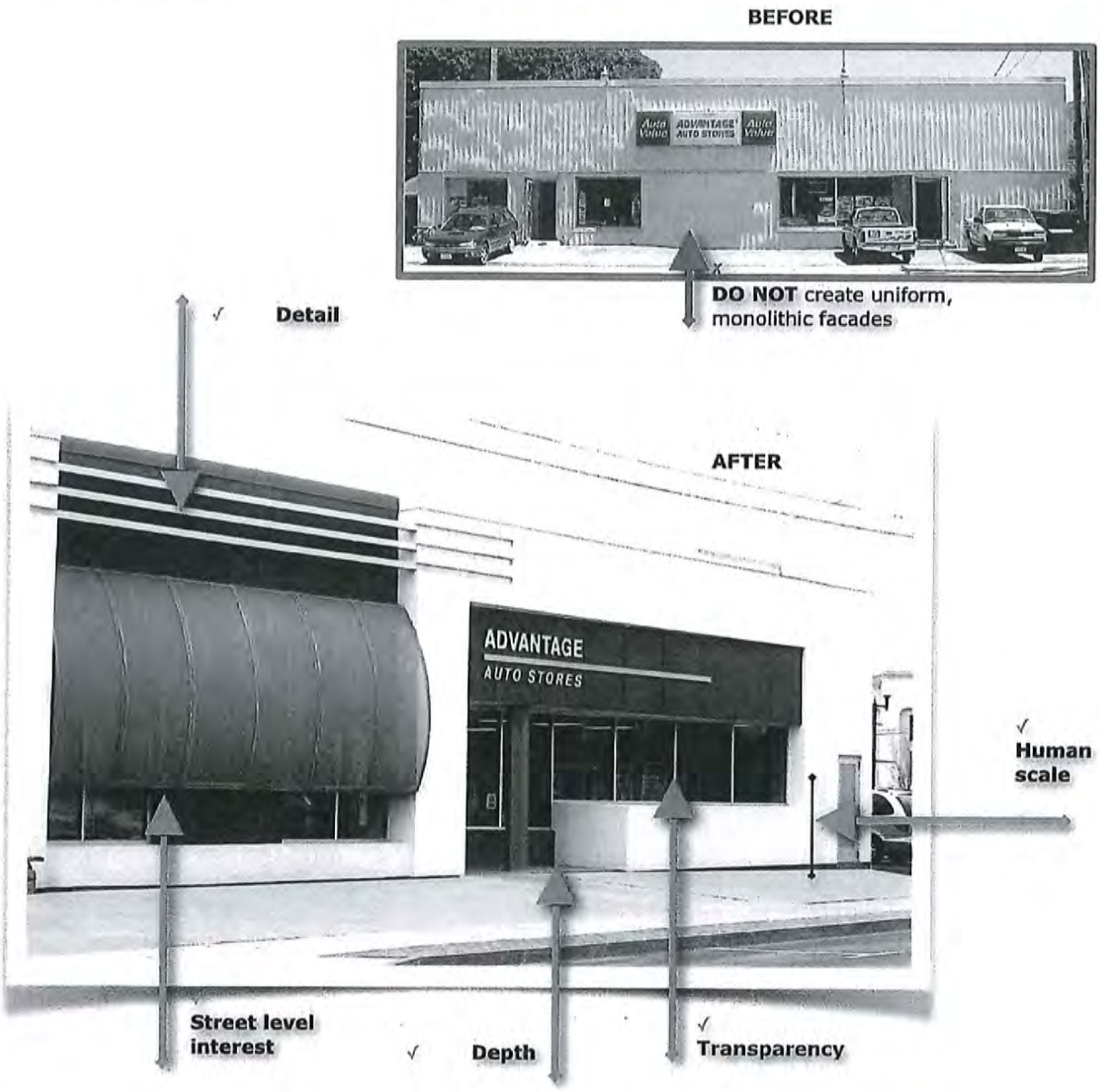
Non-historic Buildings: Large, empty, windowless facades deter walking, make pedestrians feel small and unwelcome. By making larger window openings and adding depth to a storefront one can make the business more sheltering and welcome for pedestrians. In some cases it may not be viable to increase the number of windows or visually break up the mass of a façade. Consider using different exterior finish materials to break up a large façade or painted murals that speak to characteristics of Oriskany Falls, or the business occupying the space.



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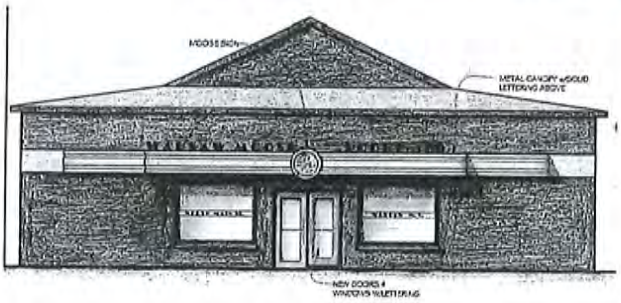
a) Historically, awnings helped reduce direct sunlight, protect from rain and snow, and attach businesses to the sidewalk and street. By having an overhanging, 3-dimensional element, the owner can extend the presence of a business onto the sidewalk, making the business more inviting, increasing sales space, seating, etc, and protecting customers from the elements.

For non-historic buildings not limited by historic character, custom designed and fabricated awnings are permitted. Work with a designer to create a unique element that can welcome passing pedestrians. Three-dimensional elements may require additional structural support.

DO introduce awning variations and 3-dimensional elements to engage the pedestrian zone



b) For buildings that lack specific historic identity, owners may not be limited to historic colors, in some cases they may be inappropriate based on the period of the building. The guidelines still recommend working within a range of colors complementary to all participants in the Program.

Rather than simply painting large blank surfaces consider painting murals or other interesting graphics to break up the façade and present specific Oriskany Falls history or information.

BEFORE

DO use art and murals to create visual interest on large empty facades that can not be broken down and lack historic character – This example re-creates a regional, annual event, to enhance local pride and market the community.

AFTER

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Maintenance

- Ensure that any exterior lighting lamps are not blown out and replace when required
- As paint begins to deteriorate, scrape clean and apply a fresh coat of primer and paint. When painting masonry – repair masonry, allow for the masonry to dry out before applying fresh coats of paint
- For brick buildings, over time the brick and mortar joints may need repair. By keeping the brick and mortar joints in good condition you will extend the overall life of the building while keeping the building looking clean
- Windows should be kept clean. When windows crack or break they should be replaced. Verify that caulking around windows and other openings is in good condition to extend the life of the windows and adjacent building materials
- Lettering should be replaced if letters are missing or damaged.
- Do not board up damaged windows.
- Do not leave scattered, disorganized, or abandoned utilities attached to buildings.

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Part 3

Building Re-use Analysis

Village of Oriskany Falls
Downtown Revitalization

Building Re-use Analyses

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perry _ 2 borden avenue _ 585 . 237 . 2614
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Village of Oriskany Falls
Downtown Revitalization

Building Re-use Analyses

. the Hotel - 213 Main Street
. Dr. Kever's - 192-194 Main Street
. Alberding's - 204-208 Main Street

Village of Oriskany Falls
Downtown Revitalization

Building Re-use Analyses

. the Hotel - 213 Main Street
. Dr. Kever's - 192-194 Main Street
. Alberding's - 204-208 Main Street

We have partnered with Thoma Development Consultants and the Village of Oriskany Falls to study the adaptive re-use of buildings - or the upper floors of buildings - in the downtown core.

These studies were for priority properties identified by Thoma and the Village, and we agree that they are key players in the perceptions and possibilities for downtown. The Hotel and Dr. Kever's properties are located at the Main Street and Madison corner so visible to through traffic from the region, while Alberding's is highly visible to the local community due to its location adjacent to the Post Office and Bank.

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 bulidings currently occupied; as well as from anecdotal evidence and committee discussions as to what Oriskany Falls can support. These proposals should be substantiated by Market Analysis and sound business plans, and are intended as conversation starters, not complete project documents.

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 tenant standpoint, while restoring historic elements interior and exterior that benefit the community as a whole;
. facade recommendation sketches indicating improvements that would be historically suitable as well as compliant with the Downtown Design Guidelines recently adopted by the Village;
. 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.

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ALBERDING'S.

204-208 Main Street
Oriskany Falls, NY 13425

EXISTING.

First Floor - 1 Retail / Office Space and 1 Apartment
Second Floor - (1) 1 Bedroom / 1 Bath Apartment

PROPOSED.

First Floor - 3 Retail / Office Spaces
Unit 1 210 sf
Unit 2 430 sf
Unit 3 440 sf

Second Floor - OPTION 1
(1) 1 Bedroom / 1 Bath Apartment, (1) 2 Bedroom / 1 Bath Apartment
Apt A (1b,1ba) 760 sf
Apt B (2b, 1ba) 420 sf

OPTION 2
(1) 2 Bedroom / 1 Bathroom Apartment
Apt A (2b, 1ba) 700 sf

OVERVIEW.

This Main Street property has access to on-street parking and sees significant pedestrian and vehicular traffic due to its location near the Bank and Post Office. On-site parking for tenants is not available, but this may not be prohibitive. The first floor apartment is not in the best interest of the property or tenant, but does demonstrate a need for affordable, ADA compliant, rental units in the community.

OUR PROPOSALS: All of our recommendations would be suitable for a New York Main Street Grant funded project, and have been developed with State Historic Preservation Office standards in mind. The first floor will be restored to its "highest and best use," with (3) rent-providing commercial units, able to support the existing gift shop, insurance office, and a new tenant. The central stair provides access to the second floor and will be renovated.

OPTION 1: The second floor will be enlarged over the roof of the single story rear. This will allow for (2) apartments, one with (2) bedrooms and each with one full bath. The larger unit retains access to a private deck.

OPTION 2: The existing footprint of the second floor will remain, a new apartment layout will include (2) bedrooms, a full bath and access to the rear deck.

EXTERIOR.

Recommendations for complete restoration of the exterior are shown on the facade sketch enclosed. These include:

- repair at cornice and cap;
- repair all existing clapboard siding, original brackets;
- restore window openings to original height and provide new energy compliant, double-hung units;
- relocate window A/C units away from the public sidewalk, or replace with new roof-top HVAC unit;
- provide new painted panel sign board, with individual raised letters and gooseneck lighting;
- provide new perpendicular signs with external lighting integrated;
- construct new storefront, with transoms, full-height windows and full-lite doors in wood or aluminum-clad wood; on painted panel knee wall, of fiber cement or wood;
- select a new (3) color scheme from historic color palettes, complying with Oriskany Falls' Downtown Design Guidelines;

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 COMMERCIAL: $21,600 - $37,800
STOREFRONT: $24,000 - $33,000

SECOND FLOOR, OPTION 1: $100,000 - $183,000

SECOND FLOOR, OPTION 2: $44,000 - $69,000

OPTION 1. PROJECT TOTAL + 10% CONTINGENCY: $160,000 - $280,000
OPTION 2. PROJECT TOTAL + 10% CONTINGENCY: $98,000 - $154,000

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ALBERDING.

204-208 Main Street
Oriskany Falls, NY 13425

Existing Exterior
- note original
brackets at cornice

Existing First Floor, Interior

Existing First Floor, Interior

Existing Stair Hall

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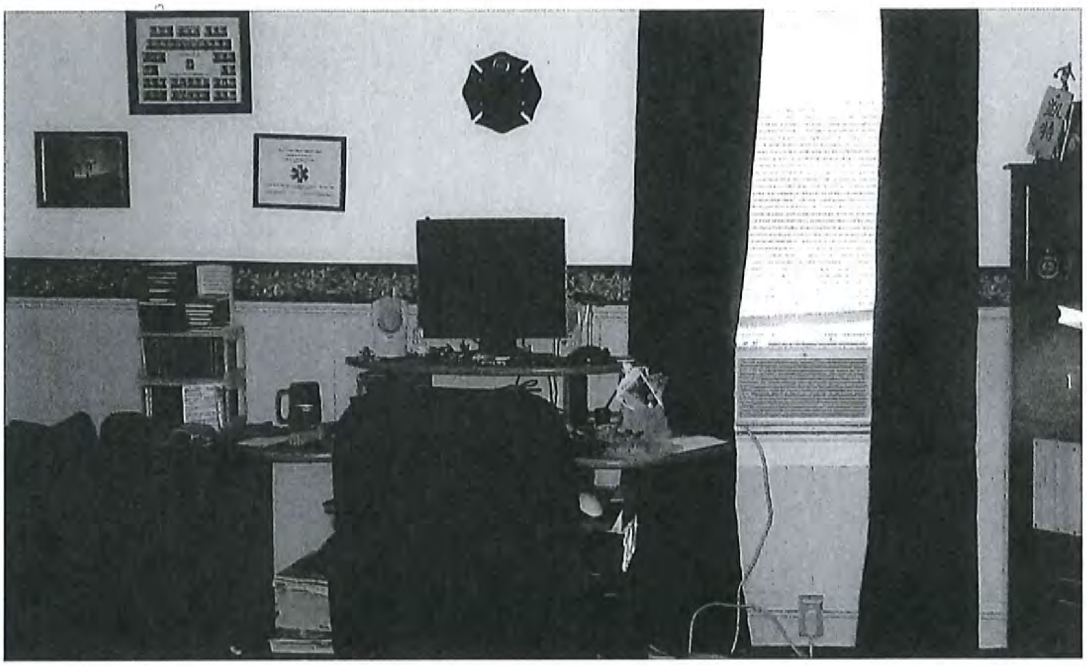
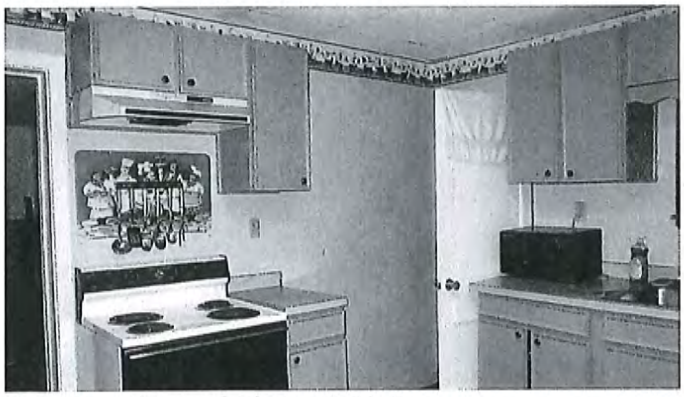
ALBERDING.



Second Floor, Interior

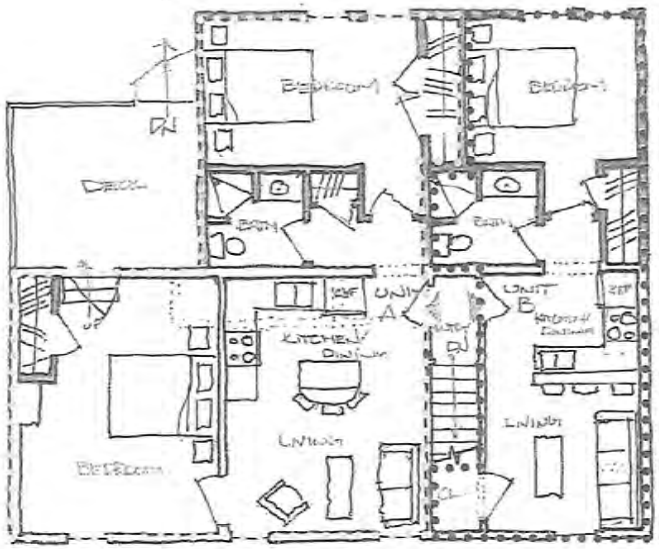
Existing First Floor, Interior

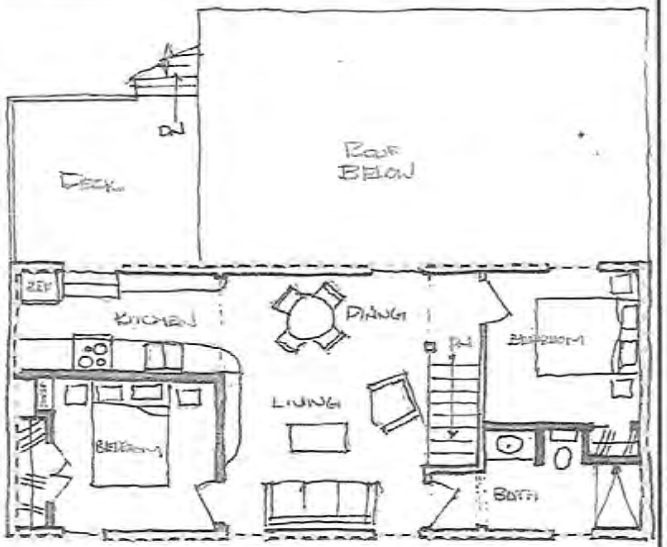


Existing Second Floor, Interior

Existing Stair

ALBERDING'S 204-208



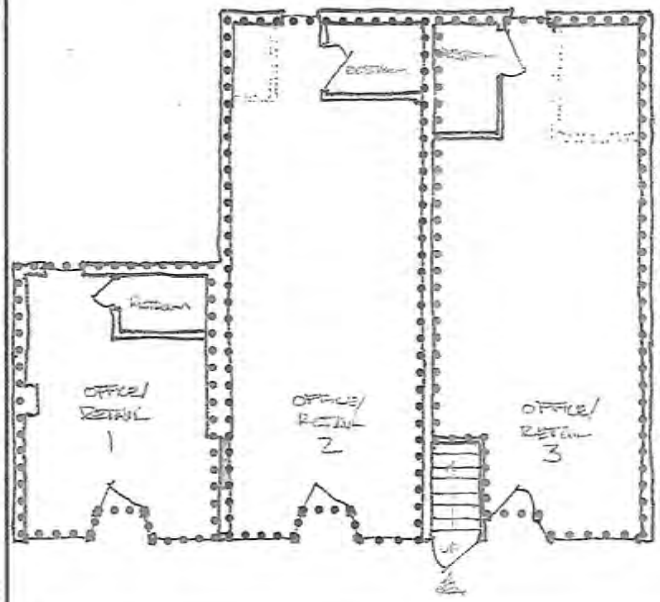


FIRST FLOOR PLAN

Unit 1: Office 210 sf

Office/Retail 430 sf

Unit 3: Office/Retail 440 sf



SECOND FLOOR - OPTION 1

Unit 'A': 1 bedroom, 1 bath 760 sf

Unit 'B': 2 bedroom, 1 bath 420 sf

SECOND FLOOR - OPTION 2

Unit 'A': 2 bedroom, 1 bath, 700 sf

PROPOSED FACADE

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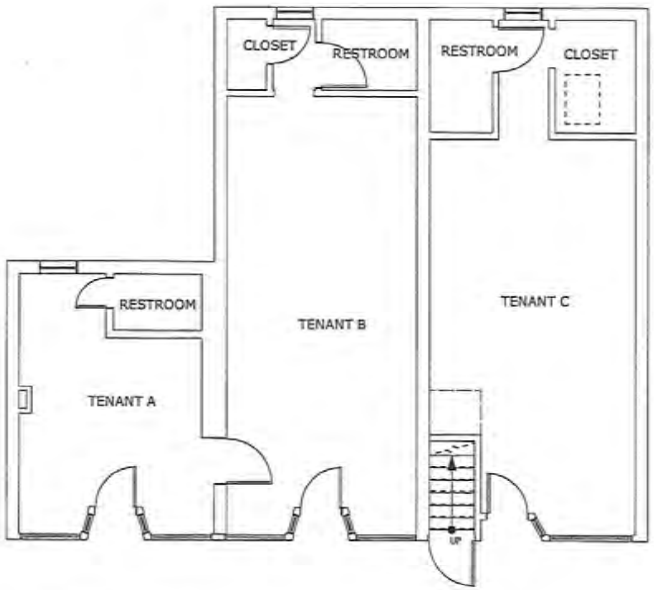
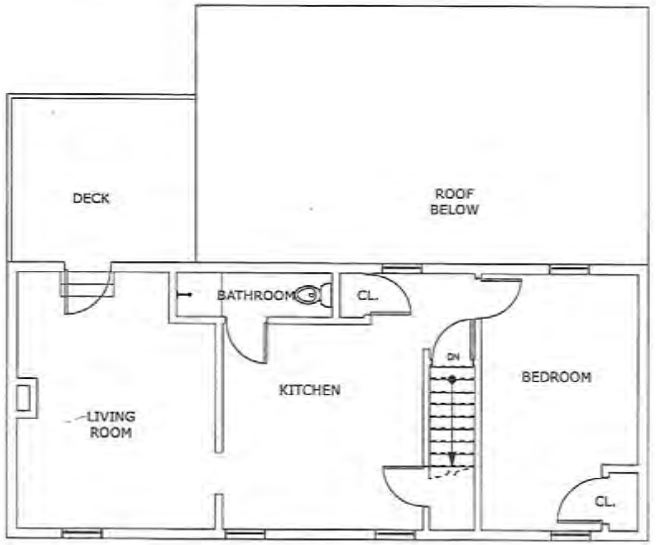


1 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



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

3 ELEVATION
Scale: 1/8" = 1'-0"

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2 BORDEN AVE. SUITE 202
PERRY,NY 14530
WWW.INSITEARCH.COM

PRELIMINARY: NOT FOR CONSTRUCTION

STAMP

PROJECT TITLE

ORISKANY FALLS FEASIBILITY STUDIES:

ALBERDEEN

Oriskany Falls, NY 13425

PROJECT NUMBER: 1306

DATE: 02.24.14

DRAWN BY: RF

CHECKED BY: RH

SHEET TITLE

SHEET NUMBER

EC-01

KEVER'S.

192 - 194 Main Street
Oriskany Falls, NY 13425

EXISTING.

First Floor - 1 Retail / Service Space & 1 Medical Office, to remain
Second Floor - Open Storage Space

PROPOSED.

First Floor - 1 Retail / Service Space & 1 Medical Office, to remain
Unit 1 1,480 sf
Unit 2 1,090 sf

Second Floor - OPTION1
(2) 2 Bedroom, 1 Bath Apartments
Unit 1 (2b, 1ba) 1,340 sf
Unit 2 (2b, 1ba) 1,220 sf

OPTION 2
(3) apartments total - (1) 2 Bed, 1 Bath; (2) 1 Bed, 1 Bath
Unit A (1b, 1ba) 710 sf
Unit B (2b, 2ba) 1,220 sf
Unit C (1b,1ba) 690 sf

OVERVIEW.

This Main Street property has excellent visibility and access to on-street parking for patrons of the first floor businesses. The adjacent parking lot to the South could provide ample parking for second floor tenants, either through existing ownership or through agreements with adjacent properties.

OUR PROPOSALS: All of our recommendations would be suitable for a New York Main Street Grant funded project, and have been developed with State Historic Preservation Office standards in mind.

The existing first floor Salon and Medical offices will remain. These spaces are flexible commercial units should the current tenants leave. The central stair provides access to the second floor and will be restored. In order to accommodate code-compliant bedrooms and allow for a higher-quality apartment, new windows are shown on the South and West facades.

OPTION 1: The second floor will be renovated to accommodate (2) two bedroom apartments, each with one bathroom and laundry.

OPTION 2: Three units total are proposed - one large unit matching Option 1, and two smaller (1) bedroom, 1 bathroom units.

EXTERIOR.

Recommendations for complete restoration of the exterior are shown on the facade sketch enclosed. These include:

- removal of all shakes at parapet and shutters;
- removal of fixed awning, corrugated siding and anodized aluminum windows and doors;
- remove metal siding on rear facade;
- repoint and repaint existing masonry across all three facades;
- restore / repair cornice, add historic date and name in individual raised letters;
- provide new perpendicular signage with exterior lights at the upper facade;
- provide new painted panel sign board with individual raised letters and sign lights;
- provide new fabric awnings on wrought-iron stand-offs over entries, providing a protected entry while accommodating historic transoms;
- construct new storefront, with restored transoms, full-height windows, and doors - wood or aluminum-clad wood, with historically appropriate frame and sash profiles; on new painted panel and trim knee walls, of fiber cement or wood;
- select a new (3) color scheme from historic color palettes, complying with Oriskany Falls' Downtown Design Guidelines;
- an optional mural on the parking-lot side was previously studied, and is enclosed.

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.

STOREFRONT: $16,000 - $24,000

APARTMENTS & OVERALL RESTORATION: $160,000 - $235,000

PROJECT TOTAL + 10% CONTINGENCY: $194,000 - $285,000

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KEVER'S.

192 - 194 Main Street
Oriskany Falls, NY 13425

Existing Facade

Existing First Floor Storefront

Existing First Floor, Interior

Existing Interior, Stair Hall

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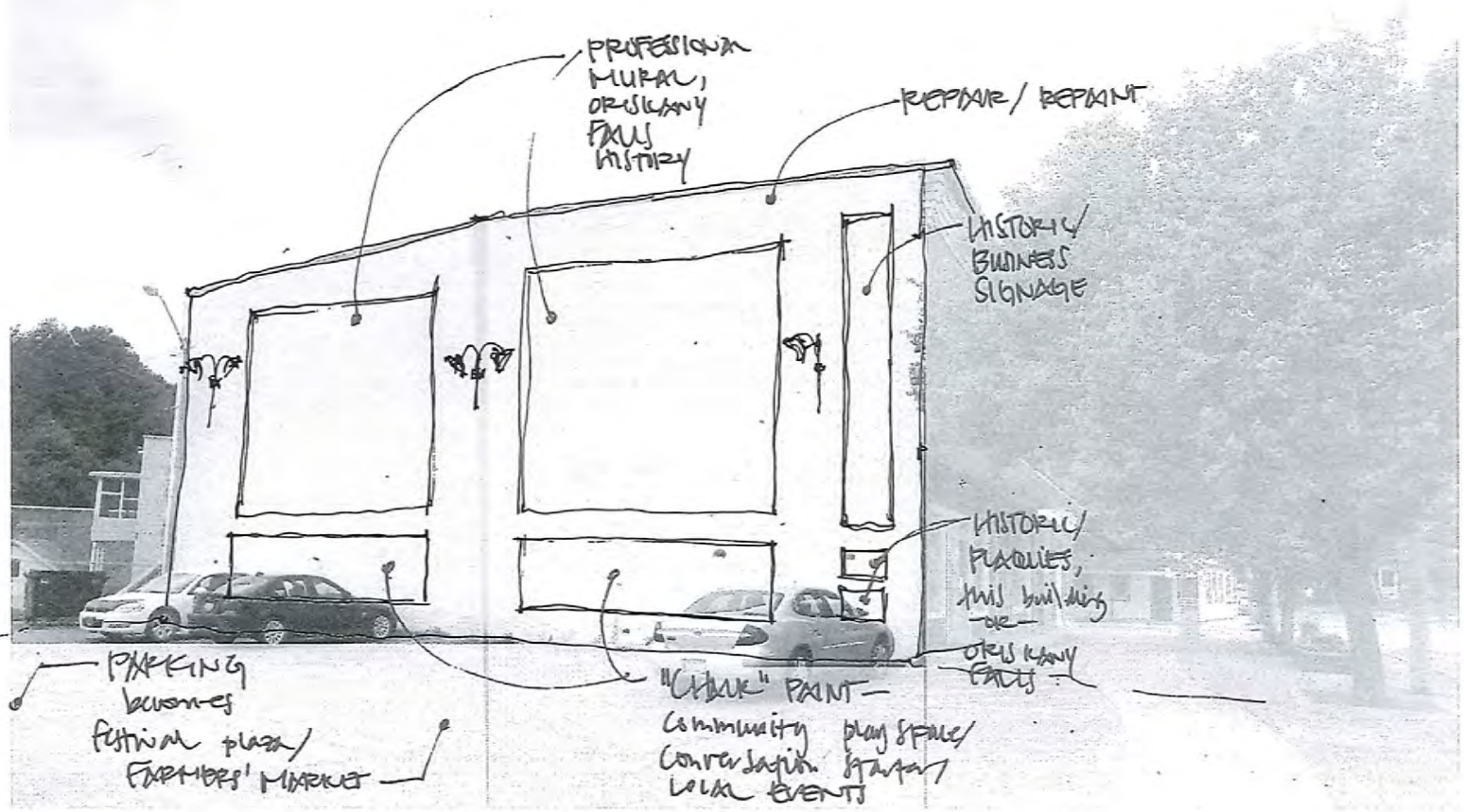
KEVER.

Existing Second Floor, Interior

Existing First Floor, Interior

Existing Second Floor, Interior

Existing First Floor, Interior



PROPOSED

EXISTING

Kever's - Mural Side

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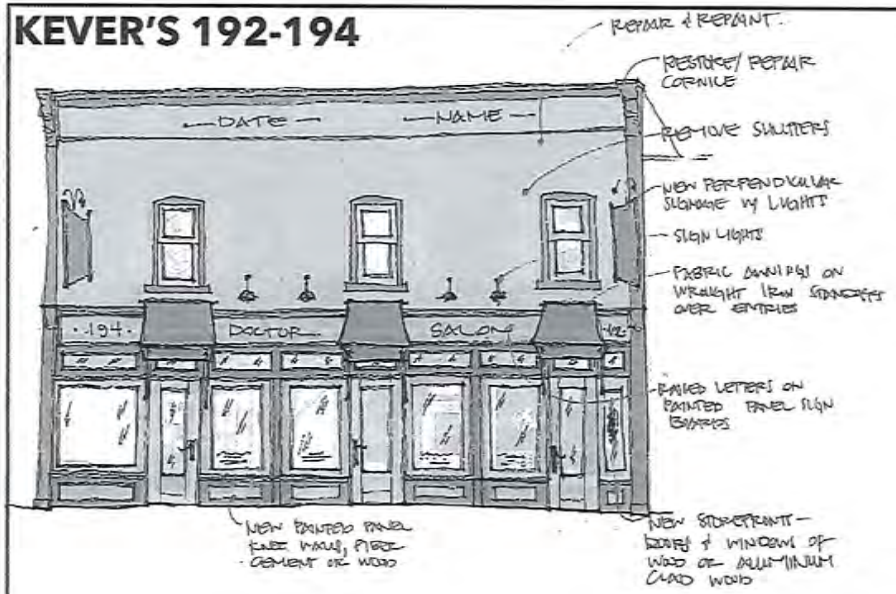
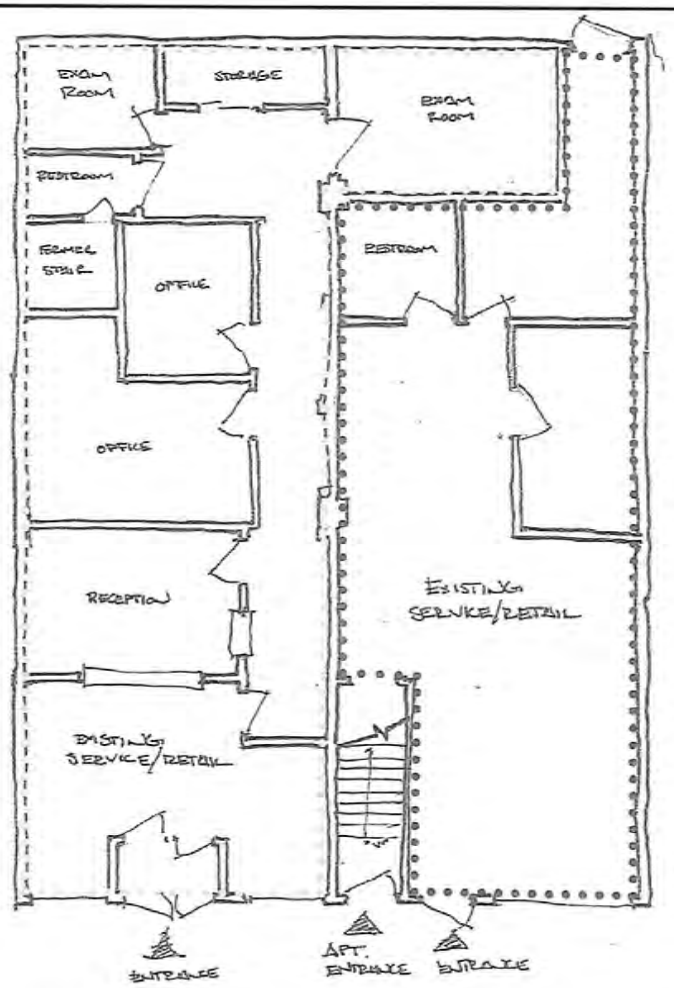
Oriskany Falls
NEW YORK MAIN STREET GRANT
Facade Proposals

KEVER'S 192-194



PROPOSED FACADE



FIRST FLOOR PLAN

Unit 1:	Existing Retail/Service	1,480 sf
Unit 2:	Existing Retail/Service	1,090 sf

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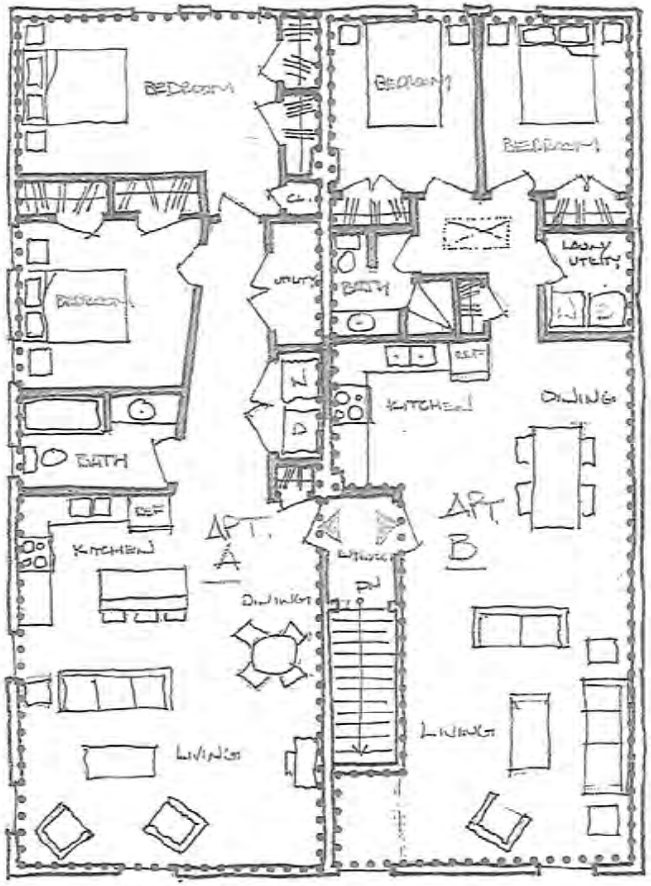
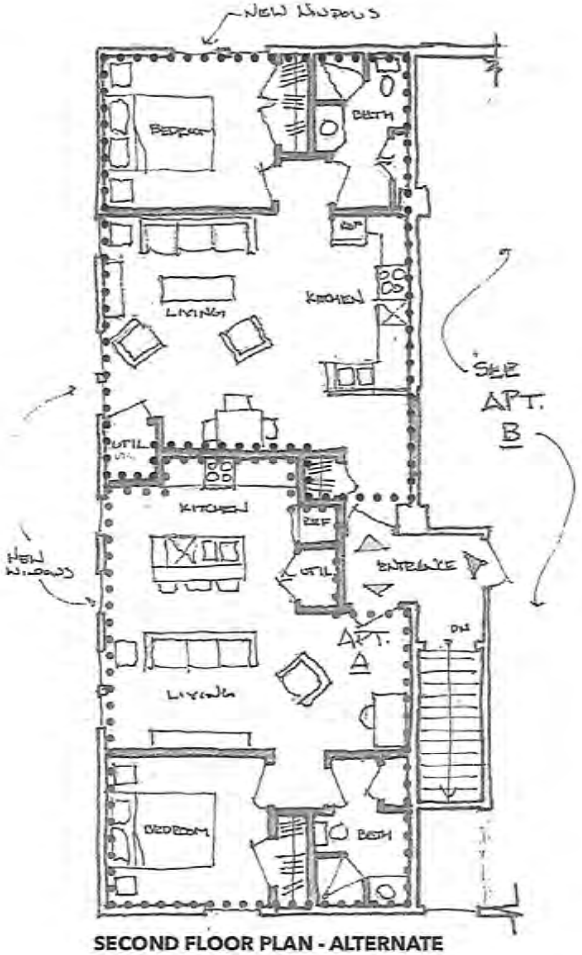
KEVER'S 192-194



SECOND FLOOR PLAN

Unit 1: 2 Bedroom, 1 Bath 1,340 sf

Unit 2: 2 Bedroom, 1 Bath 1,220 sf



SECOND FLOOR PLAN - ALTERNATE

Unit 'A': 1 Bedroom, 1 Bath 710 sf

Unit 'B': 2 Bedroom, 1 Bath 1,220 sf

[redacted]: 1 Bedroom, 1 Bath 690 sf

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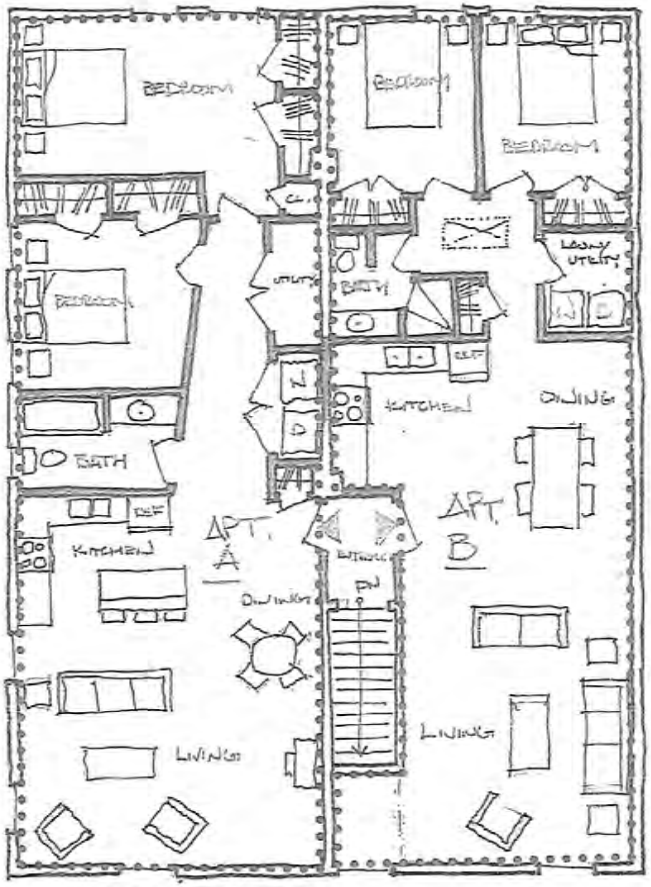
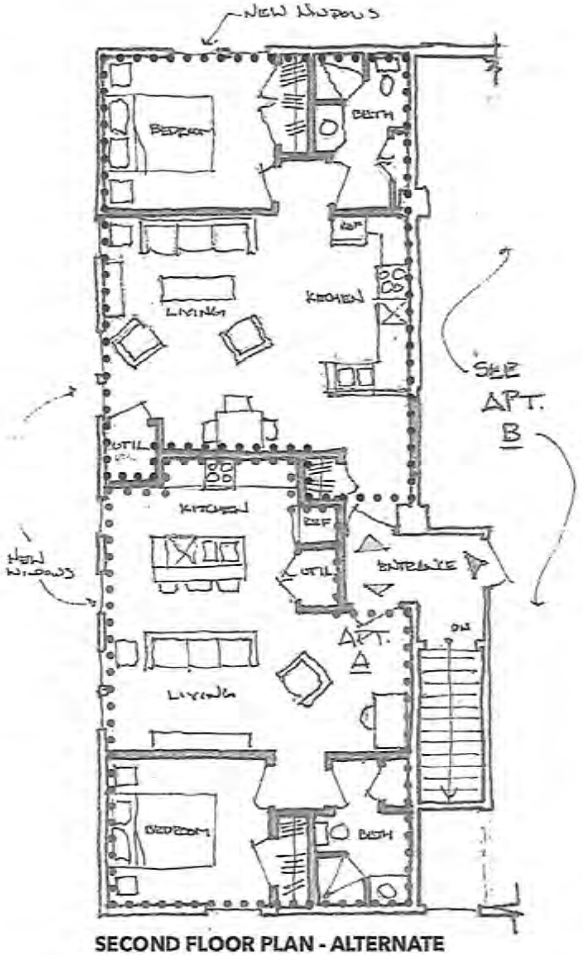
KEVER'S 192-194



SECOND FLOOR PLAN

Unit 1: 2 Bedroom, 1 Bath 1,340 sf

Unit 2: 2 Bedroom, 1 Bath 1,220 sf



SECOND FLOOR PLAN - ALTERNATE

Unit 'A': 1 Bedroom, 1 Bath 710 sf

Unit 'B': 2 Bedroom, 1 Bath 1,220 sf

[redacted]: 1 Bedroom, 1 Bath 690 sf

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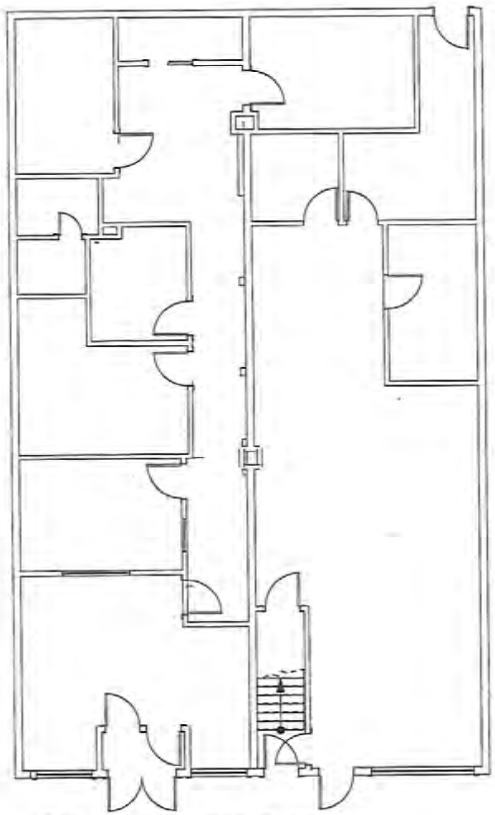
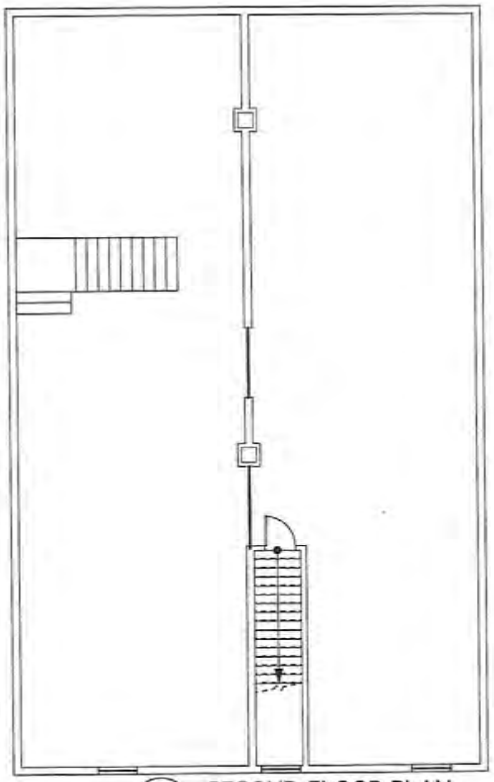
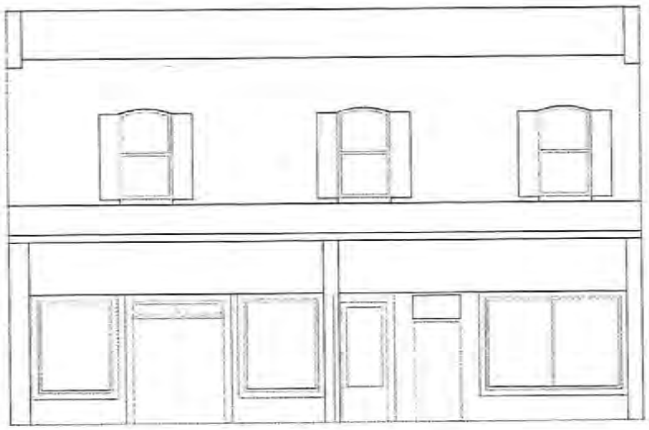


1 FIRST FLOOR PLAN
Scale: 3/32" = 1'-0"



2 SECOND FLOOR PLAN
Scale: 3/32" = 1'-0"



3 ELEVATION
Scale: 1/8" = 1'-0"

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PROJECT TITLE

ORISKANY FALLS FEASIBILITY STUDIES:

KEVER

Oriskany Falls, NY 13425

PROJECT NUMBER: 1306

DATE:

DRAWN BY: RF

CHECKED BY: RH

SHEET TITLE

SHEET NUMBER

EC-01

THE HOTEL.

213 North Main Street
Oriskany Falls, NY 13425

EXISTING.

First Floor - Restaurant, Bar, Kitchen, and Storage
Second Floor - 4 Bedroom, 1 Bath Apartment
Third Floor - Open Storage Space

PROPOSED.

First Floor - ***Cafe, Private Dining, Kitchen, Reception, & Storage***
Cafe 860 sf
Dining/Kitchen 925 sf
Second Floor - ***4 rooms with private baths, + 1 suite with private bath & lounge / kitchenette***
Bed & Breakfast 1680 sf
Third Floor - ***Event Space***
Assembly space 1680sf

OVERVIEW.

This property on the corner of Main Street and Madison is highly visible to traffic from both directions. It is an historic property in largely original condition, excluding contemporary cladding on the exterior. The roof has a failed structural member and penetrations open to the weather, putting the building in danger of being lost to demolition-by-neglect in the near future. Ample on-street parking is available to temporary patrons, and a valet-service agreement could be reached with adjacent properties for events.

OUR PROPOSALS: All of our recommendations would be suitable for a New York Main Street Grant funded project, and have been developed with State Historic Preservation Office standards in mind. In the interest of historic preservation, our use proposal is quite similar to the original purpose of the building: a Bed & Breakfast with conference / event space. This has cost implications, and should be studied in detail from the business-plan perspective. If it is not financially viable, due to the required elevator and sprinklers, or due to a lack of demand, we recommend an alternative. In our experience, it would be possible to have 2-level apartments on the second and third floor (with interior communicating stairs) without requiring elevator, sprinkler, or additional means of egress. This would need to be studied from a code perspective, as well as for demand in the market, and it would affect the use of the first floor as well.

OPTION 1: The first floor will be renovated to accommodate a public cafe, as well as reception and dining room for the B&B, with a shared kitchen for both food-service areas. The second floor would be renovated to provide (4) guest rooms with bathrooms, plus a suite with bathroom and lounge / kitchenette area that could serve as the inn keeper's room or as an accessible guest unit. The third floor would be renovated to serve as an assembly space, accommodating professional

conferences and conventions, meetings, parties and even weddings and socials, small concerts and other community events. The central stair and exterior stair would be restored. Accessibility would be provided by a ramp integrated into the facade proposal (see enclosed sketch) and an elevator serving at least the third floor.

OPTION 2: Depending on the market & competition, the guest suites on the second floor could be reconfigured to provide 6 guest rooms and 2 shared bathrooms.

OPTION 3: If there is no market support for a B&B / convention center, or if the cost of elevator and sprinkler are prohibitive, the building should be studied for its potential to accommodate second and third floor apartments. In our experience, two-story apartments with interior communicating stairs have been able to meet all code requirements for egress and fire safety without requiring elevator and sprinklers. This would affect the use of the first floor as well, and the market demand for such apartments should be assessed.

EXTERIOR.

Recommendations for complete restoration of the exterior are shown on the facade sketch enclosed. These include:

- repair structural issues at roof and re-roof;
- remove existing vinyl and aluminum cladding from entire building;
- restore all original window openings, especially on the third floor;
- provide period appropriate trim and siding, in wood or fiber-cement;
- restore the original porch, with new balusters and railings to match the original - historic details are clearly visible in the enclosed photographs;
- provide ample exterior lighting, perpendicular signage and decorative elements;
- provide a new accessible entrance, incorporated with plantings, beneath the porch on Madison Street.

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 RESTORATION & ALL EXTERIOR WORK: $115,000 - $158,000
SECOND FLOOR GUEST ROOMS: $201,000 - $220,000
THIRD FLOOR EVENT SPACE: $87,000 - $120,000
ELEVATOR & SPRINKLERS: $90,000 - $125,000
PHASE I, 1st AND 2nd FLOORS ONLY + 10% CONTINGENCY: $345,000 - $416,000
PHASE II, 3rd FLOOR, ELEVATOR, SPRINKLERS + 10% : $195,000 - $270,000

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THE HOTEL.

213 North Main Street
Oriskany Falls, NY 13425

Existing Exterior

Existing Exterior

Existing First Floor, Interior

Existing Second Floor, Interior - note original pressed metal ceilings

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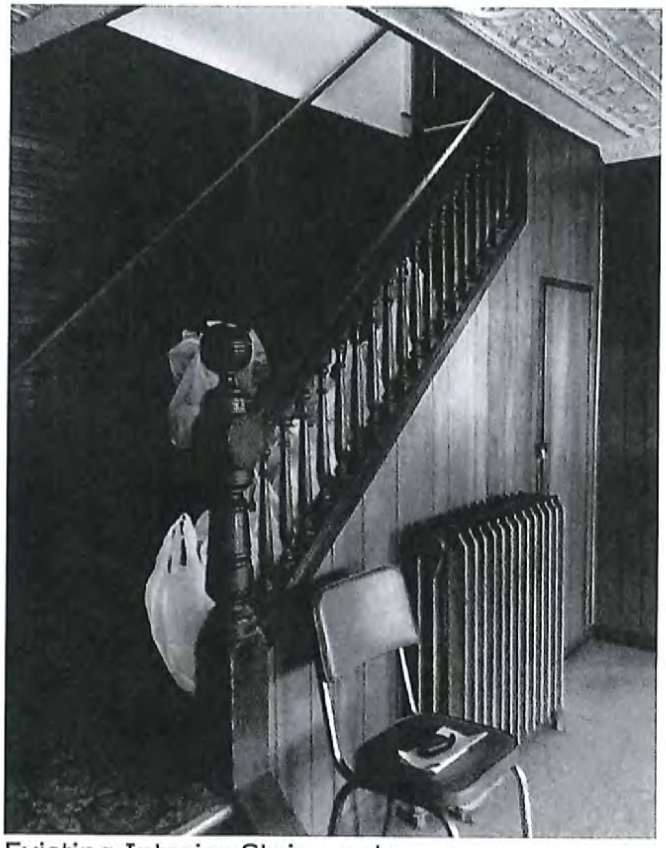
THE HOTEL.

Existing Second Floor, Interior - note original pressed metal ceilings, original wood trim at windows

Existing Secondary Stair, Exterior



Existing Interior Stair - note original balusters and newel post

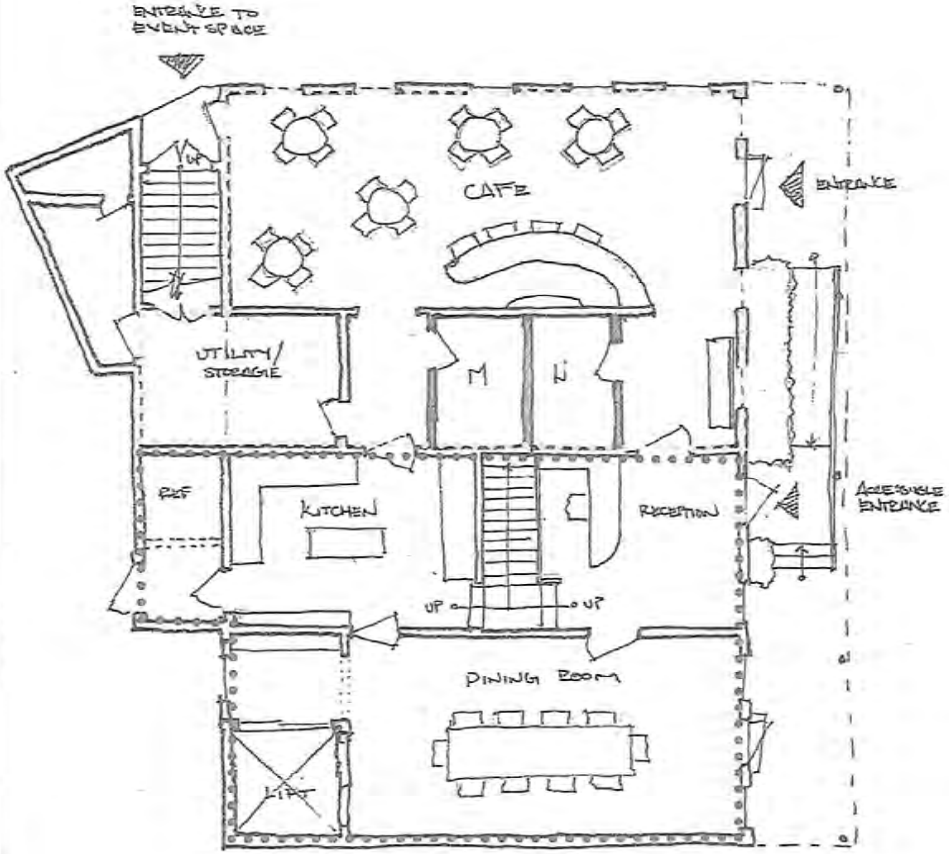
Existing Third Floor, Interior - note original pressed metal ceilings and original wood trim at windows

THE HOTEL.

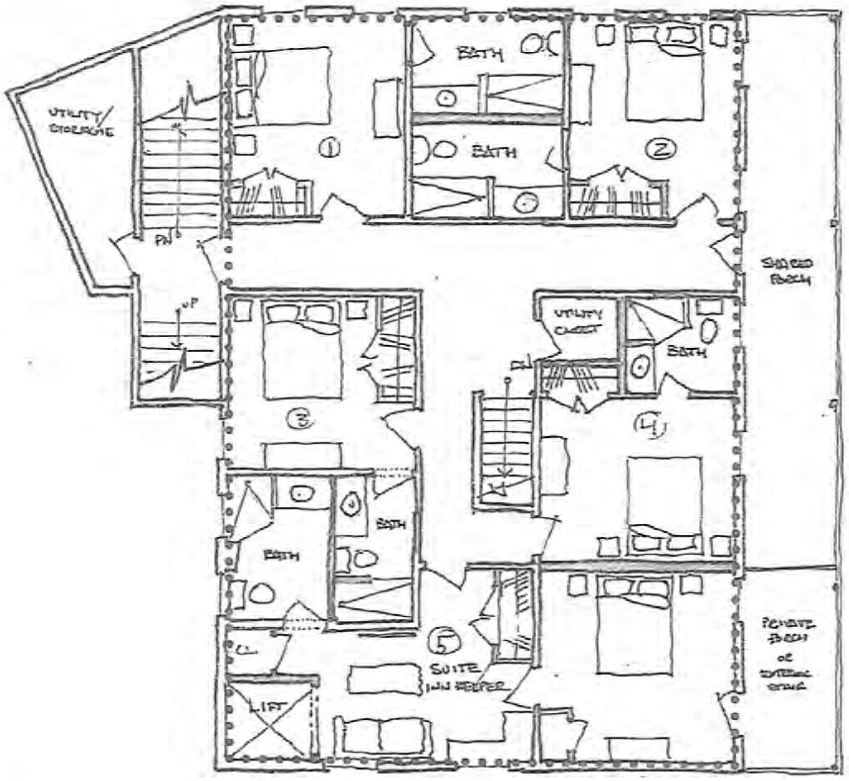
Historic Photos indicating original railing and window configurations

(circa 1938) Madison Street and corner of South Main Street

HOTEL



FIRST FLOOR PLAN



SECOND FLOOR PLAN
BED & BREAKFAST PRIVATE ROOMS

BED & BREAKFAST (PRIVATE SPACES):	1,680 sf
BED & BREAKFAST (SHARED SPACES):	925 sf
CAFE (PUBLIC):	860 sf

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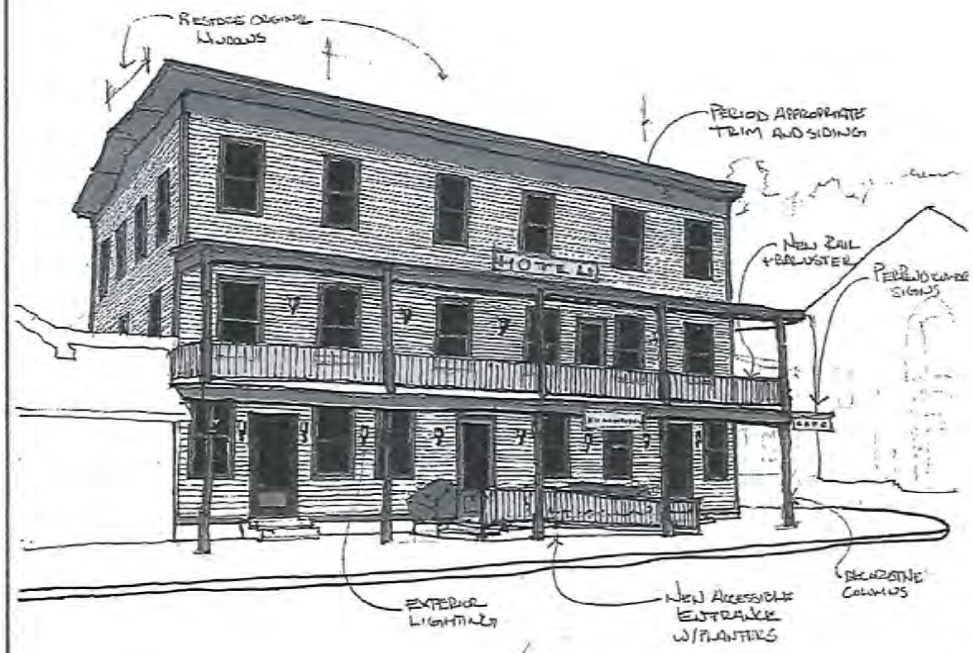
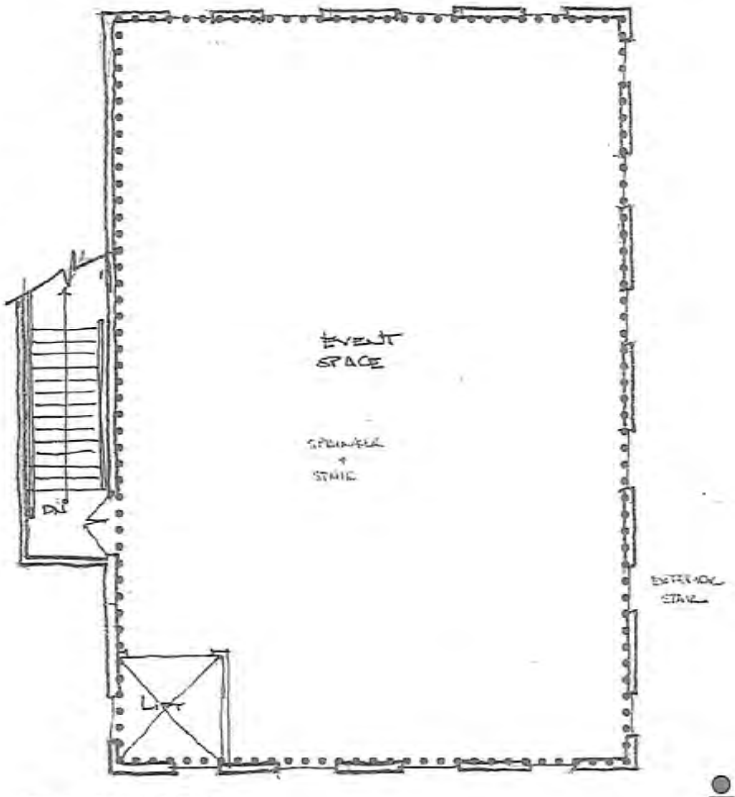
HOTEL



PROPOSED FACADE



THIRD FLOOR PLAN

EVENT ASSEMBLY SPACE: 1,680 sf

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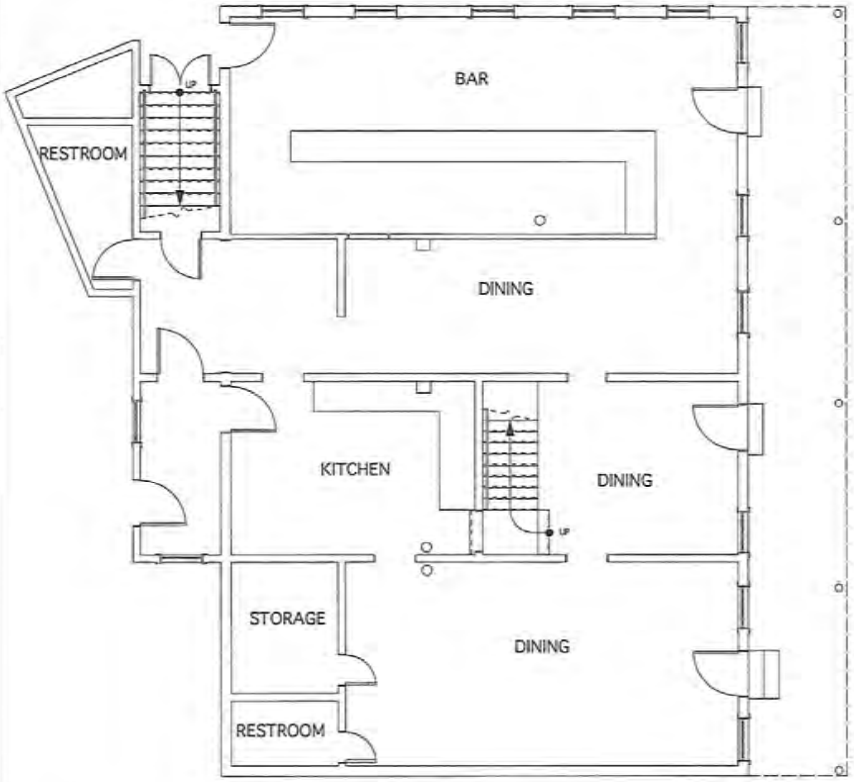
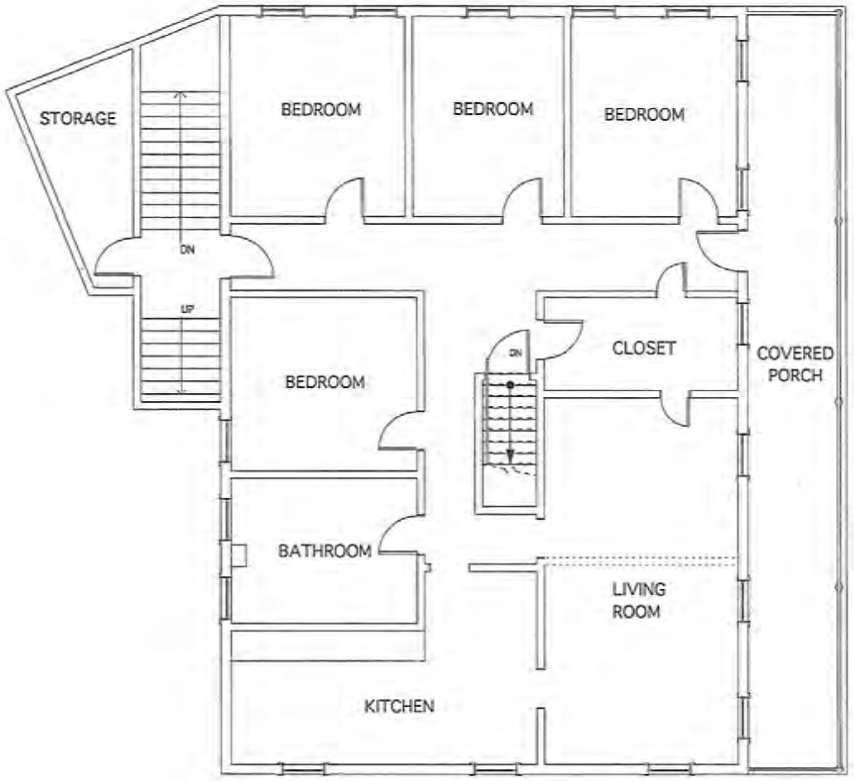


1 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



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

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Oriskany Falls, NY 13425

PROJECT NUMBER: 1306

DATE:

DRAWN BY: RF

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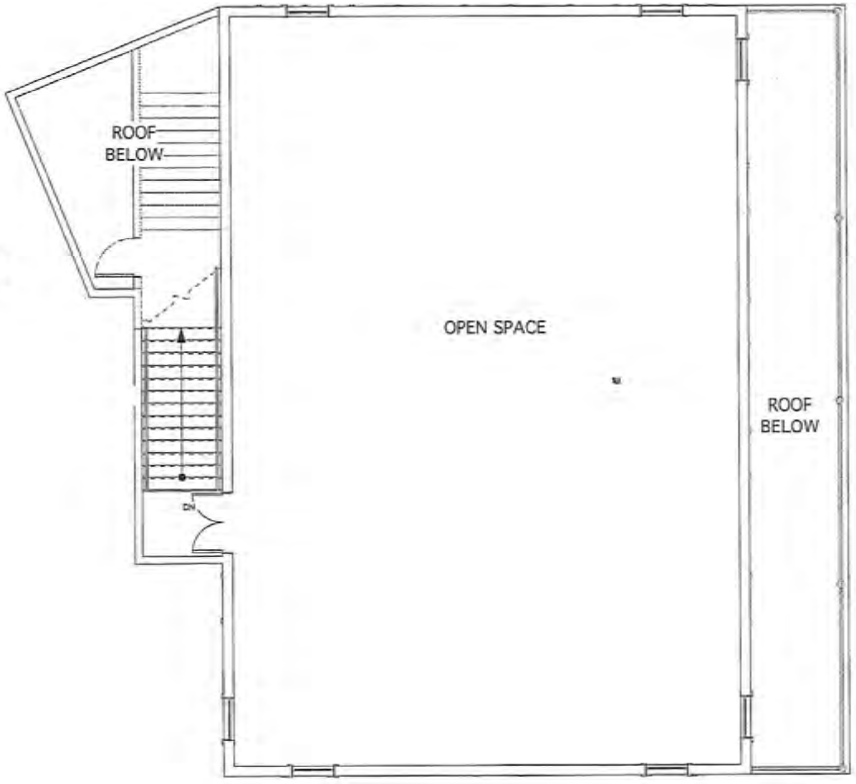
SHEET TITLE

SHEET NUMBER

EC-01

1 ELEVATION
Scale: 1/8" = 1'-0"



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

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ORISKANY FALLS
FEASIBILITY STUDIES:

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Oriskany Falls, NY 13425

PROJECT NUMBER: 1306

DATE:

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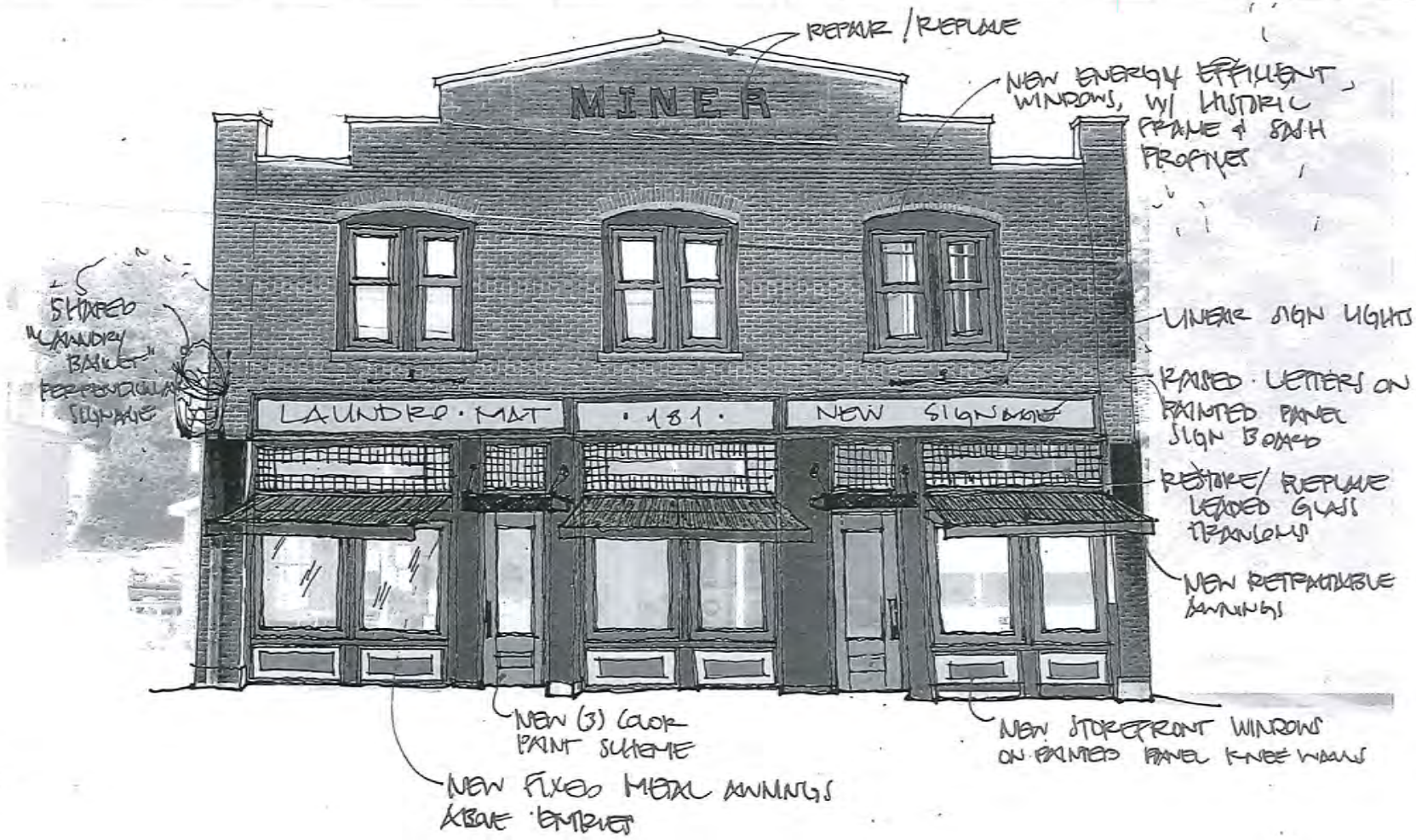
SHEET TITLE

SHEET NUMBER

EC-02



PROPOSED

EXISTING

Miner's Building - 181

in.site:architecture

Oriskany Falls
NEW YORK MAIN STREET GRANT
Facade Proposals

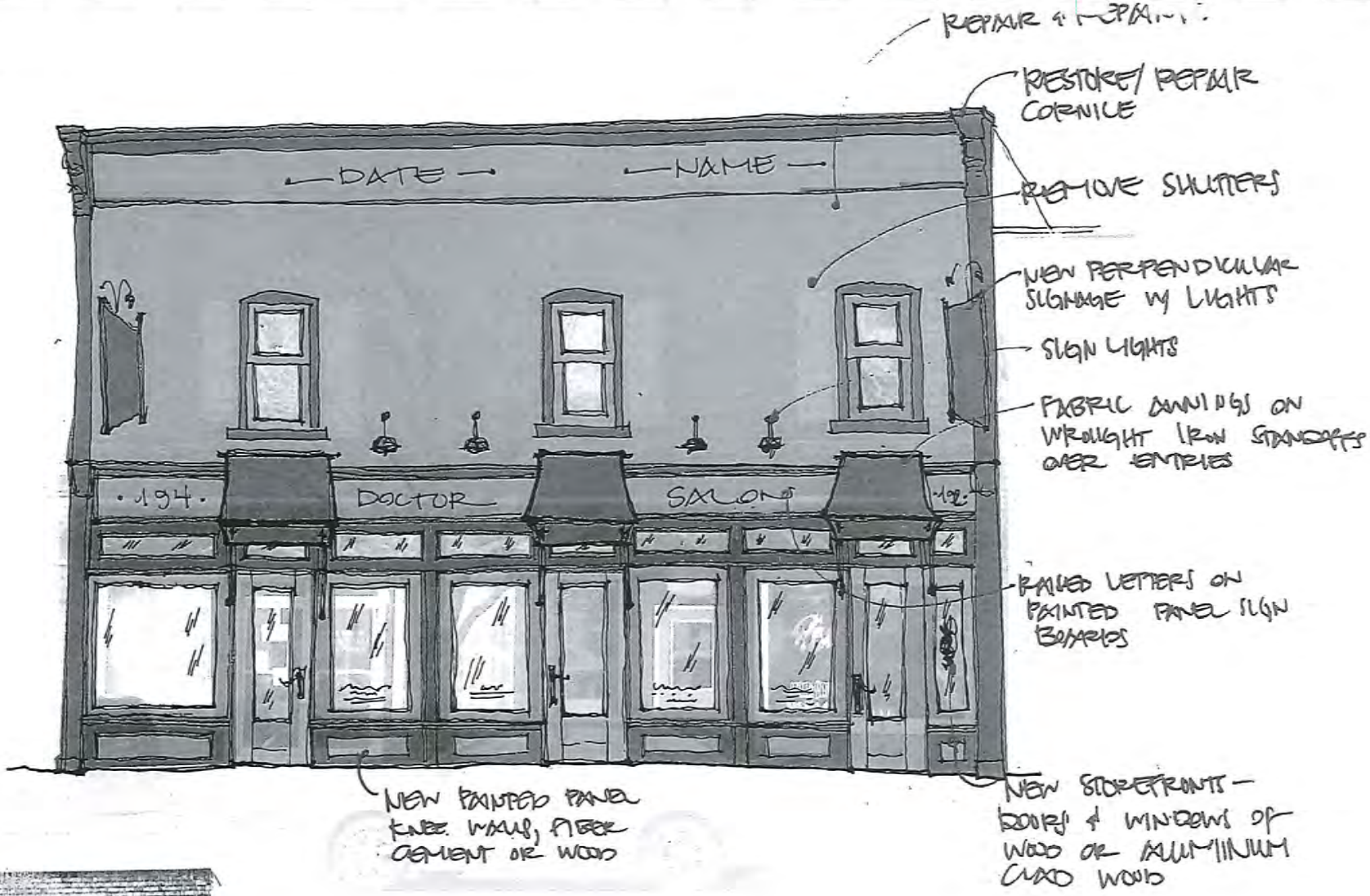
PROPOSED

EXISTING

Alberding's - 204-208

in.site:architecture

Oriskany Falls
NEW YORK MAIN STREET GRANT
Facade Proposals



PROPOSED

EXISTING

Kever's - 192-194

in.site:architecture

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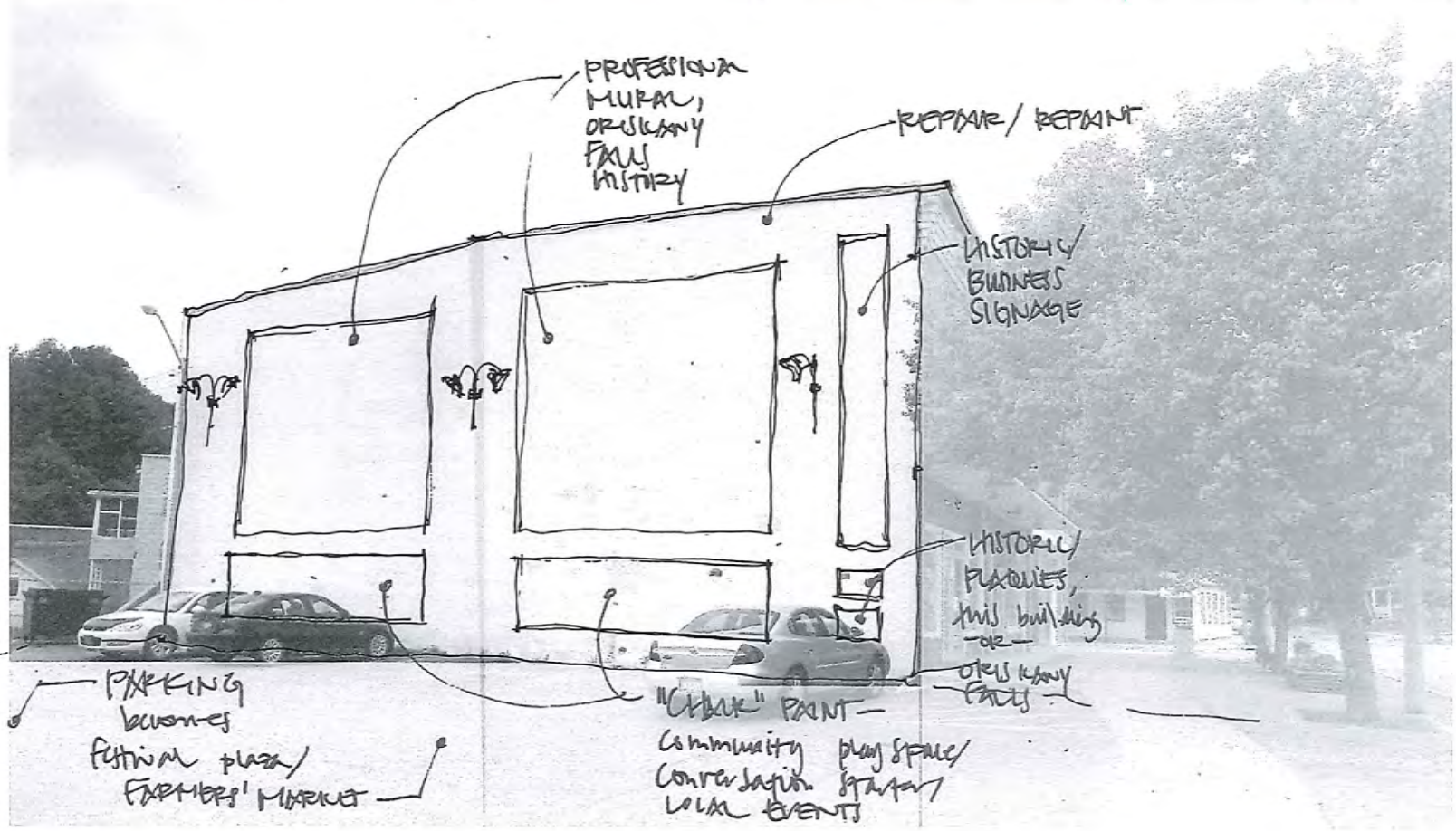
Facade Proposals



PROPOSED

EXISTING

Kever's - Mural Side

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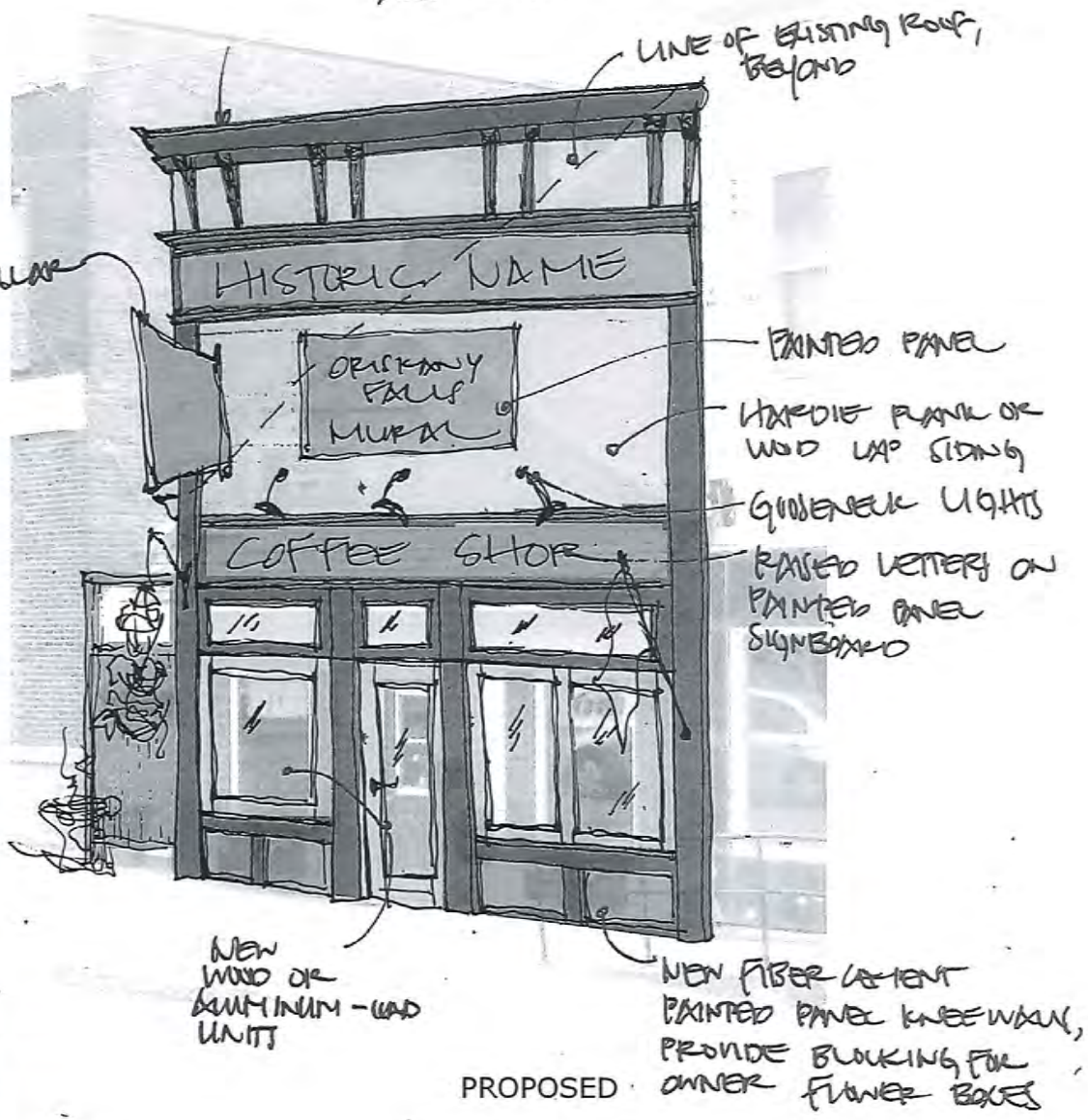
Facade Proposals

EXISTING



PROPOSED

in.site:architecture

Tallman's Coffee Shop

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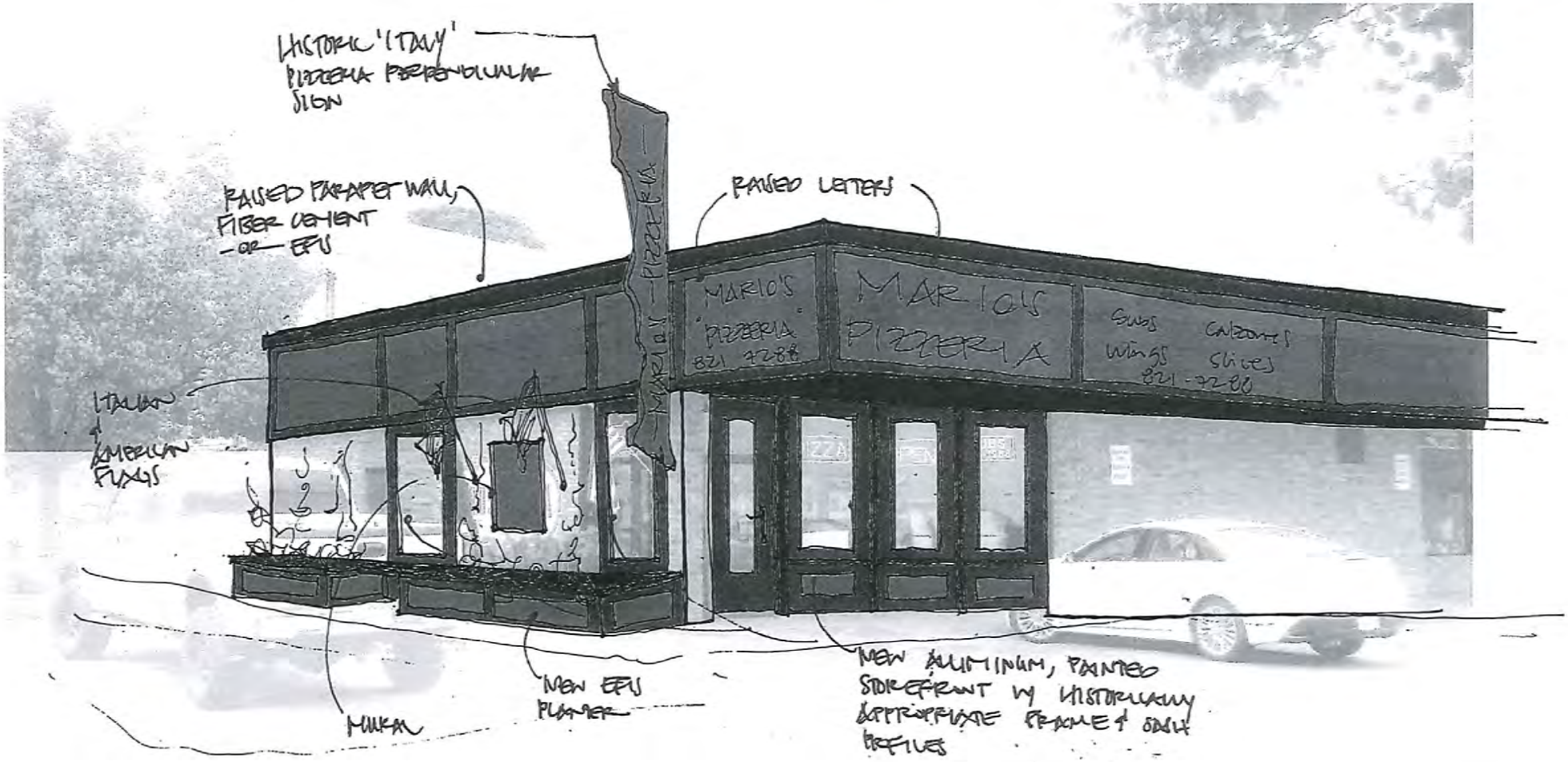

PROPOSED

EXISTING

Mario's

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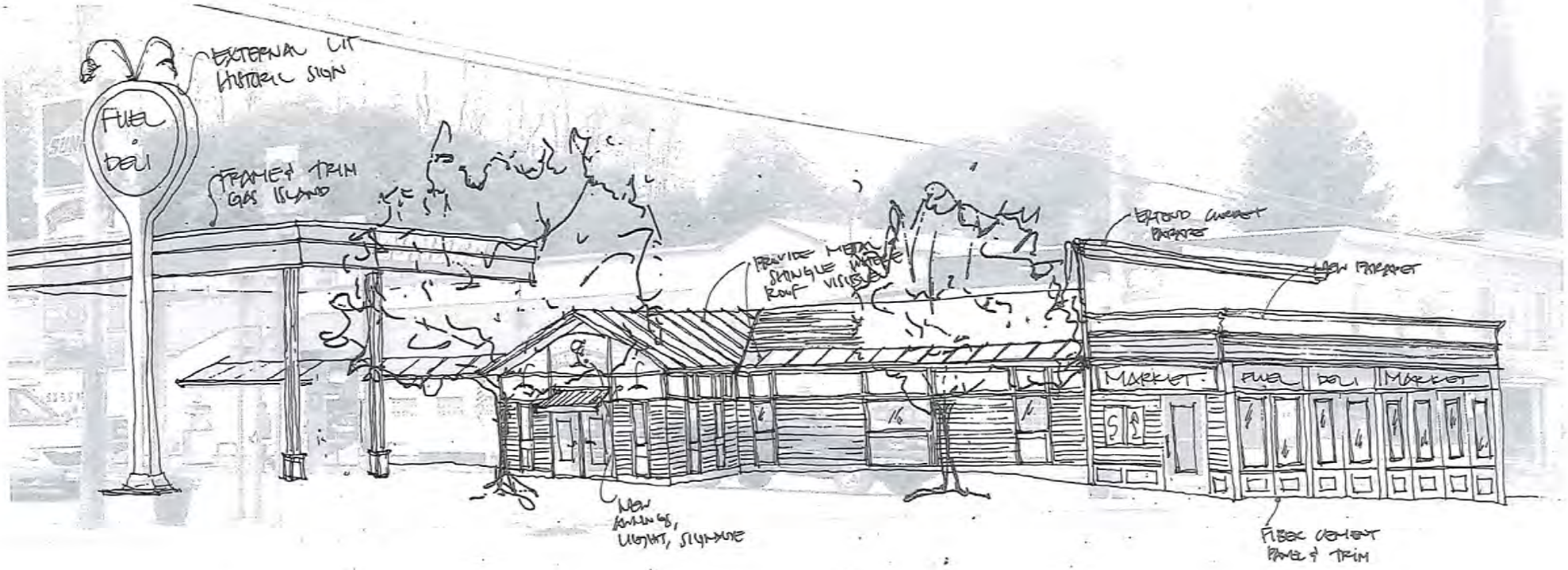

PROPOSED

EXISTING

Fuel Station

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