

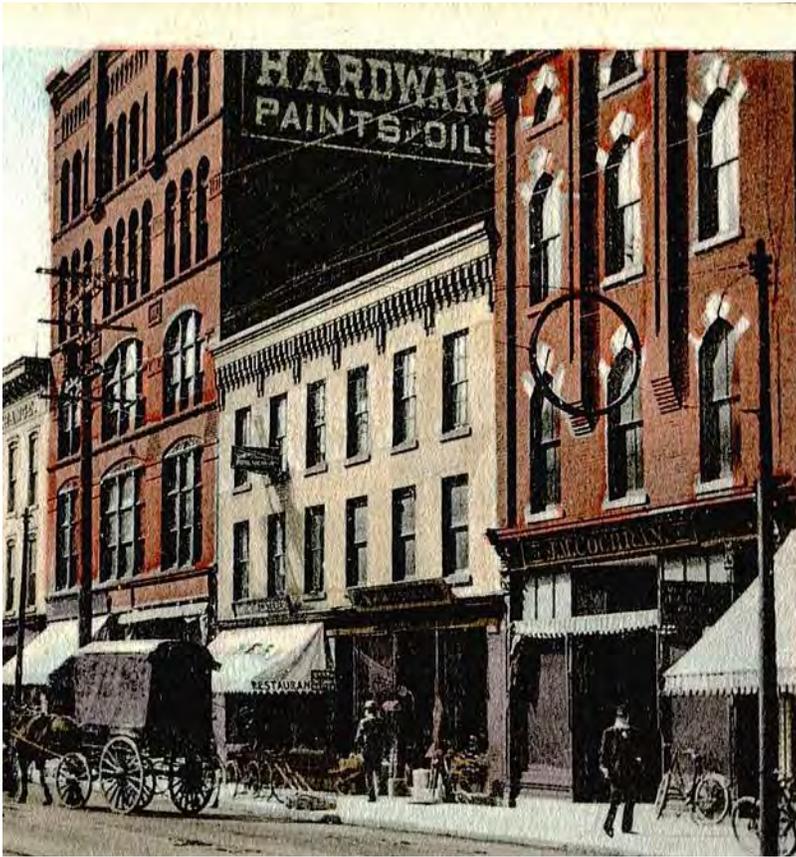
Oneida  
City Center Revitalization

**Building Re-use Analyses  
Facade Recommendation Studies**



in · site: architecture, llp

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perry \_ 2 borden avenue \_ 585 . 237 . 2614  
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Oneida  
City Center Revitalization

Building Re-use Analyses

- . Napoleon's Cafe - 102 Madison Street
- . Barber Shop - 106-108 Madison Street
- . Mind Games - 114 Madison Street
- . 370 Cigar Factory - 117 Main Street
- . Better Hearing - 121 Main Street

Facade Recommendation Studies

- 116-118 Madison Street
- 120 Madison Street
- 122 Madison Street
- 128 Main Street
- 134 Main Street
- 138 Main Street

# Oneida City Center Revitalization

## Building Re-use Analyses Facade Recommendation Studies

We have partnered with the City of Oneida to study the adaptive re-use of buildings as well as facade recommendations in the City Center.

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 City Center. The target properties are clustered near the Main Street and Madison Street corner, 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 reveals that on-site parking for residential tenants is not available for these properties. Ideally 2 on-site parking spaces per residential unit would ensure the most attractive situation for prospective tenants. Due to site constraints, this scenario is not feasible. We recommend that the City explore options to provide adequate and safe parking for these tenants. One option may be to acquire land in close proximity to the City Center to convert to a public use parking lot. Another option may be to provide year round all night alternate parking, possibly on Madison, James or Phelps Streets.

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 might be available should the City succeed in creating a City Center historic district;
- . facade recommendation sketches indicating improvements that would be historically suitable as well as compliant;
- . 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.

# NAPOLEON'S CAFE

Delos J. Burdick, Jr.  
102 Madison Street  
Oneida, NY 13421



## EXISTING

- First Floor - Commercial Space (A-2 Occupancy)
- Second Floor - Vacant
- Third Floor - Vacant

## PROPOSED

- First Floor - Existing Commercial Space to remain
- Second/Third Floor - **(1) 2 Bedroom / 1.5 Bath Apartment**  
**Apt A (2b,1.5 ba) 1268 sf**

## OVERVIEW

This Madison Street property is an anchor building for the City Center, has access to on-street parking and sees significant pedestrian and vehicular traffic due to its location at the intersection of Main and Madison Streets. The existing first floor business adds value as a service to the community. The vacant second and third floors are not in the best interest of the property or owner, but do demonstrate an opportunity to attract potential residential tenants.

**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 would remain unchanged with the exception of the existing storefront. Renovations to the storefront would require the kitchen exhaust ductwork to be rerouted to vent through the roof, the existing air conditioning units would be replaced with new rooftop units. The existing shared Madison Street stair provides access to the second floor and would be renovated. The second and third floors would be renovated to allow for (1) new market rate apartment with a second floor entrance, open floor plan and washer/dryer hookups.

## **EXTERIOR**

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

- repair and paint mansard roof, cornice and cap;
- paint existing windows and trim
- repair and repoint existing face brick;
- provide new painted panel sign board with individual raised letters and exterior lighting;
- provide new perpendicular signs;
- provide new transom window units
- replace existing A/C units with new roof-top HVAC unit
- select a new (3) color scheme from historic color palettes

## **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: NA**

**SECOND AND THIRD FLOOR RESIDENTIAL: \$95,000 - \$127,000**

**EXTERIOR: \$24,000 - \$35,000**

# NAPOLEON'S CAFE

102 Madison Street  
Oneida, NY 13421

Existing Facade



Existing Entry



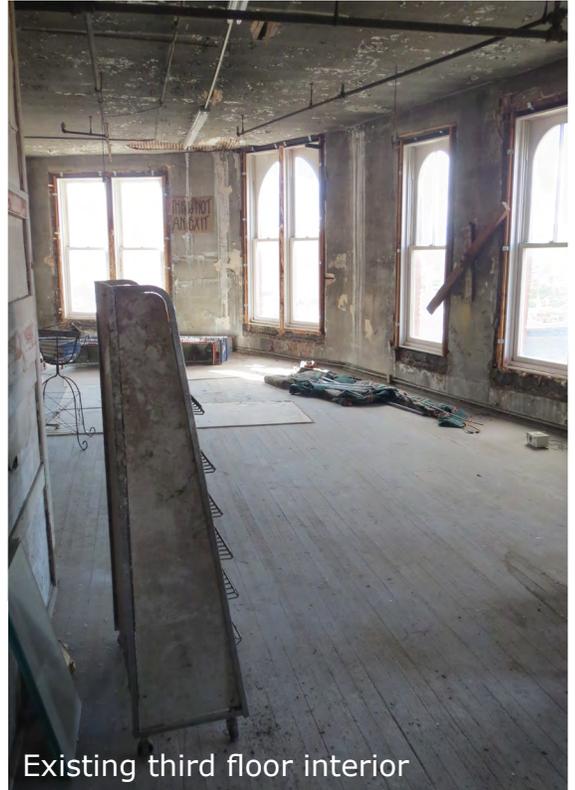
Existing commercial



# NAPOLEON'S CAFE



Existing second floor interior



Existing third floor interior



Historic exterior pre-1917

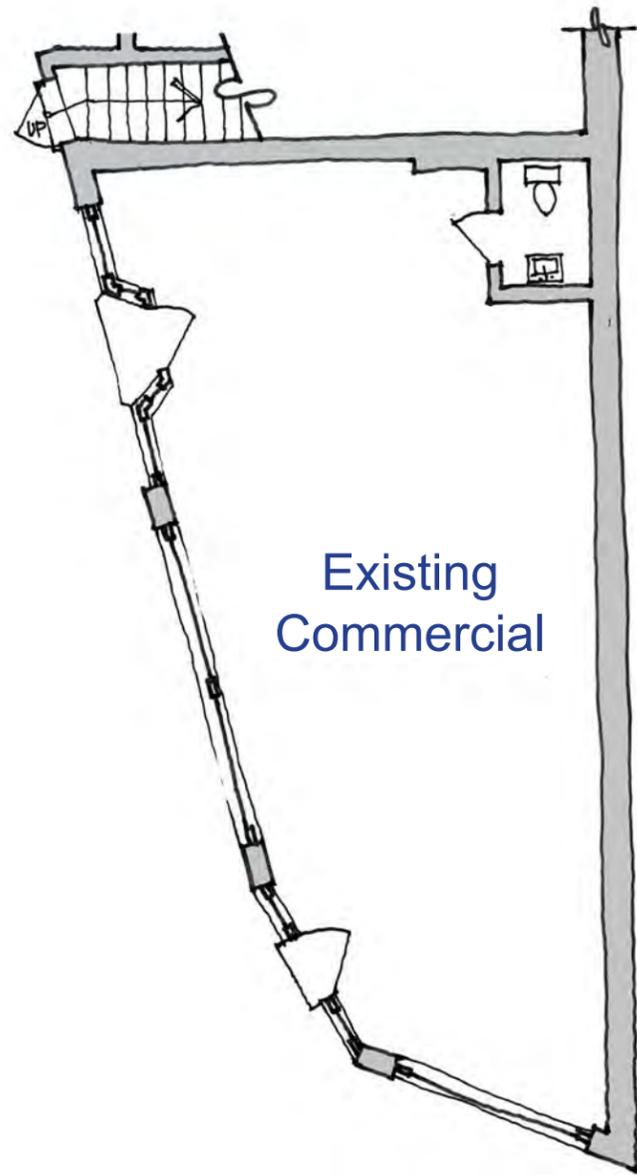


Existing second floor fixture

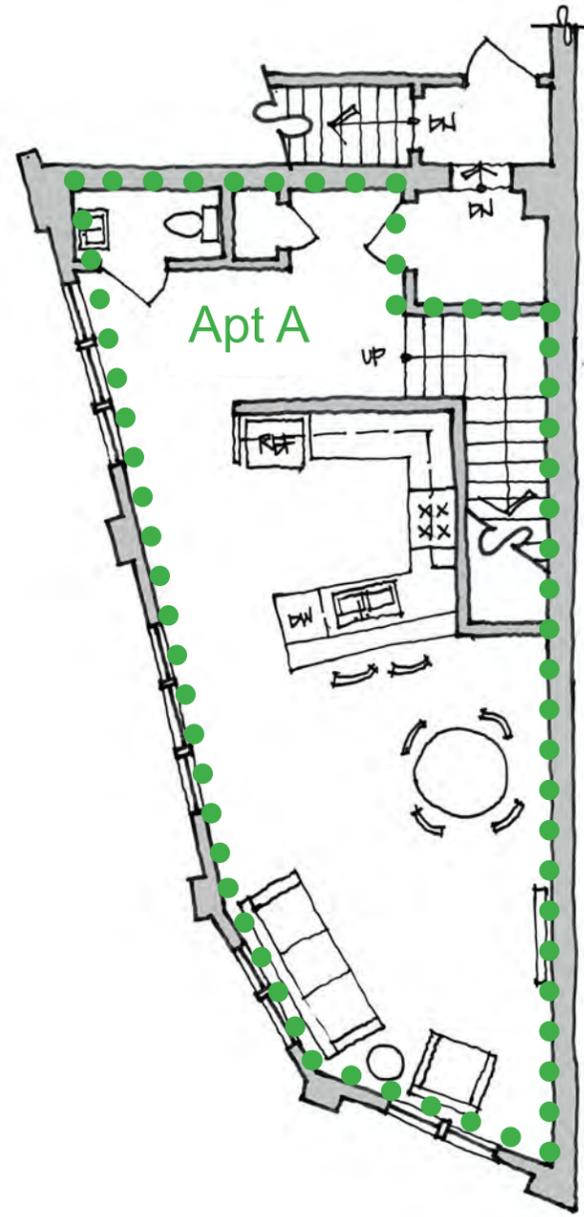


Existing third floor roof access

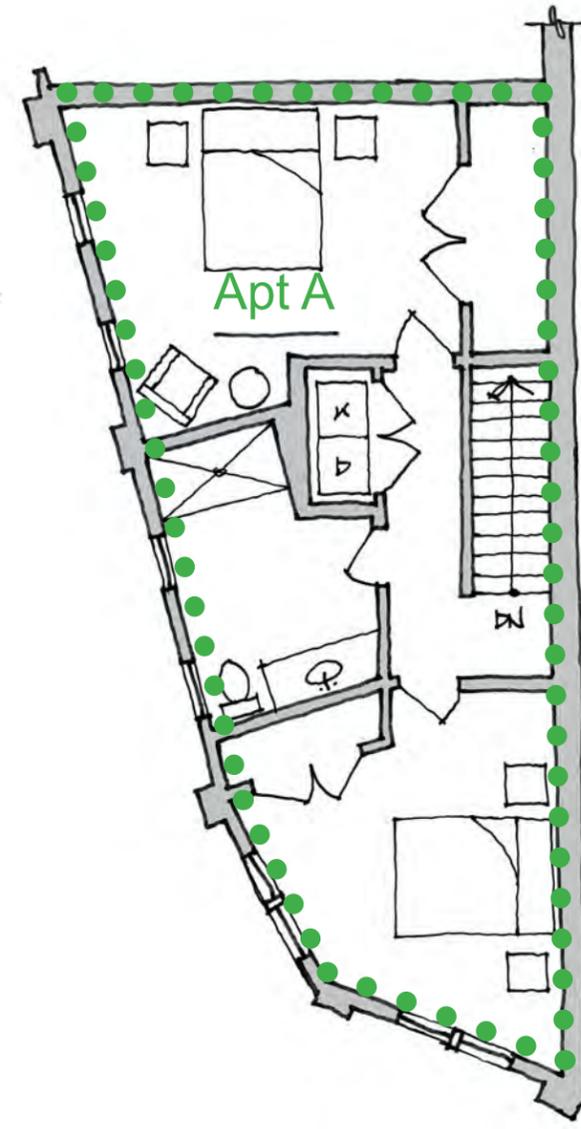
# Napoleon's Cafe 102 Madison



First floor plan  
Scale: 1/8" = 1'-0"



Second floor plan  
Scale: 1/8" = 1'-0"



Third floor plan  
Scale: 1/8" = 1'-0"



Apt A: 2 bedroom, 1.5 bath 1,268 sf

# Napoleon's Cafe 102 Madison



Existing facade



Proposed facade  
NTS

NEW WINDOW  
UNITS

PAINT EXIST. CORNICE  
AND CAP

REPAIR EXIST. MANSARD  
ROOF

PAINT EXIST. ENTABLATURE

REPOINT EXIST. FACE  
BRICK

PAINT EXIST. WINDOWS  
AND TRIM

NEW WALL MOUNTED  
FLAG POLES

NEW RAISED LETTERS  
ON PAINTED SIGN BOARD

NEW TRANSOM WINDOWS,  
WOOD OR ALUMINUM CLAD  
WOOD

NEW WALL MOUNTED  
LIGHT FIXTURES

PAINT EXIST. STOREFRONT  
AND PANELED KNEEWALL



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PROJECT TITLE

City of Oneida  
Feasibility Study

Burdick  
102 Madison Street  
Oneida, NY 13421

PROJECT NUMBER: 1515

DATE: 12.18.15

DRAWN BY: JR

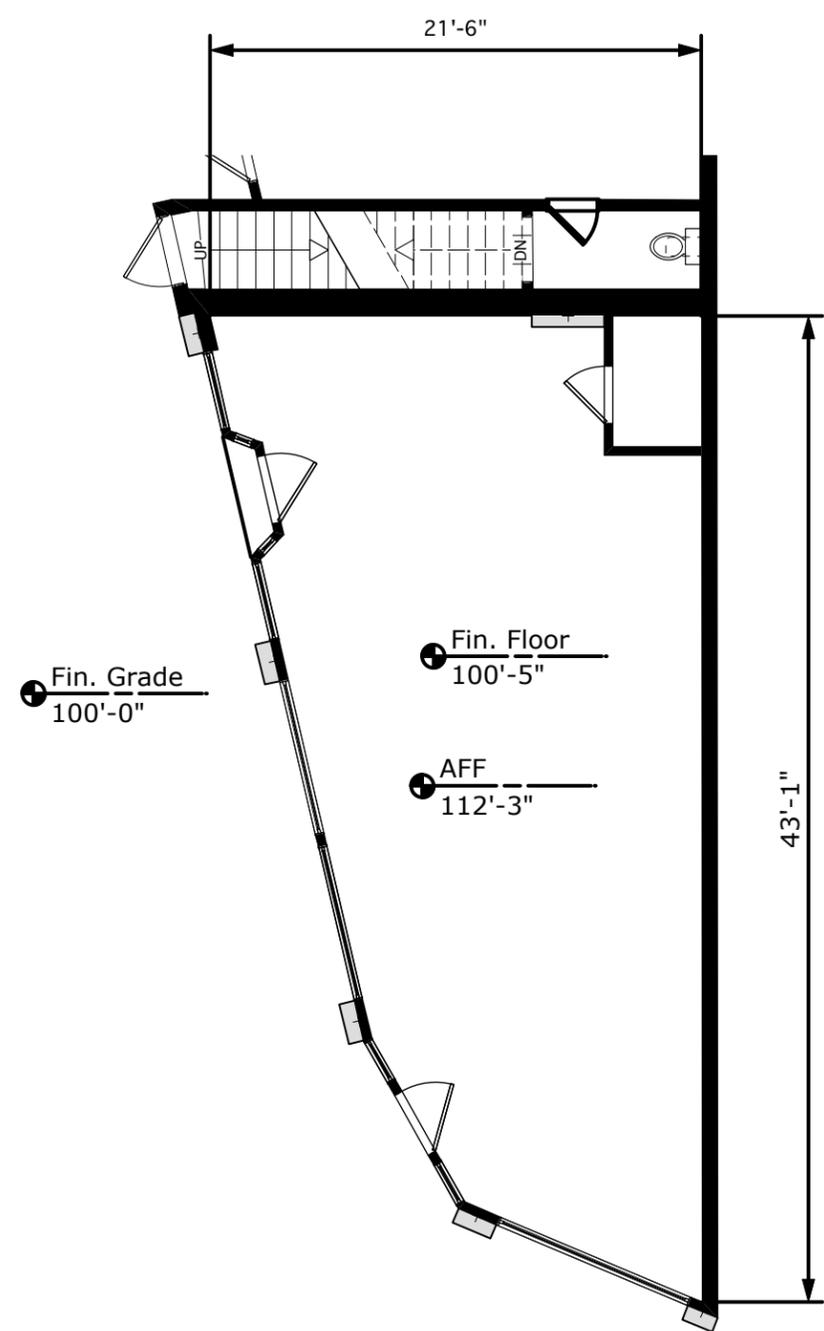
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SHEET TITLE

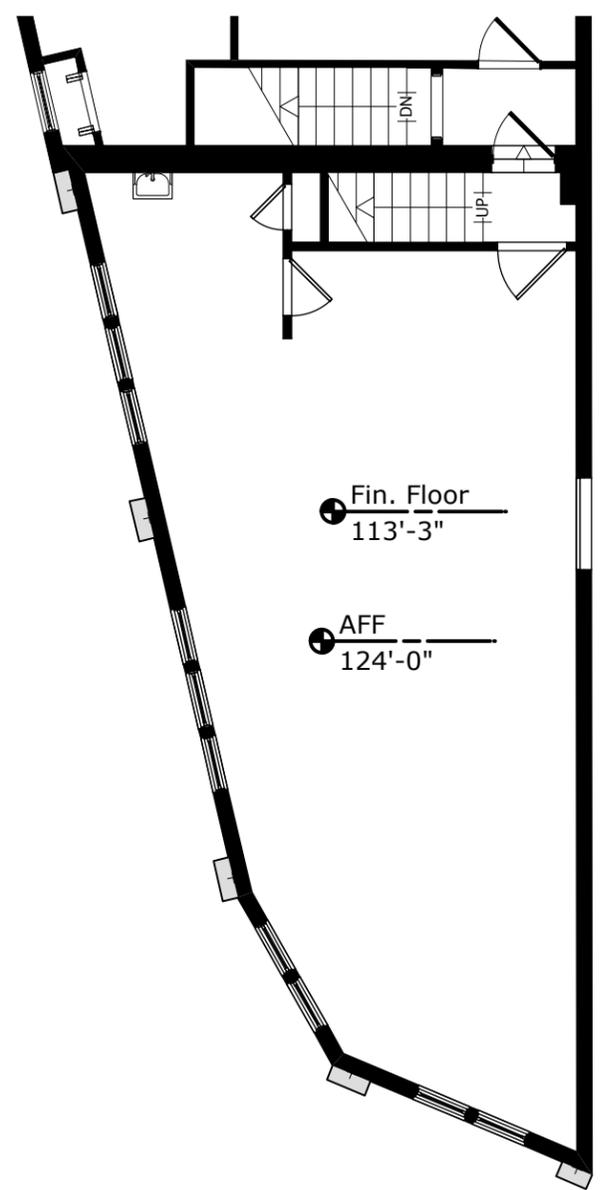
Existing floor plans

SHEET NUMBER

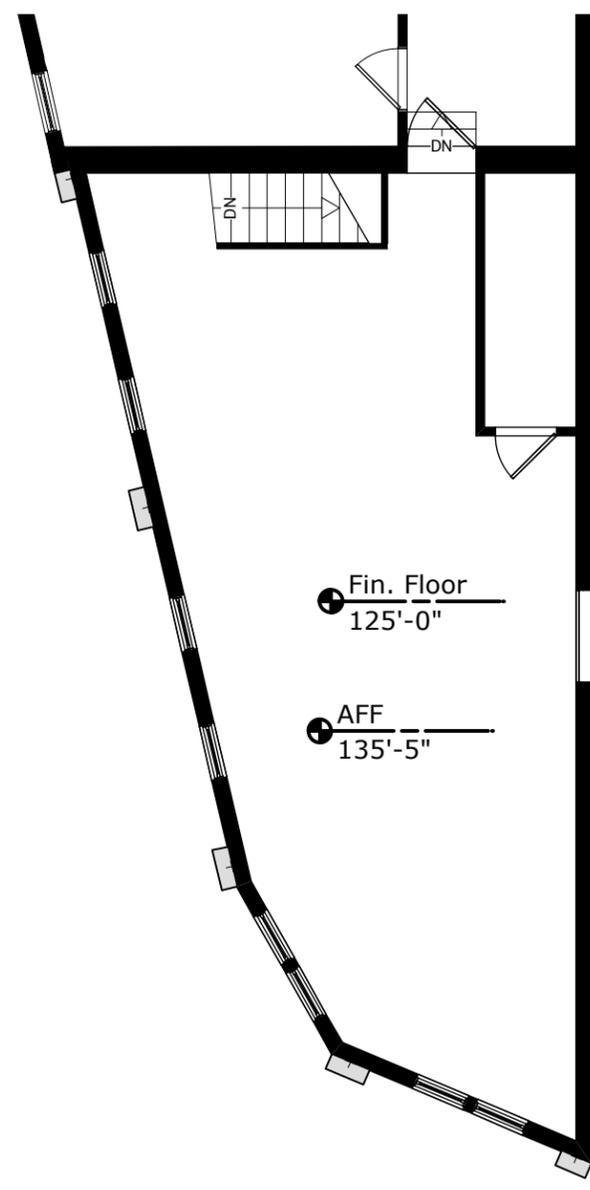
EC-01



1 First floor plan  
1/8" = 1'-0"



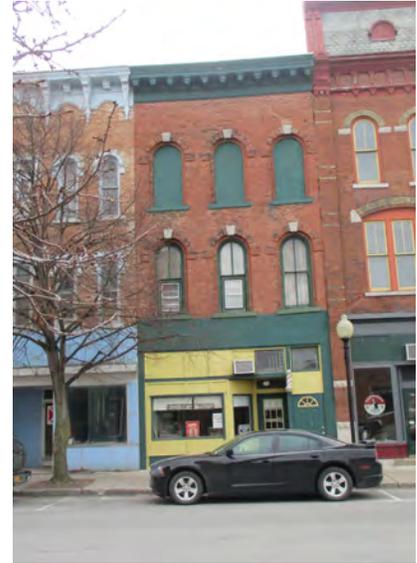
2 Second floor plan  
1/8" = 1'-0"



3 Third floor plan  
1/8" = 1'-0"

## BARBER SHOP

Jerden Genge  
106-108 Madison Street  
Oneida, NY 13421



### EXISTING

First Floor - Commercial Space (B occupancy)  
Second Floor - Vacant  
Third Floor - Vacant

### PROPOSED

First Floor - Existing Commercial Space to remain  
Second/Third floor - **(1) 1 Bedroom / 1.5 Bath Apartment**  
**Apt A (1b,1.5ba) 720 sf**

### OVERVIEW

This Madison Street property has access to on-street parking and sees some pedestrian and vehicular traffic due to its location near the City Center. The existing first floor business use adds value as a service to the community. The vacant second and third floors are not in the best interest of the property or owner, but do demonstrate an opportunity to attract potential residential tenants.

**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 would remain unchanged with the exception of the existing storefront. The existing shared Madison Street stair provides access to the second floor and will be renovated. The second and third floor would be renovated to allow for (1) new market rate apartment with a second floor entrance, open floor plan and washer/dryer hookups.

## **EXTERIOR**

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

- repair and paint cornice and cap;
- repair and repoint existing face brick;
- restore existing second floor windows;
- provide new 2 over 2 windows to match existing at third floor;
- provide new painted panel sign board with individual raised letters and exterior 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

## **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: NA**

**SECOND AND THIRD FLOOR RESIDENTIAL: \$55,000 - \$75,000**

**EXTERIOR: \$30,000 - \$40,000**

# BARBER SHOP

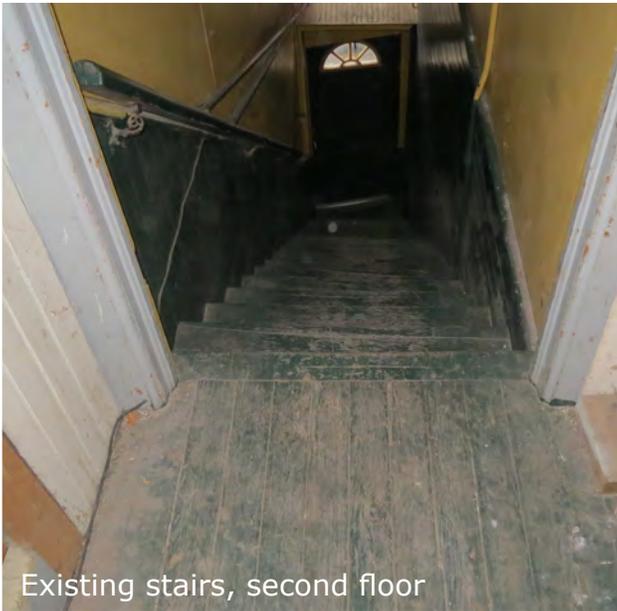
106-108 Madison Street  
Oneida, NY 13421

Exterior - ca 1979

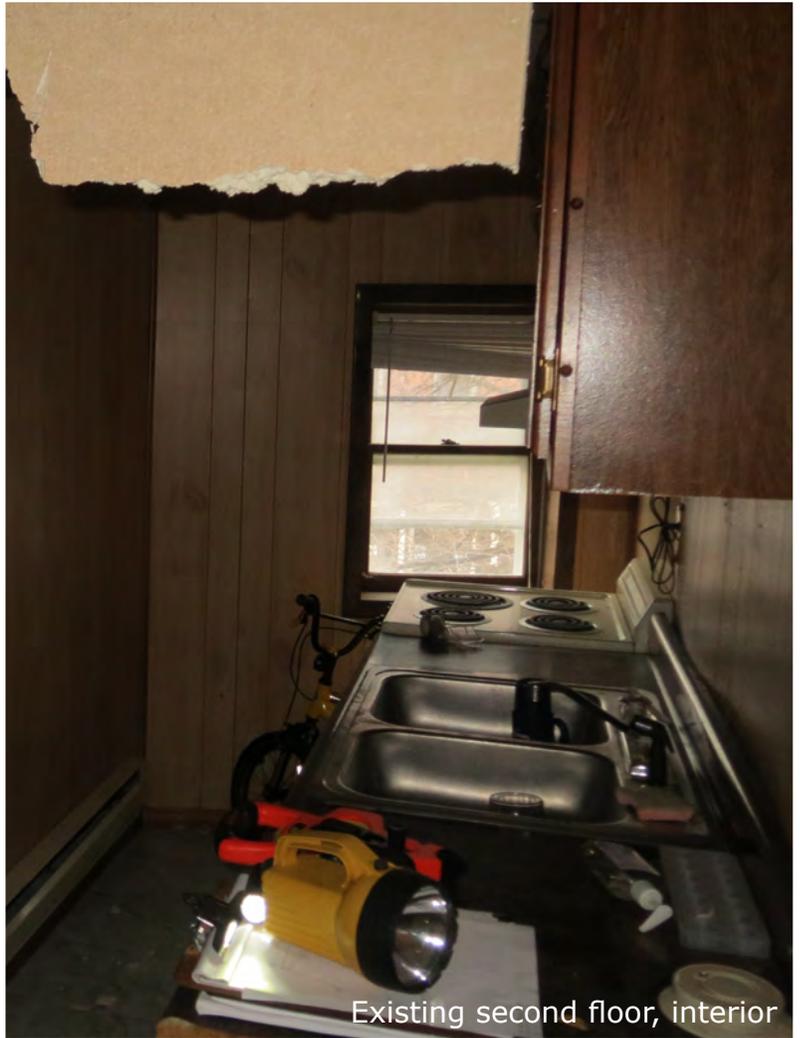


Existing exterior façade

# BARBER SHOP



Existing stairs, second floor



Existing second floor, interior

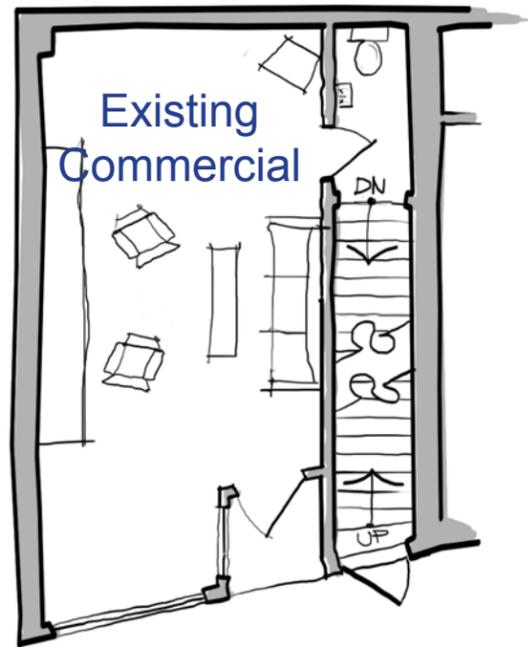


Existing third floor, interior

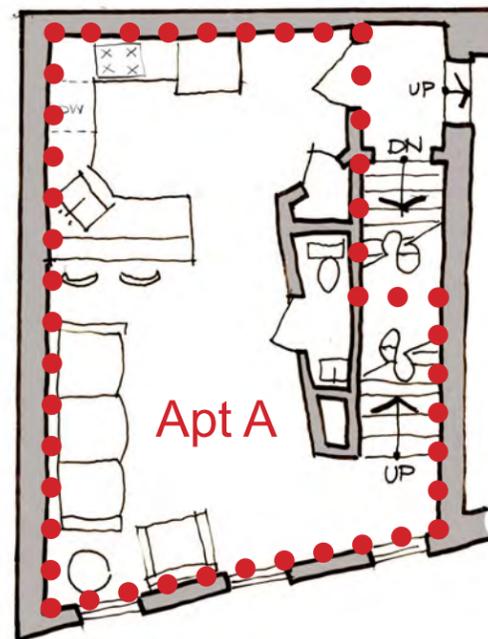


Existing third floor, interior

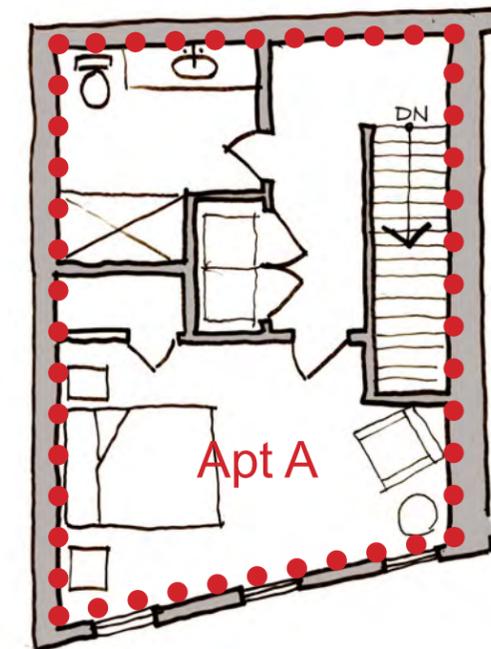
# Barber Shop 106-108 Madison



First floor plan  
Scale: 1/8" = 1'-0"



Second floor plan  
Scale: 1/8" = 1'-0"



Third floor plan  
Scale: 1/8" = 1'-0"



Apt A: 1 bedroom, 1.5 bath 720 sf

# Barber Shop 106-108 Madison



Existing facade



Proposed facade  
NTS

NEW TRANSOM  
WINDOWS

NEW WOOD OR  
ALUMINUM CLAD  
STOREFRONT

NEW FIBER CEMENT  
PAINTED PANEL  
KNEEWALL

REPAIR AND PAINT  
EXIST. CORNICE AND  
CAP

PROVIDE NEW WOOD  
OR ALUMINUM CLAD  
WINDOW UNITS

REPOINT EXIST. FACE  
BRICK

RESTORE AND PAINT  
EXIST. WINDOW UNITS

NEW WALL MOUNTED  
LIGHT FIXTURES

RAISED LETTERS ON  
PAINTED PANEL SIGN  
BOARD

NEW TRANSOM AND  
ENTRY DOOR

NEW ENTRY DOOR



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PROJECT TITLE

City of Oneida  
Feasibility Study

Genge  
106-108 Madison Street  
Oneida, NY 13421

PROJECT NUMBER: 1515

DATE: 12.18.15

DRAWN BY: JR

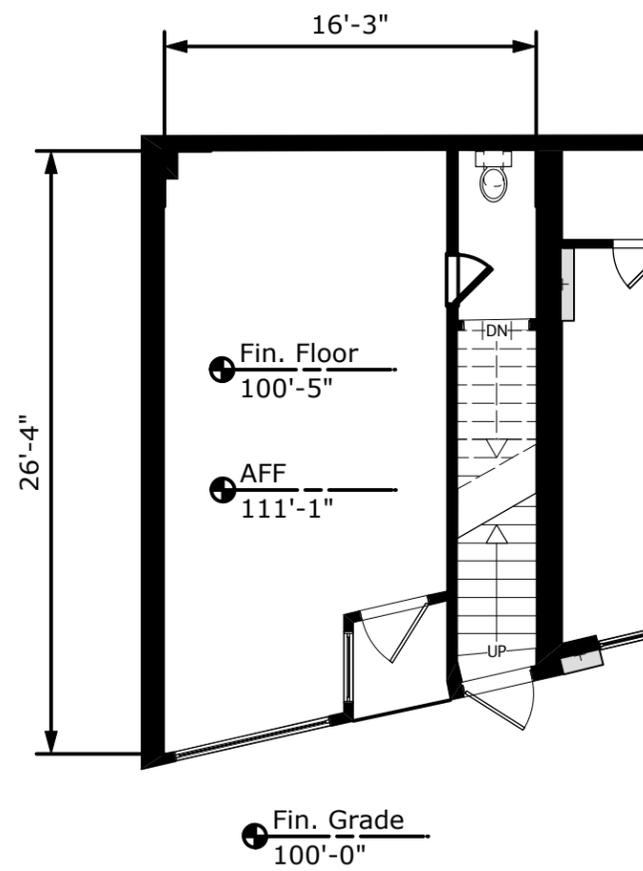
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SHEET TITLE

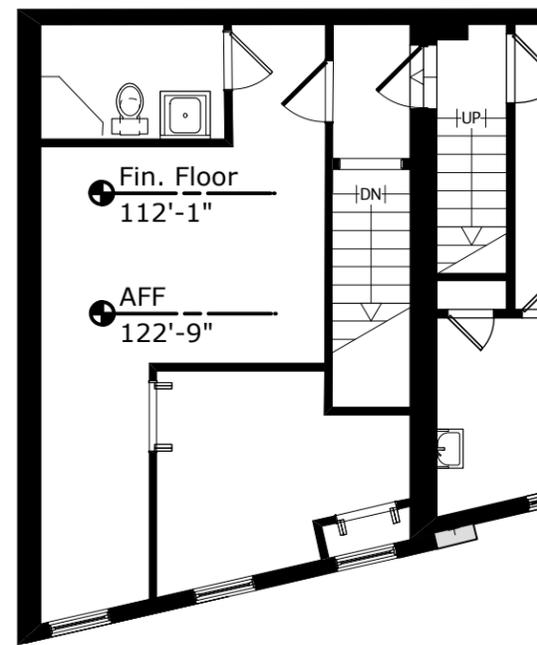
Existing floor plans

SHEET NUMBER

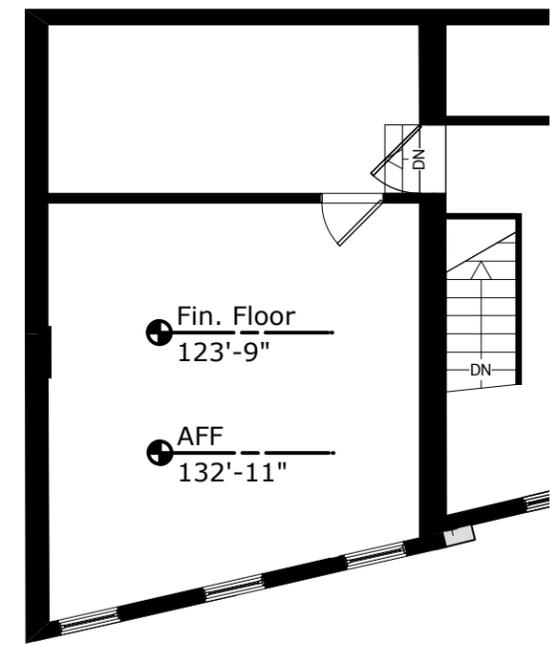
EC-01



① First floor plan  
1/8" = 1'-0"



② Second floor plan  
1/8" = 1'-0"



③ Third floor plan  
1/8" = 1'-0"



# MIND GAMES

Timothy Becker  
114 Madison Street  
Oneida, NY 13421



## EXISTING

- First Floor - Commercial Space (M Occupancy)
- Second Floor - Commercial Space (A-3 Occupancy)
- Third Floor - Vacant

## PROPOSED

- First Floor - Existing Commercial Space to remain
- Second Floor - Existing Commercial Space to remain with some modifications
- Third floor - **(2) 2 Bedroom / 1 Bath Apartments**
  - Apt A (2b,1ba)** 960 sf
  - Apt B (2b,1ba)** 915 sf

## OVERVIEW

This Madison Street property has access to on-street parking and sees some pedestrian and vehicular traffic due to its location near the City Center. The existing first floor mercantile use and second floor gathering space serve as a point of interest within the City Center. The vacant third floor is not in the best interest of the property or owner, but does demonstrate an opportunity to attract potential residential tenants.

**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 and second floor would remain relatively unchanged with minor renovations as required to allow for proper exiting from the upper floors. The existing shared Madison Street stair provides access to the second floor and will be renovated, including a historically appropriate entry door and transom. The third floor would be renovated to allow for

(2) new market rate apartments with second floor entrances, open floor plans and washer/dryer hookups.

## **EXTERIOR**

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

- repair or paint at cornice and cap;
- repair and repoint existing face brick;
- restore existing second and third floor windows;
- provide new windows to match existing where original windows were replaced or have been infilled;
- provide historically appropriate window infill treatment on first floor on south and east sides;
- repaint first floor portion of painted brick on north (street) facade;
- provide new signage with individual raised letters and exterior lighting;
- provide new perpendicular signs with external lighting integrated;
- select a new (3) color scheme from historic color palettes

## **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: NA**

**SECOND FLOOR COMMERCIAL: \$20,000 - \$35,000**

**THIRD FLOOR RESIDENTIAL: \$140,000 - \$190,000**

**EXTERIOR: \$70,000 - \$85,000**

# MIND GAMES

114 Madison Street

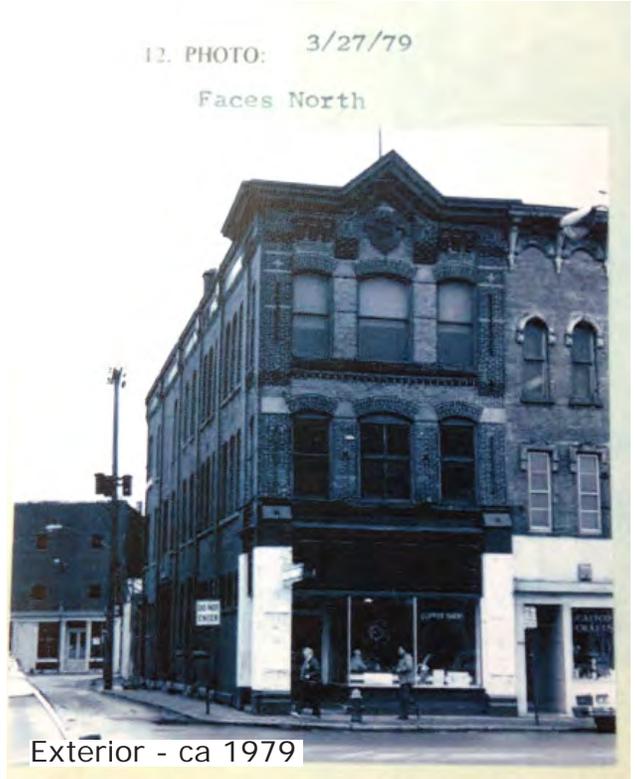
Oneida, NY 13421

Existing Exterior



12. PHOTO: 3/27/79

Faces North



Exterior - ca 1979

Existing Exterior, Rear



# MIND GAMES

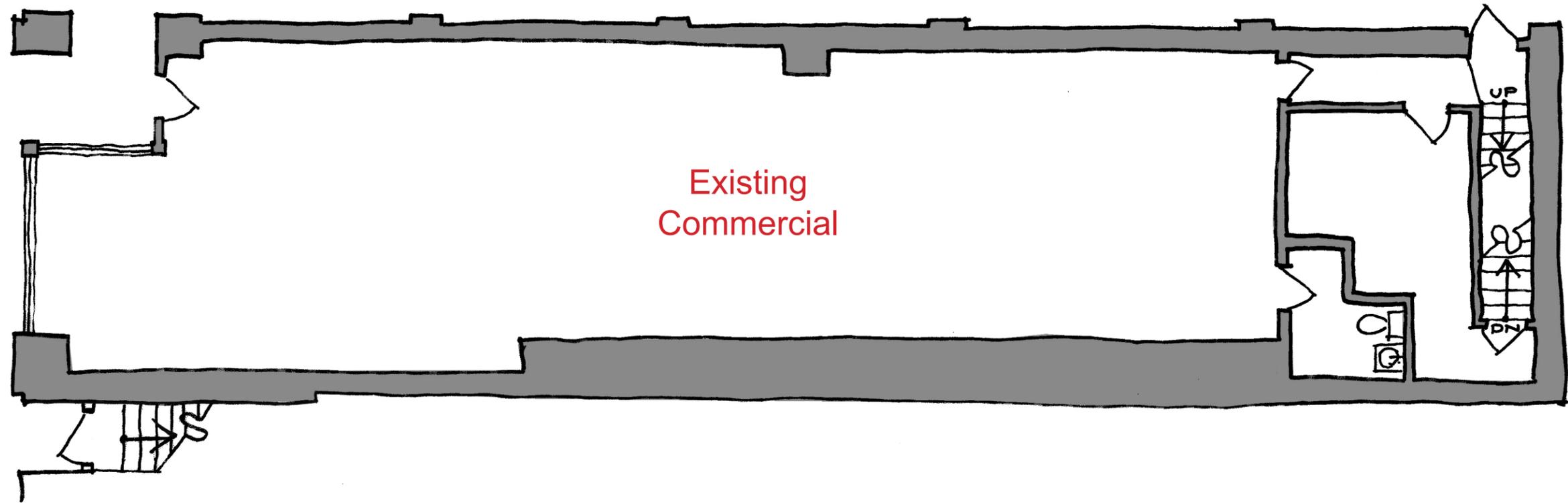


Existing second floor community gaming



Existing third floor

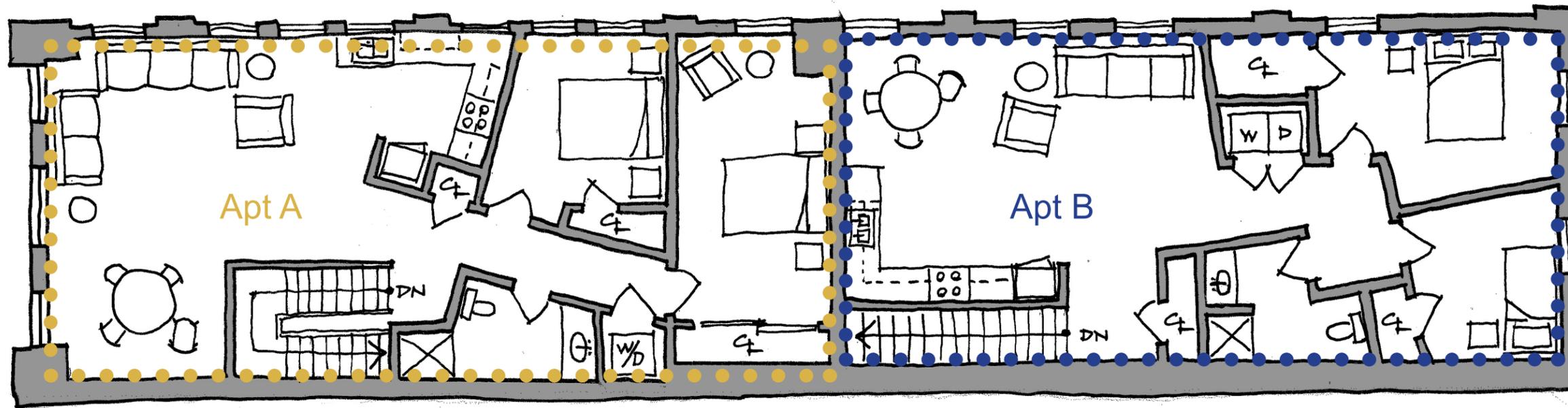
# Mind Games 114 Madison



First floor plan  
Scale: 1/8" = 1'-0"

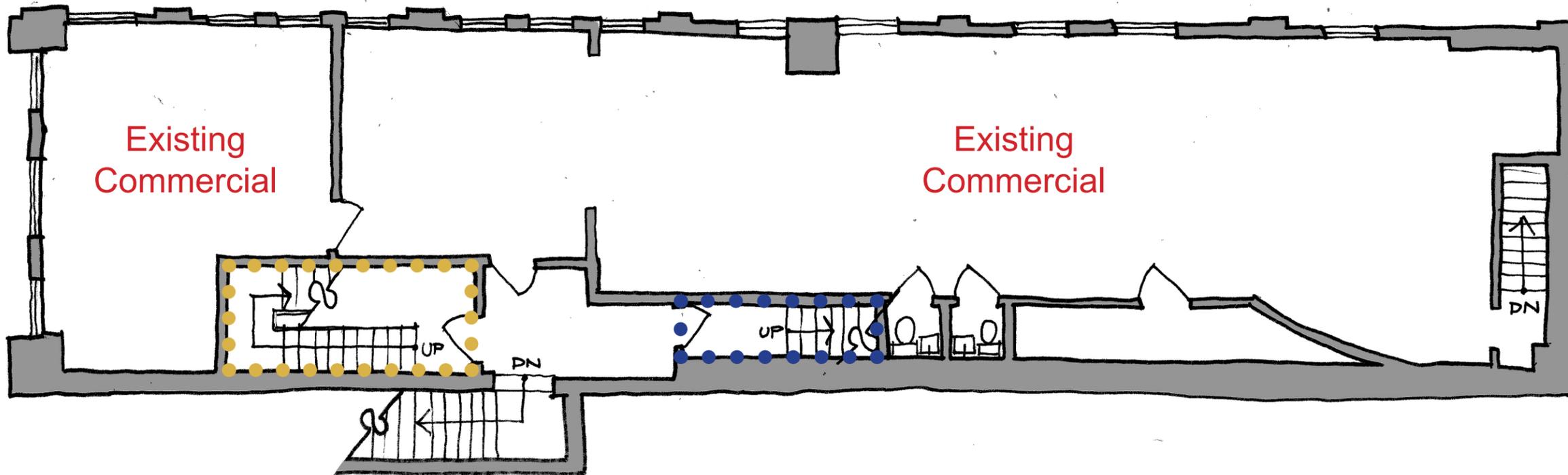


# Mind Games 114 Madison



Third floor plan

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



Second floor plan

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



Apt A:  
2 bedroom 1 bath  
960 sf  
Apt B:  
2 bedroom, 1 bath  
915 sf

# Mind Games 114 Madison



Existing facade



Proposed facade  
NTS

NEW CIRCULAR WINDOW UNIT

PAINT EXIST. ACCENT DETAILS A CONTRASTING COLOR

NEW PERPENDICULAR SIGNAGE

NEW ENTRY DOOR

REPAIR AND PAINT EXIST. CORNICE AND CAP

RESTORE AND PAINT EXIST. WINDOWS

REPOINT EXIST. FACE BRICK

REPAINT EXIST. PAINTED BRICK

NEW WALL MOUNTED LIGHT FIXTURES

RAISED LETTERS OVER EXIST. TRANSOM WINDOW

PAINT EXIST. STOREFRONT



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PROJECT TITLE

City of Oneida  
Feasibility Study

Becker  
114 Madison Street  
Oneida, NY 13421

PROJECT NUMBER: 1515

DATE: 12.18.2015

DRAWN BY: JR

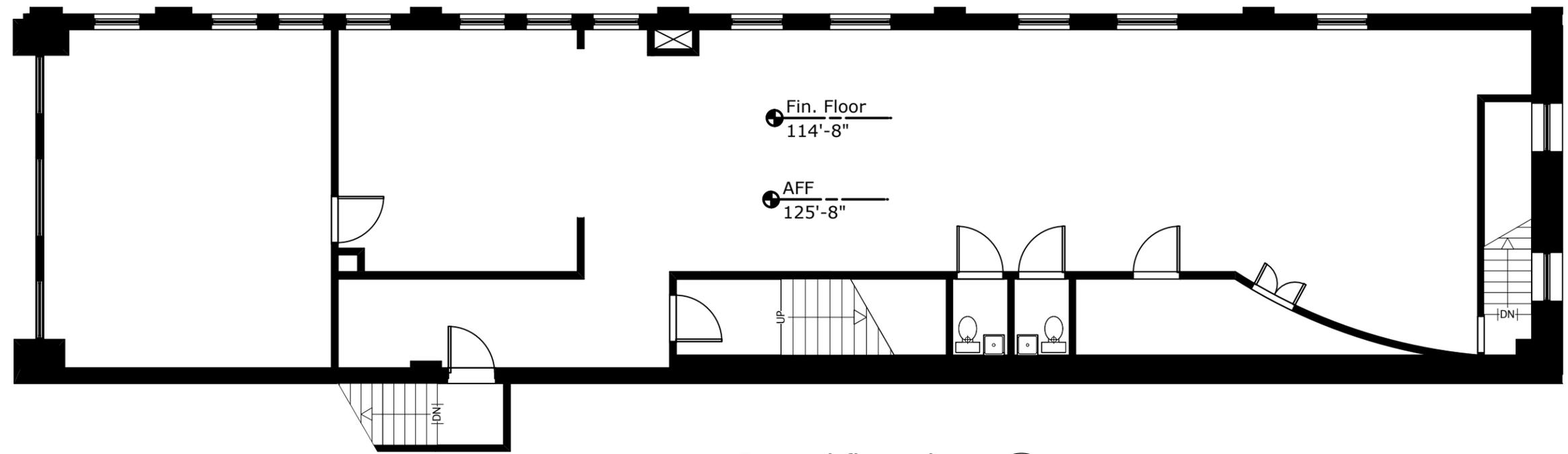
CHECKED BY: RH

SHEET TITLE

Existing floor plans

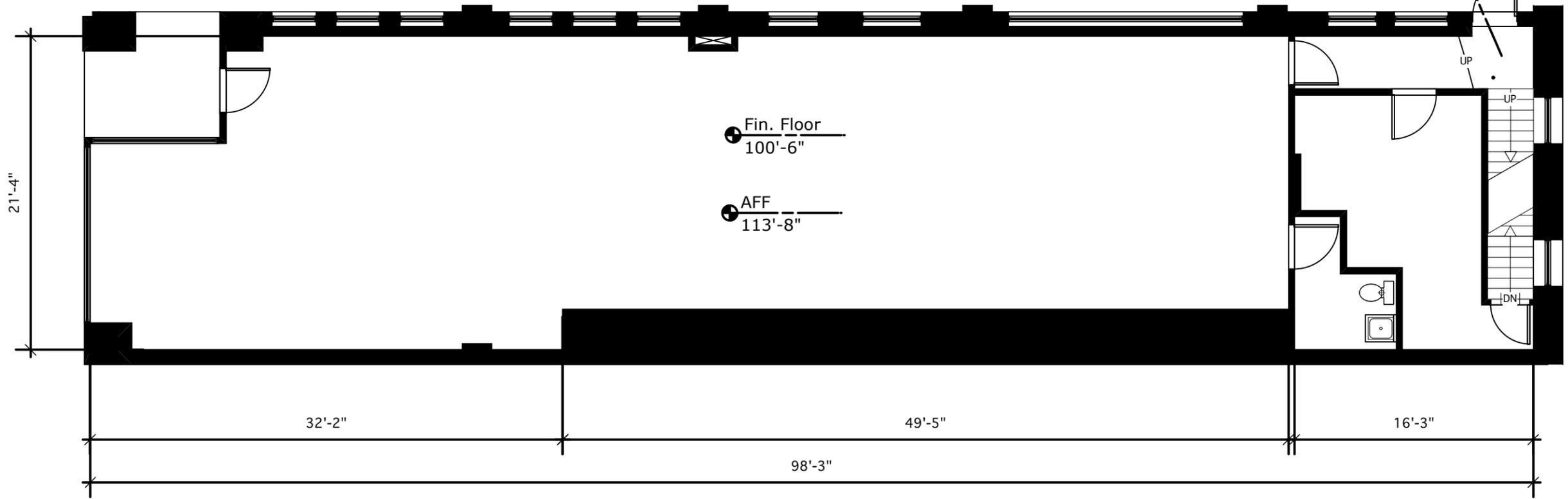
SHEET NUMBER

EC-01



2 Second floor plan  
Scale: 1/8" = 1'-0"

Fin. Grade  
100'-0"



1 First floor plan  
Scale: 1/8" = 1'-0"



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CONSTRUCTION

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PROJECT TITLE

City of Oneida  
Feasibility Study

Becker  
114 Madison Street  
Oneida, NY 13421

PROJECT NUMBER: 1515

DATE: 12.18.2015

DRAWN BY: JR

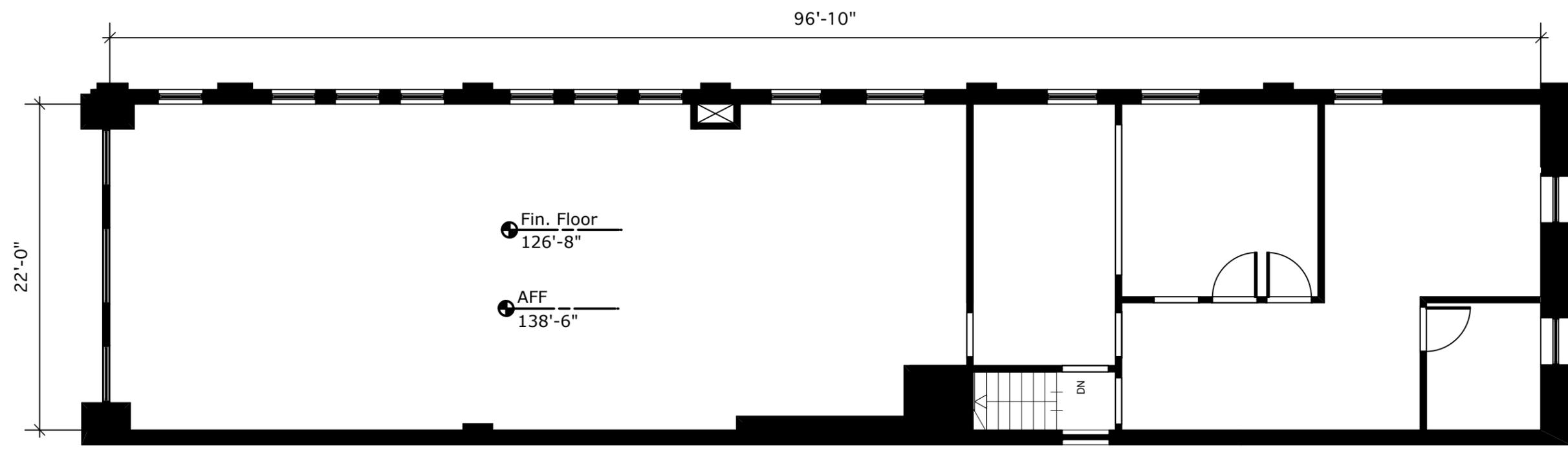
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SHEET TITLE

Existing floor plans

SHEET NUMBER

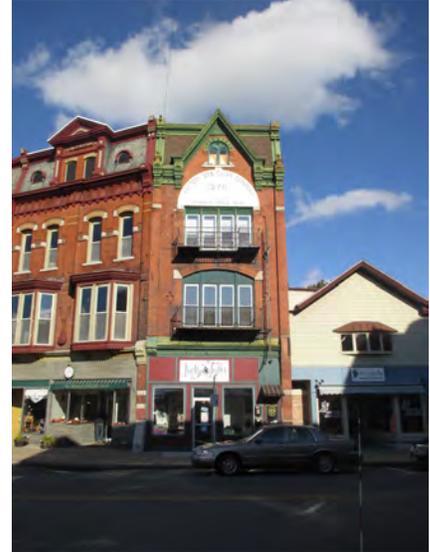
EC-02



① Third floor plan  
Scale: 1/8" = 1'-0"

## 370 CIGAR FACTORY

Robert M. Goldberg  
117 Main Street  
Oneida, NY 13421



### EXISTING

- First Floor - Commercial space (B occupancy)
- Second Floor - (1) 2 bedroom, 1 bath apartment
- Third Floor - (1) 1 bedroom, 1 bath apartment

### PROPOSED

- First Floor - Existing commercial space to remain
- Second/Third Floor - OPTION 1
  - Second floor - (2) 1 bedroom, 1 bath apartment
    - Apt A (1 bd, 1 ba)** 570 sf
    - Apt B (1 bd, 1 ba)** 690 sf
  - Third floor - existing 1 bedroom, 1 bath apartment
    - Apt C (1 bed, 1 ba)** 1,360 sf
- OPTION 2
  - Second/Third floor - (2) 2 bedroom, 1.5 bath apartments
    - Apt A (2 bd, 1.5 ba)** 1,337 sf
    - Apt B (2 bd, 1.5 ba)** 1,201 sf

### OVERVIEW

This Main Street property is an anchor building for the City Center, has access to on-street parking and sees significant pedestrian and vehicular traffic due to its location at the intersection of Main and Madison Streets. The existing first floor business adds value as a service to the community. The limitations of the second and third floor existing apartment configuration demonstrates an opportunity to increase the quality and quantity of the units and increase long-term income and thus ensure 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 State Historic Preservation Office standards in mind. We have looked at two options, one leaving the majority of the building unchanged with renovations to only the second floor. The other reconfiguring the building to allow for more desirable apartments with two entry points.

**OPTION 1:** The first floor will be renovated to remove the existing spiral stair. The existing front stair and entry provide access to the second floor and will be renovated. The second floor will be reconfigured and renovated to allow for (2) new market rate 1 bedroom, 1 bath apartments with second floor entrances and open floor plans. The third floor will leave the existing 1 bedroom, 1 bath apartment unchanged.

**OPTION 2:** The first floor will be renovated to allow for the new rear entry which will create two means of egress. The existing front stair and entry provide access to the second floor and will be renovated. The second and third floors will be reconfigured and renovated to allow for (2) new market rate 2 bedroom, 1.5 bath apartments with second floor entrances and open floor plans and washer/dryer hookups.

## **EXTERIOR**

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

- repair and paint mansard roof, cornice and cap;
- repair and repoint existing face brick;
- provide new wood or aluminum clad wood window units;
- provide new painted panel sign board with individual raised letters and exterior lighting;
- provide new perpendicular signs with external lighting integrated;
- provide new awning at residential entry;
- select a new (3) color scheme from historic color palettes
- remove existing fire escape (OPTION 2)

## **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.

**OPTION 1**

**FIRST FLOOR COMMERCIAL: \$2,500 - \$3,500**

**SECOND FLOOR RESIDENTIAL: \$94,500 - \$126,000**

**THIRD FLOOR RESIDENTIAL: NA**

**EXTERIOR: \$48,400 - \$55,000**

**OPTION 2**

**FIRST FLOOR COMMERCIAL: \$20,000 - \$28,000**

**SECOND AND THIRD FLOOR RESIDENTIAL: \$190,350 - \$253,800**

**EXTERIOR: \$48,400 - \$55,000**

# 370 CIGAR FACTORY

117 Main Street  
Oneida, NY 13421

Existing first floor commercial



Existing Exterior

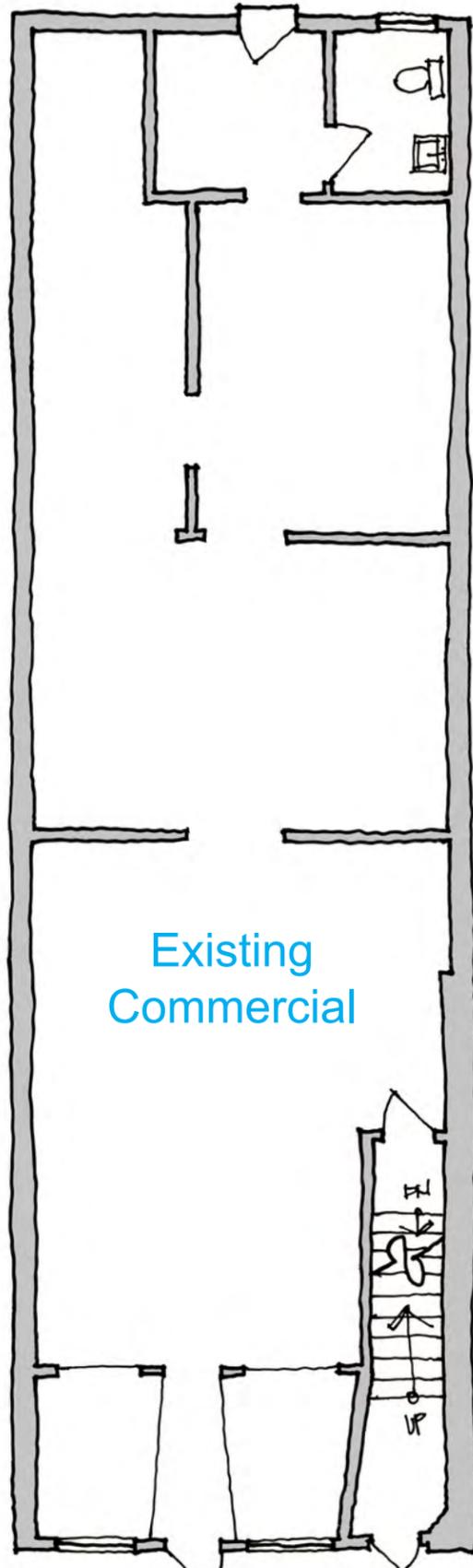
Historic Exterior 1900s



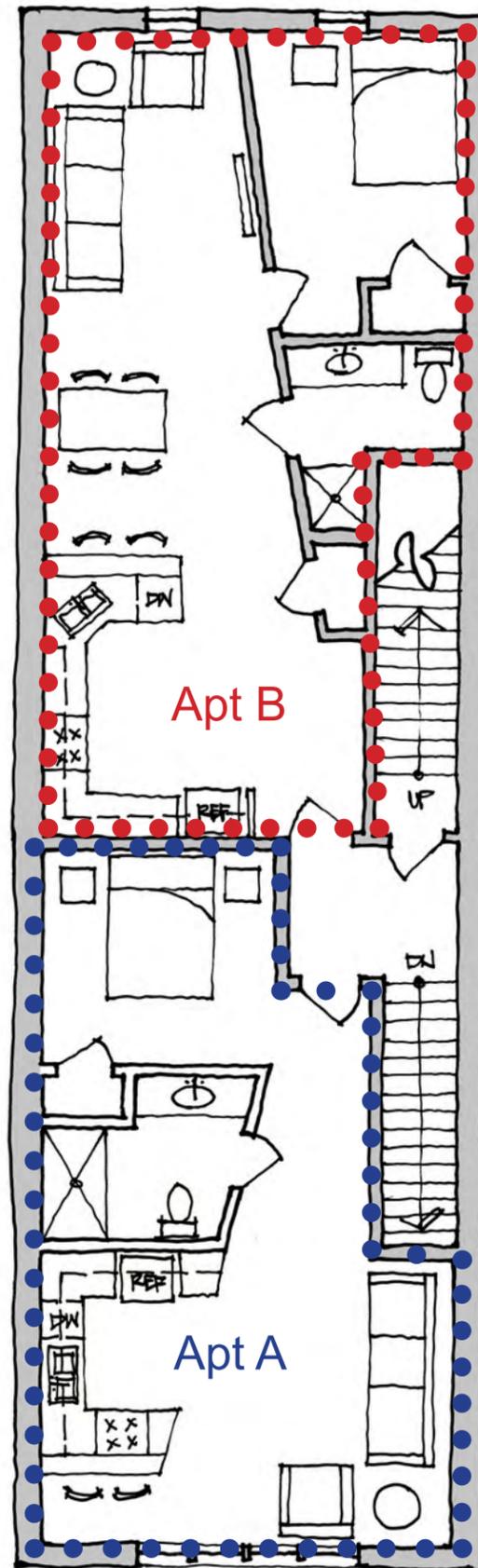
Existing Third Floor Interior



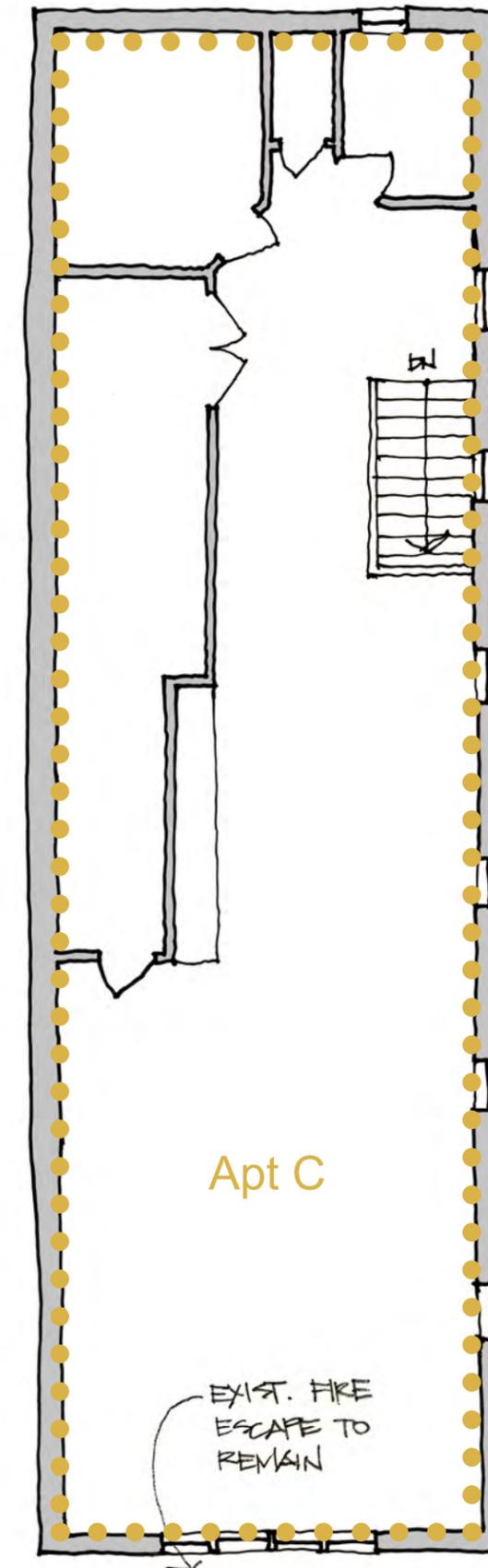
# 370 Cigar Factory 117 Main - Option 1



First floor plan  
Scale: 1/8" = 1'-0"



Second floor plan  
Scale: 1/8" = 1'-0"

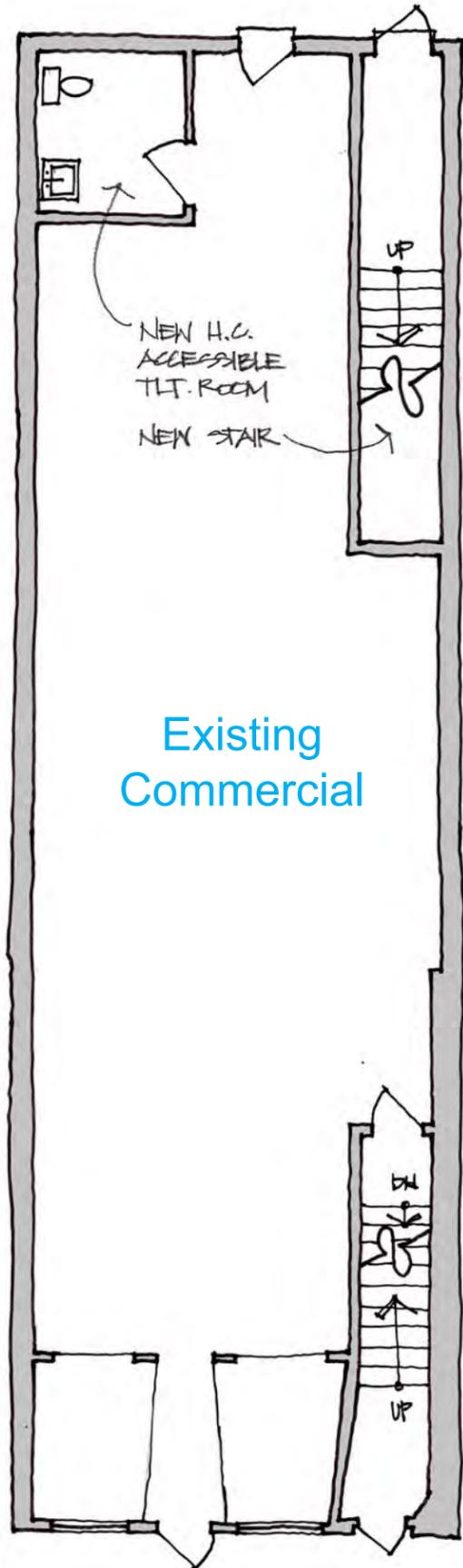


Third floor plan  
Scale: 1/8" = 1'-0"

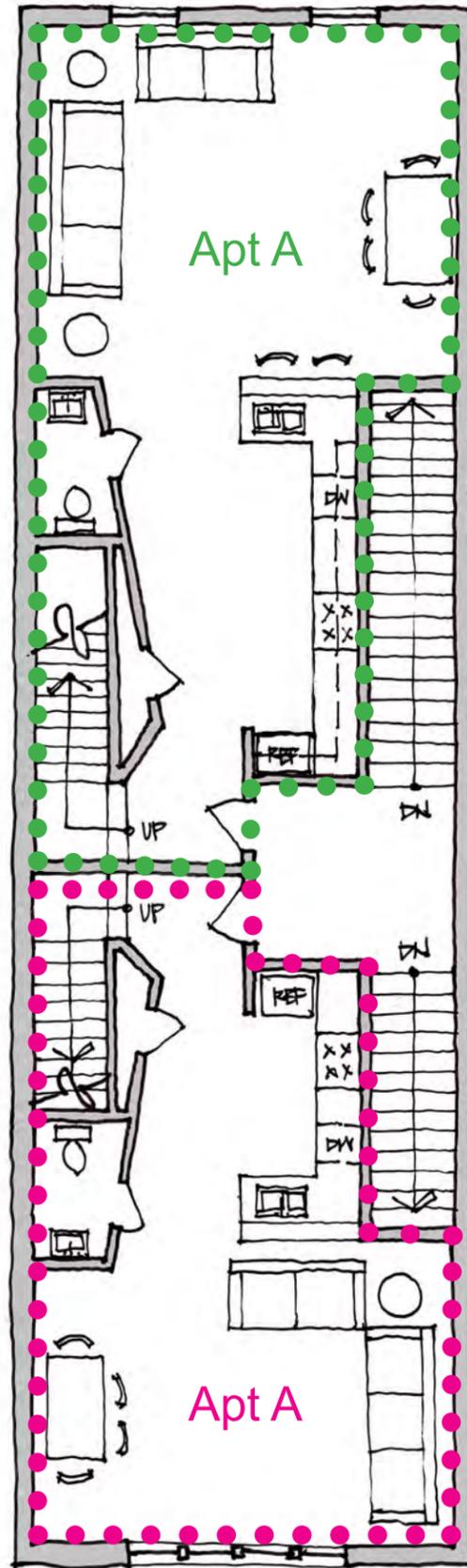


- Apt A:  
1 bedroom 1 bath  
570 sf
- Apt B:  
1 bedroom, 1 bath  
690 sf
- Apt C:  
1 bedroom, 1 bath  
1,360 sf

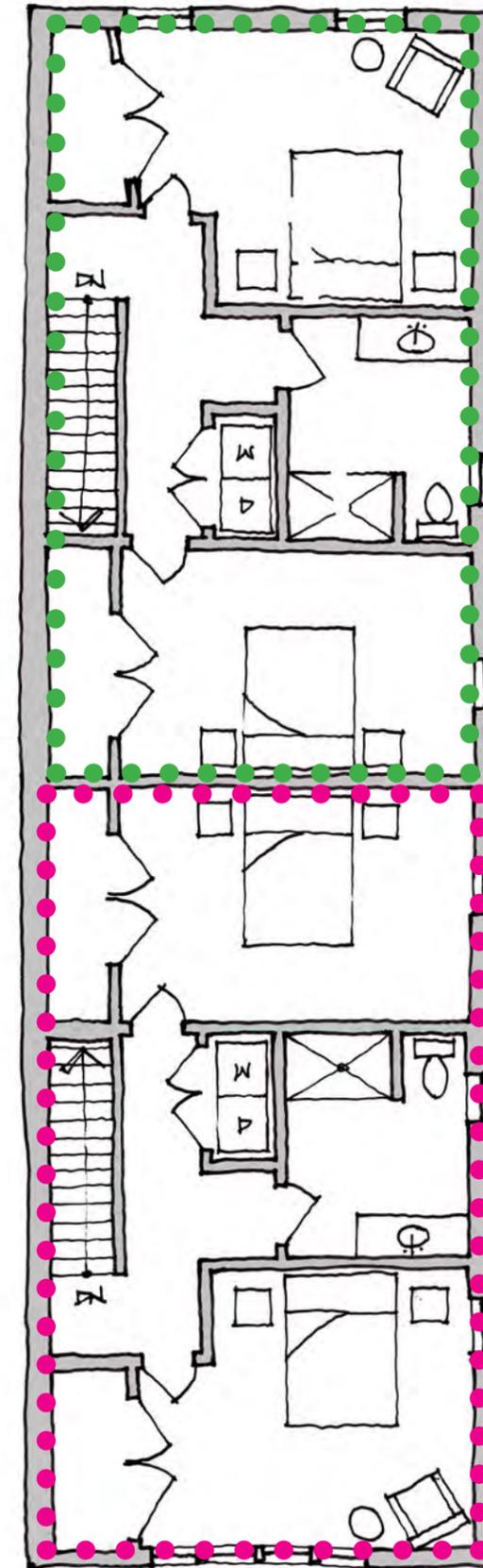
# 370 Cigar Factory 117 Main - Option 2



First floor plan  
Scale: 1/8" = 1'-0"



Second floor plan  
Scale: 1/8" = 1'-0"



Third floor plan  
Scale: 1/8" = 1'-0"



Apt A:  
2 bedroom 1.5 bath  
1,337 sf  
Apt B:  
2 bedroom, 1.5 bath  
1,201 sf

# 370 Cigar Factory 117 Main



Existing facade



Proposed facade  
NTS

PAINT EXIST.  
STOREFRONT

NEW ENTRY DOOR

REPAIR AND PAINT  
EXIST. CORNICE AND  
CAP

REPAIR EXIST. MANSARD  
ROOF

RESTORE AND PAINT  
EXIST. WINDOW UNIT

NEW WOOD OR  
ALUMINUM CLAD WOOD  
WINDOW UNITS

NEW PERPENDICULAR  
SIGNAGE

NEW WALL MOUNTED  
LIGHT FIXTURES

RAISED LETTERS ON  
PAINTED PANEL SIGN  
BOARD

NEW AWNING

NEW ENTRY DOOR



**ROCHESTER**  
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2 Borden Ave Ste. 202  
Perry NY 14530

**FINGER LAKES**  
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103 Seneca Street  
Geneva NY 14456

f . 585.237.3679  
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PRELIMINARY  
NOT FOR  
CONSTRUCTION

STAMP

PROJECT TITLE

City of Oneida  
Feasibility Study

Goldberg  
117 Main Street  
Oneida, NY 13421

PROJECT NUMBER: 1515

DATE: 12.18.2015

DRAWN BY: JR

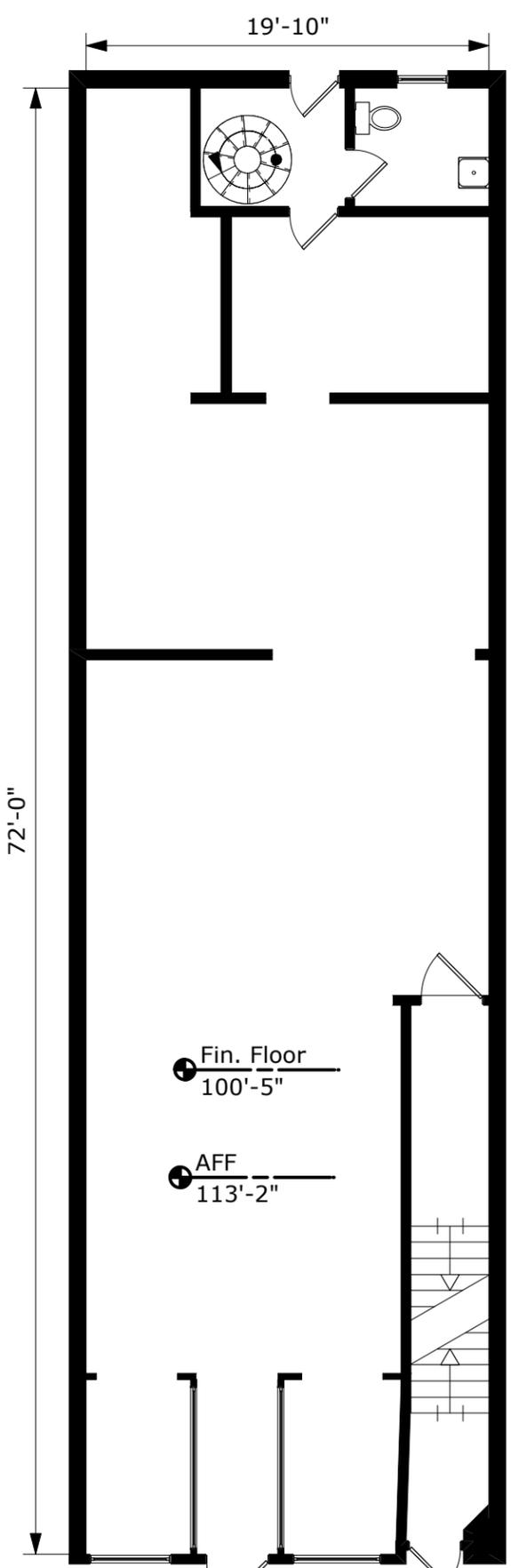
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SHEET TITLE

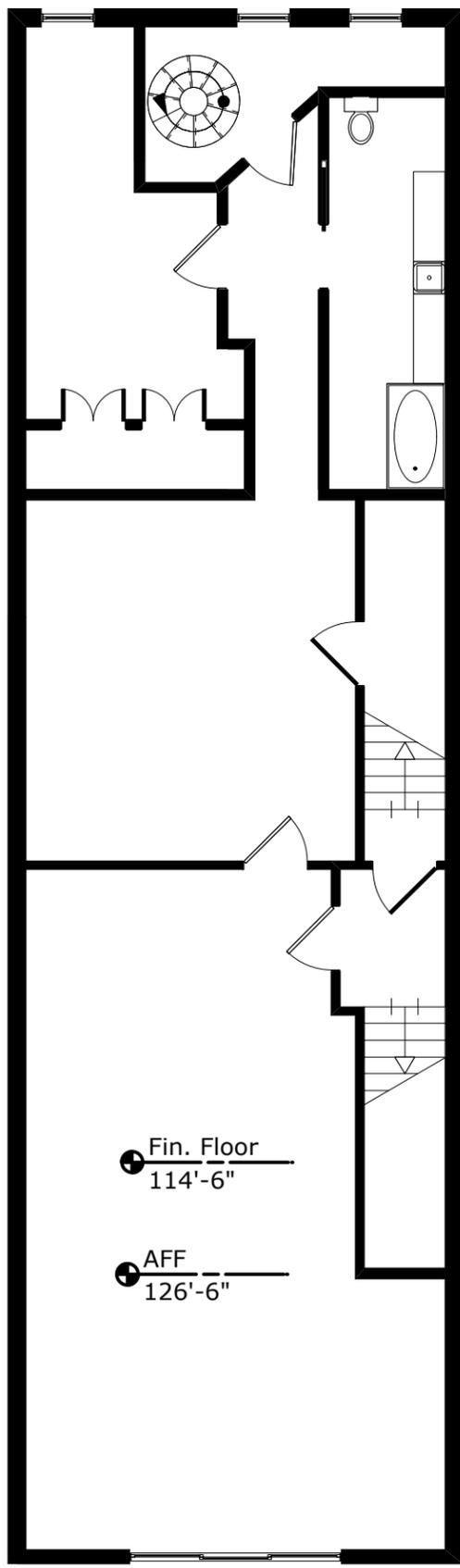
Existing floor plans

SHEET NUMBER

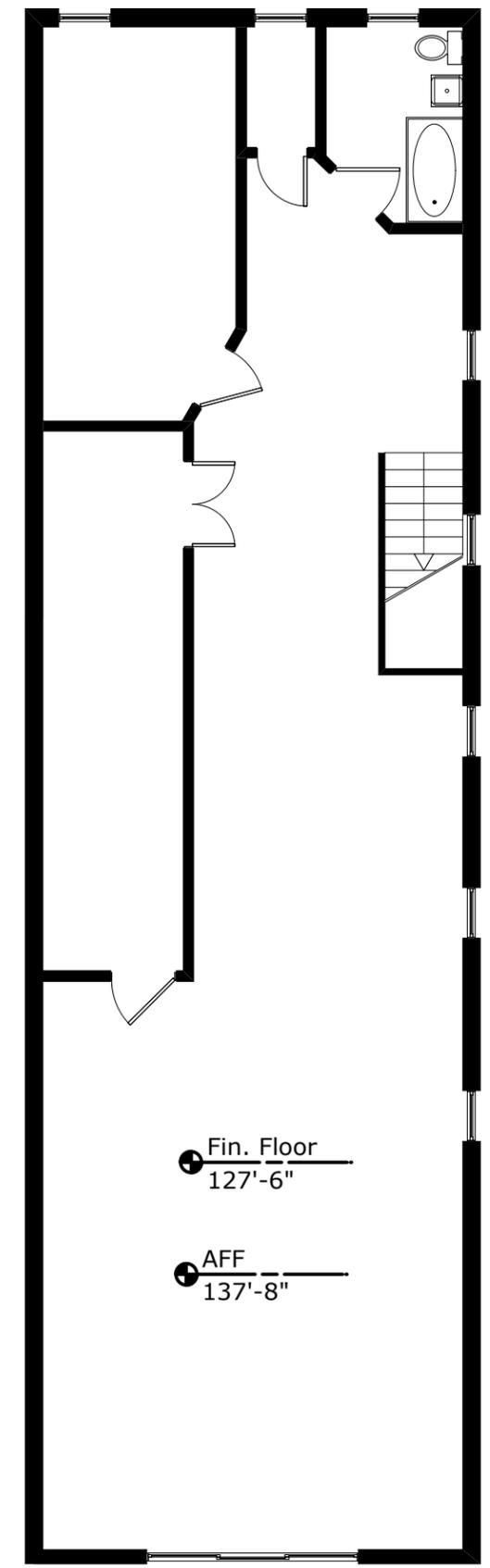
EC-01



1 First floor plan  
Scale: 1/8" = 1'-0"



2 Second floor plan  
Scale: 1/8" = 1'-0"



3 Third floor plan  
Scale: 1/8" = 1'-0"

Fin. Grade  
100'-0"

## BETTER HEARING

Linda Bailey  
121 Main Street  
Oneida, NY 13421



### EXISTING

- First Floor - Commercial Space (B Occupancy)
- Second Floor - (1) 1 bedroom, 1 bath apartment

### PROPOSED

- First Floor - Existing Commercial Space to remain
- Second Floor - (1) 2 bedroom, 1 bath apartment  
**Apt A (2 bd, 1 ba) 970 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 City Center. On-site parking for tenants is not available, but this may not be prohibitive. The City Council may be amendable to creating more alternate side all night parking, possibly on Oneida or Madison Streets, both of which are in close proximity to the site. The existing first floor business adds value as a service to the community. The second floor apartment configuration does not maximize the existing square footage and is not in the best interest of the property or owner, but does demonstrate an opportunity to attract potential residential tenants.

**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 renovated to allow for the new rear entry which will create two means of egress. The existing front stair and entry provide access to the second floor and will be renovated. The second floor will be reconfigured and renovated to allow for (1) new market rate 2 bedroom, 1 bath apartment with a second floor entry and open floor plan with washer/dryer hookups.

## **EXTERIOR**

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

- construct portion of new facade and parapet
- provide cornice and decorative brackets;
- provide new second floor windows;
- provide new wood or fiber cement siding;
- provide new signage with individual raised letters and exterior lighting;
- select a new (3) color scheme from historic color palettes.

## **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: \$26,400 - \$41,400**

**SECOND FLOOR RESIDENTIAL: \$72,750 - \$97,000**

**EXTERIOR: \$43,600 - \$55,000**

# BETTER HEARING

121 Main Street  
Oneida, NY 13421



Existing Exterior, Main street

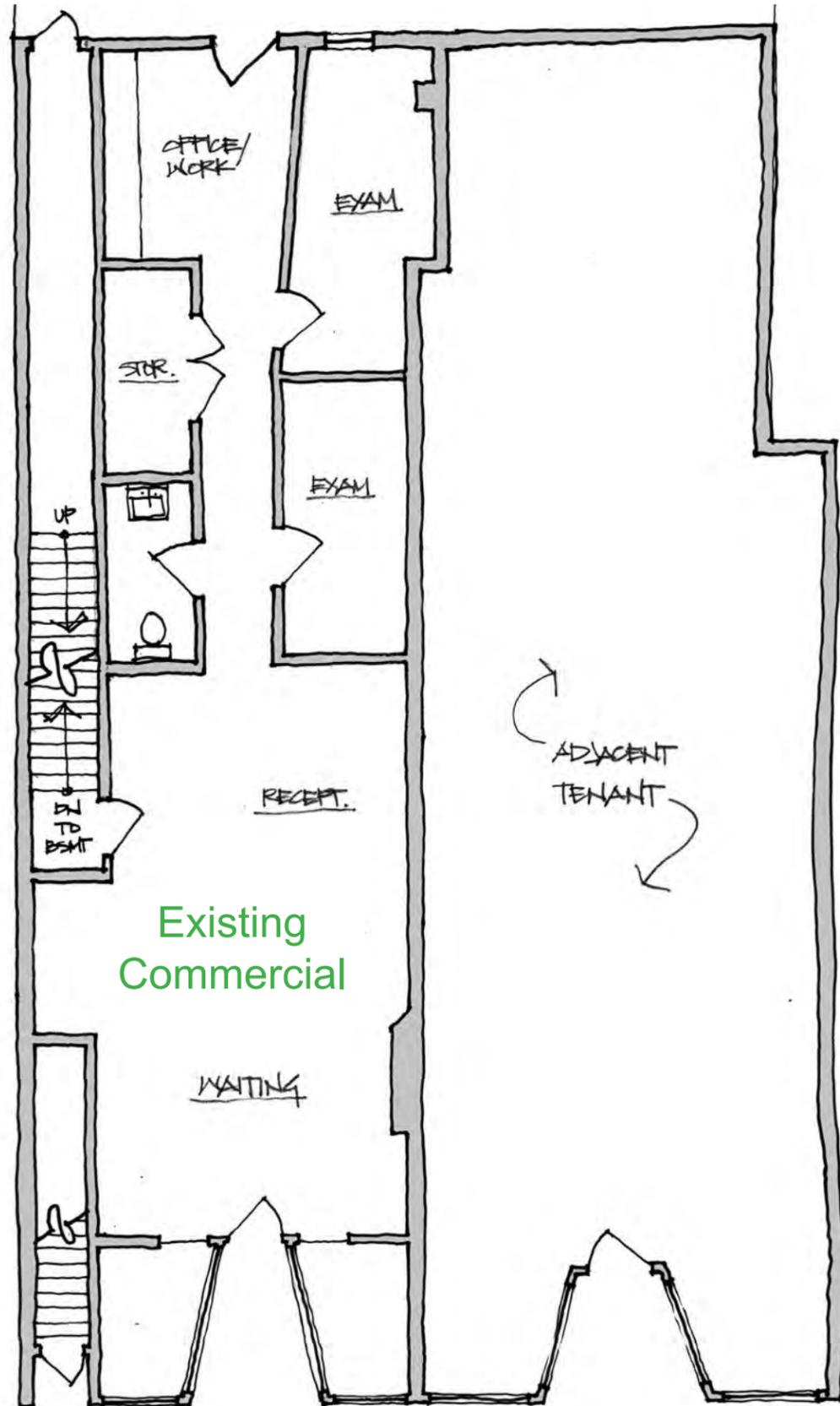


Existing Exterior, Rear entrance

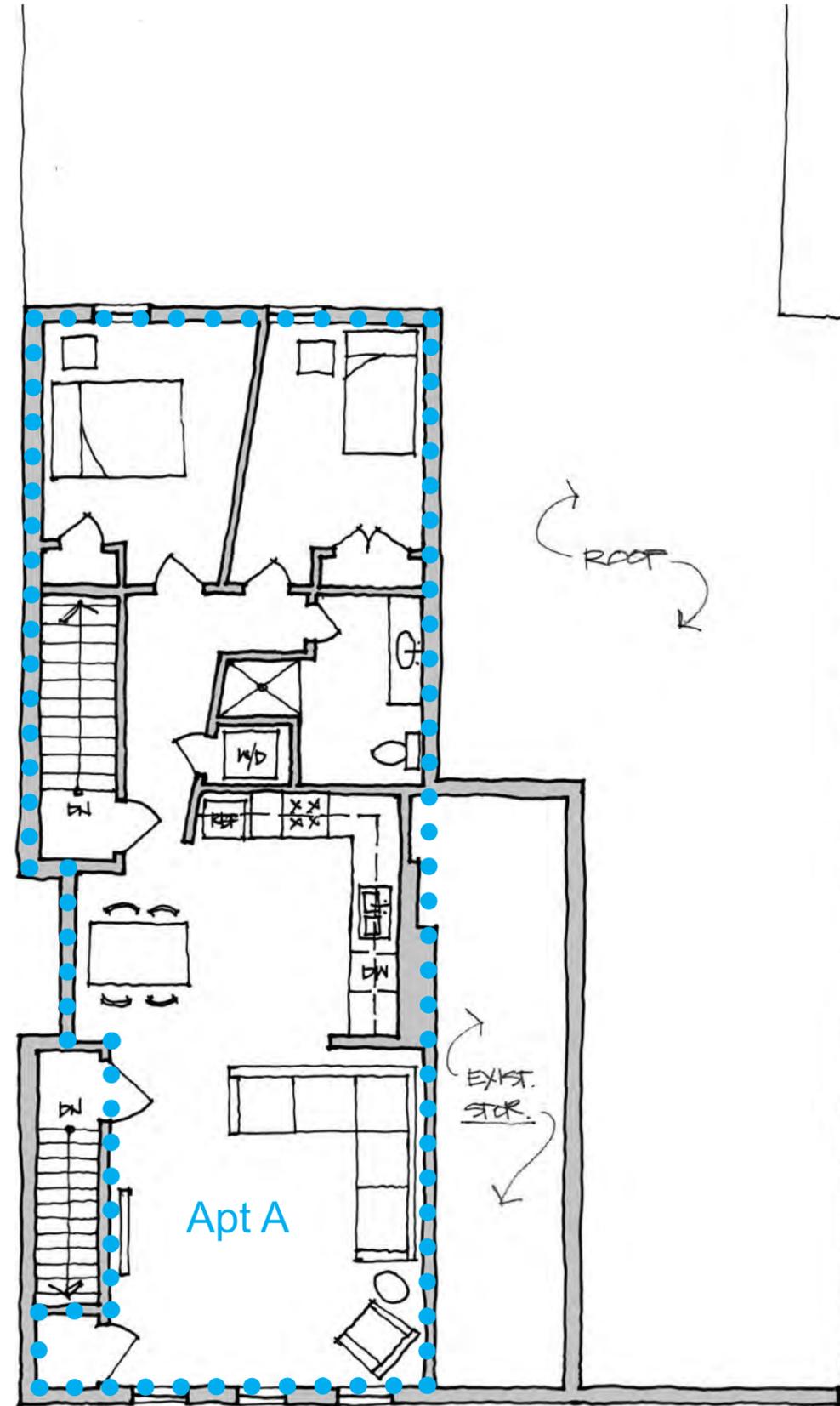


Existing interior, second floor

# Better Hearing 121 Main



First floor plan  
Scale: 1/8" = 1'-0"



Second floor plan  
Scale: 1/8" = 1'-0"



Apt A:  
2 bedroom, 1 bath  
970 sf

# Better Hearing 121 Main



Existing facade

Proposed facade  
NTS



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Bailey  
121 Main Street  
Oneida, NY 13421

PROJECT NUMBER: 1515

DATE: 12.18.2015

DRAWN BY: JR

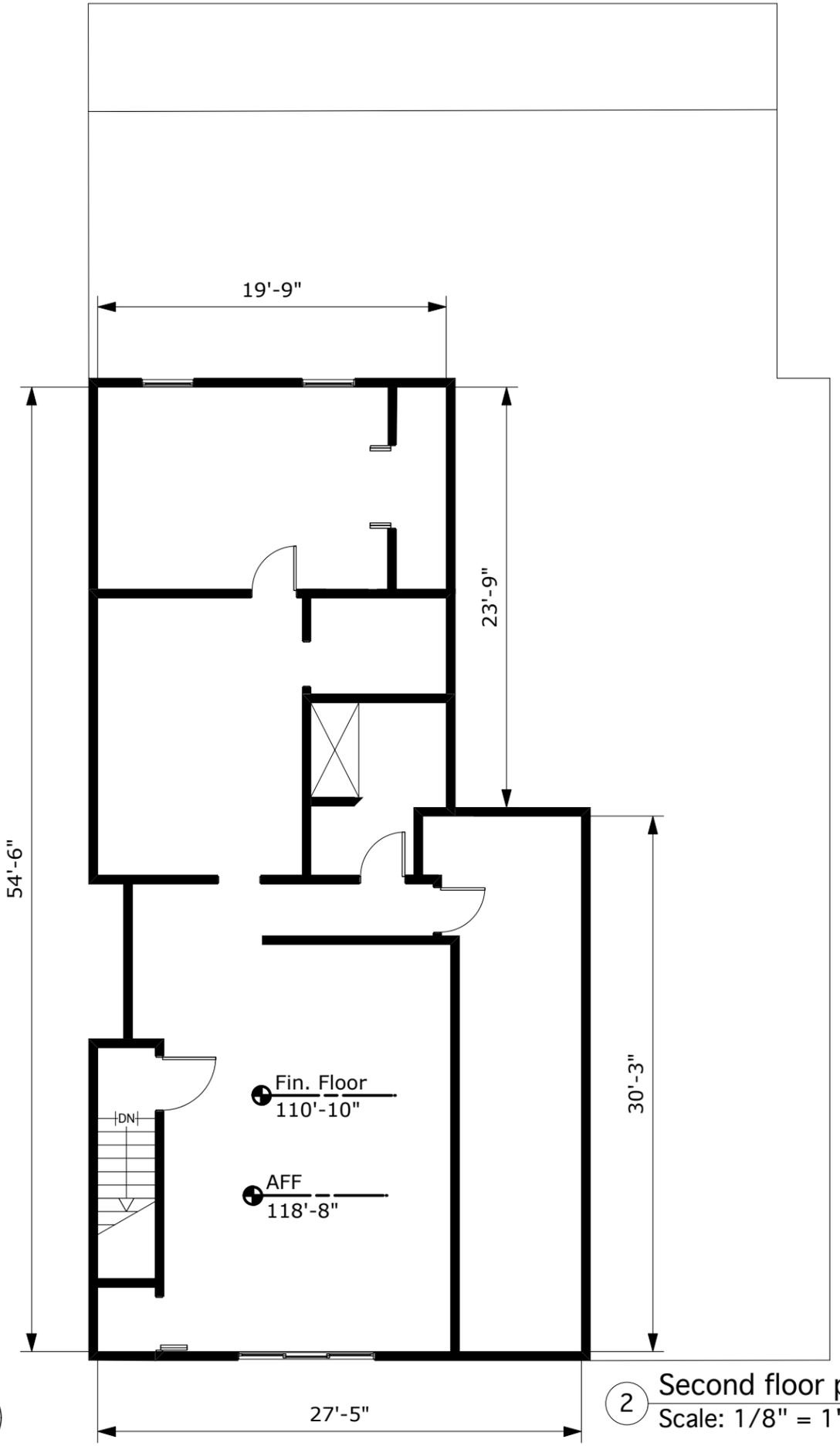
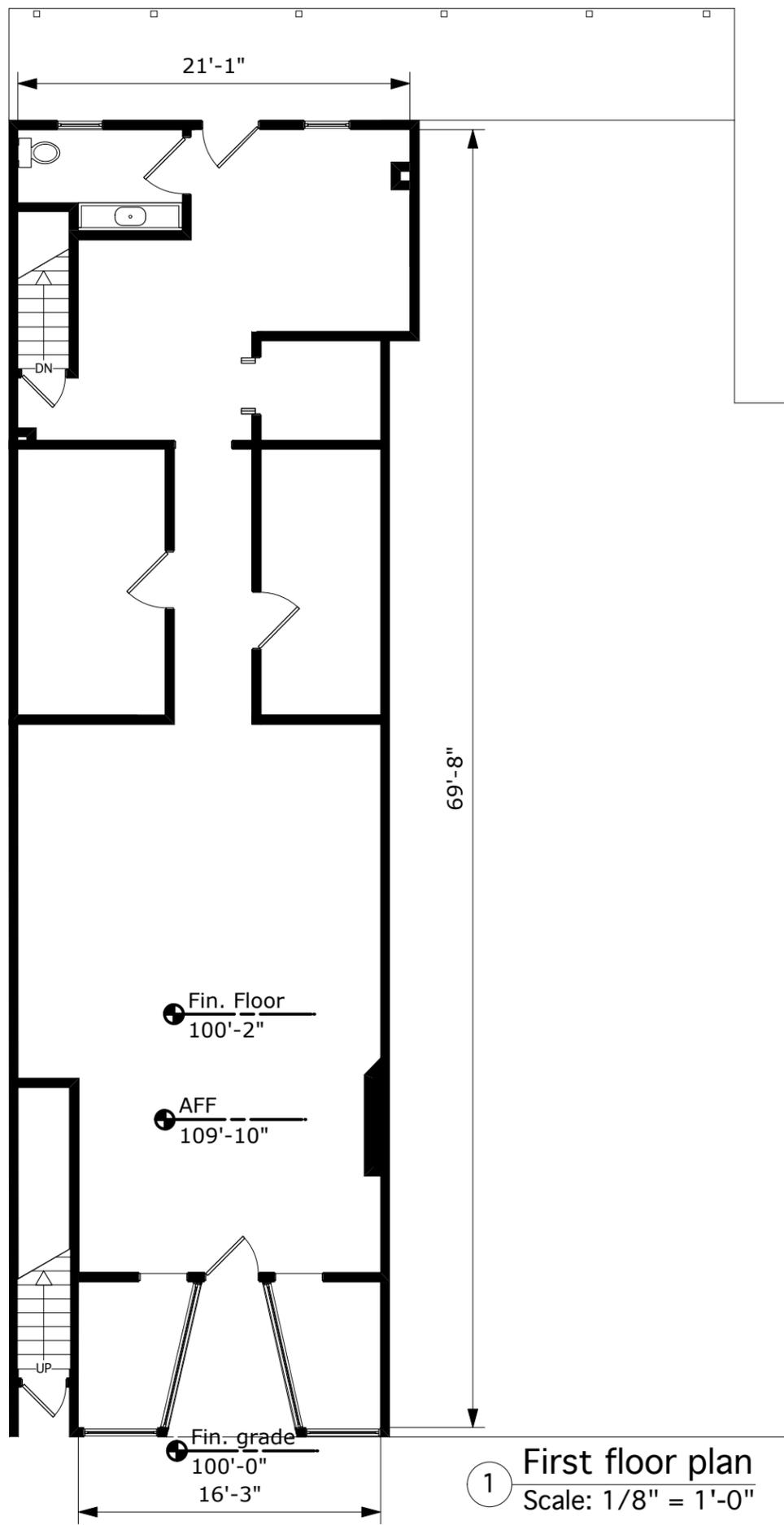
CHECKED BY: RH

SHEET TITLE

Existing floor plans

SHEET NUMBER

EC-01



# Oneida City Center Revitalization

## 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 City Center. 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 State Historic Preservation Office standards in mind. Facade recommendations have been generated from historic photos and are intended to restore or reconstruct the significant historic features of the original facades.

# 116-122 Madison Facade



NEW WALL MOUNTED LIGHT FIXTURES

RAISED LETTERS ON PAINTED PANEL SIGN BOARD

NEW ENTRY DOORS

NEW FIBER CEMENT PAINTED PANEL KNEEWALLS

CONSTRUCT NEW CORNICE WITH HISTORICALLY APPROPRIATE DETAILS

NEW CAST IRON LINTELS

NEW WOOD OR ALUMINUM CLAD WOOD WINDOW UNITS

PAINT EXIST. FACE BRICK

NEW ENTABLATURE WITH HISTORICALLY APPROPRIATE DETAILS

NEW WOOD OR ALUMINUM CLAD WOOD STOREFRONT WINDOW UNITS

NEW COLUMNS



Existing facade

Proposed facade  
NTS

# 128 Main Facade



Existing facade



Proposed facade  
NTS

# 134 Main Facade



Existing facade

NEW ENTRY DOOR

NEW WOOD OR ALUMINUM CLAD WOOD WINDOW UNITS

NEW FIBER CEMENT PAINTED PANEL KNEE WALL



Proposed facade  
NTS

CONSTRUCT NEW CORNICE AND CAP

RESTORE AND PAINT EXIST. WINDOWS

REPAIR AND REPOINT EXIST. BRICK

NEW WOOD OR ALUMINUM CLAD WOOD WINDOW UNITS

GOOSENECK LIGHT FIXTURES

RAISED LETTERS ON PAINTED SIGNBOARD

NEW TRANSOM WINDOWS

NEW ENTRY DOOR



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# 138 Main Facade



Existing facade



Proposed facade  
NTS

CONSTRUCT CORNICE AND CAP

DECORATIVE BRACKETS

NEW WOOD OR ALUMINUM CLAD WOOD WINDOW UNITS

REPOINT EXIST. FACE BRICK

NEW WALL MOUNTED LIGHT FIXTURES

RAISED LETTERS ON PAINTED SIGN BOARD

NEW STEREFRENT WOOD OR ALUMINUM CLAD WOOD WINDOW UNITS

NEW FIBER CEMENT PAINTED PANEL KNEE WALL

