

Design Guidelines for the Liberty Street Corridor

Village of Bath Historic Preservation Commission

Adopted **Month Day, Year**



Report Prepared For:

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Overview of Guidelines

The Design Guidelines for the Liberty Street Corridor are intended to serve several purposes. For property owners and residents they provide primary guidance in planning building projects to be compatible with the historic character of the Village of Bath. More specifically, the Guidelines provide direction to applicants seeking a Certificate of Appropriateness from the Historic Preservation Commission. For Commission members and staff, they offer a basis for evaluating proposed changes.



The Liberty Street Historic District is an architecturally and historically significant concentration of commercial, residential, ecclesiastical, and civic structures in the historic core of the village. The 19th and 20th century buildings reflect the historical development of the village from its settlement in 1793, through the height of its prosperity during the third quarter of the 19th century as the county seat of Steuben County and as the center of commercial activity for the surrounding rural, agricultural regions. Distinctive examples of a wide variety of building styles, including Greek Revival, Gothic Revival, Italianate, Italian Villa, Queen Anne and Colonial Revival, are contained in the district. They date from c. 1819 to c. 1930.

-Excerpt from Liberty Street Historic District National Register Nomination, 1983.



APPLICABILITY OF THE DESIGN GUIDELINES

These design guidelines apply to repair, maintenance, rehabilitation and new construction projects undertaken within the Village of Bath's locally designated Liberty Street historic district.

The design guidelines in this document should be consulted for projects which may affect the integrity of historic resources. While repair and maintenance are encouraged, minor alterations such as replacing windows or installing an awning can have a dramatic effect on the character of the property.

The following is a list of common work that can have a significant impact on the integrity of a historic structure or district:

- Repair or restoration of exterior features of a historic building
- Removal or demolition of exterior features of a historic building.
- Alteration of exterior features of a historic building
- Replacement of exterior features of a historic building
- Addition of new features on a the exterior of a historic building.
- Construction of a new addition
- Construction of a new building within a historic district

Work to non-contributing or non-historic resources must still be compatible with the surrounding historic district, however there is usually more flexibility with what work can be approved. For questions regarding the applicability of these guidelines, please contact the Historic District Commission.

THE HISTORIC PRESERVATION ORDINANCE

The Village of Bath enacted a local ordinance for the purpose of protecting buildings of the Liberty Street Corridor from insensitive rehabilitation.

LOCAL LAW NUMBERED 4 OF THE YEAR 2008: A local law relating to the establishment of landmarks or historic districts in the Village of Bath.

Purpose:

The purpose of the Historic Preservation Ordinance is the protection, enhancement and perpetuation of landmarks and historic districts as necessary to promote the economic, cultural, educational, and general welfare of the public. The ordinance is intended to:

- Protect and enhance the landmarks and historic districts which represent distinctive elements of Bath's historic, architectural, and cultural heritage
- foster civic pride in the accomplishments of the past
- protect and enhance Bath's attractiveness to visitors and the support and stimulus to the economy thereby provided, and
- insure the harmonious, orderly, and efficient growth and development of the Village of Bath

Certificate of Appropriateness:

A Certificate of Appropriateness is required for alteration, demolition or new construction affecting landmarks, historic buildings or historic districts. The Historic Preservation Commission (HPC) does not review changes to interior spaces.

The HPC's decisions are based on the following principles:

- Properties which contribute to the character of the historic district shall be retained, with their historic features altered as little as possible
- Any alteration of existing properties shall be compatible with their historic character, as well as with the surrounding district
- new construction shall be compatible with the historic district.



The Historic Preservation Ordinance is available online at:

http://www.villageofbath.org/wp-content/uploads/2015/10/hist-VOB_Historic_District_Local_Law.pdf

DESIGN REVIEW PROCESS: HOW IT WORKS

STEP 1: APPLICATION

Complete an Application for Certificate of Appropriateness for your proposed building exterior alteration. Submit it to the Code Enforcer's Office at Village Hall before the first Monday of the month.

You will be asked to provide:

- ✓ Scope of proposed work
- ✓ Reason for proposed work
- ✓ Plot plans to scale showing existing and proposed work to be completed
- ✓ Samples of materials to be used (wood, masonry, windows, doors, etc.)
- ✓ Drawings/sketches with measurements.
- ✓ Photographs of property and proposed area of work.

The image shows two pages of a form titled 'APPLICATION FOR CERTIFICATE OF APPROPRIATENESS'. The left page is the front side, and the right page is the back side. Both pages have a large 'DRAFT' watermark across them. The form contains various fields for project information, including name, address, and applicant details.

The Code Officer delivers your application to the Historic Preservation Commission (HPC) to be added to the next monthly meeting agenda and distributed to the members of the Commission to review before their meeting on the second Monday of the month.

STEP 3: HPC MEETING

A public meeting of the Historic Preservation Commission is held the second Monday of each month. The commission meets and discusses each Certificate of Appropriateness application and takes action on the application. Owners are encouraged to attend the review meeting in case any questions arise.

If your application is approved, the HPC



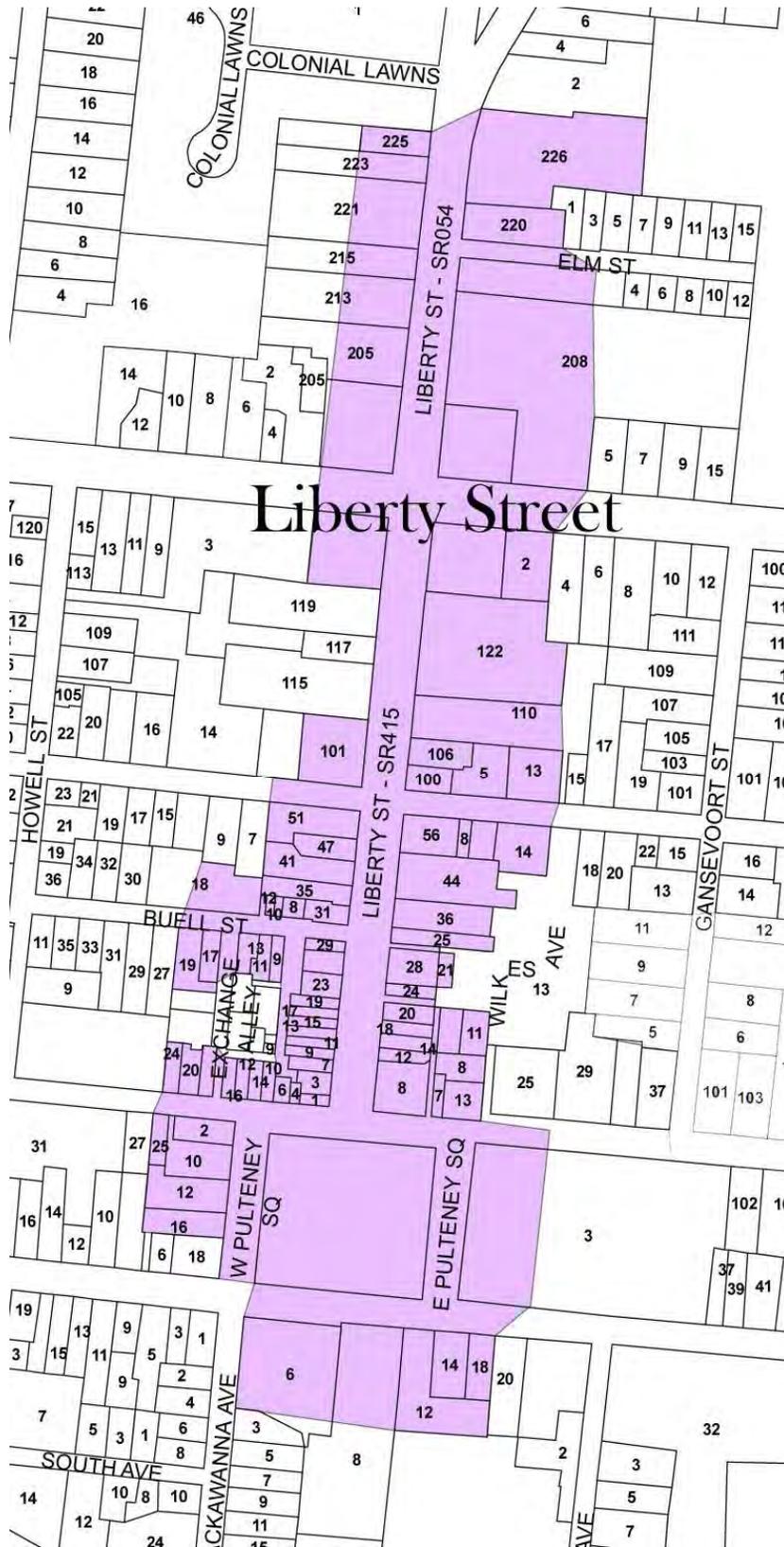
chairperson signs the approval, turns it into the Code Officer who then mails the response to the property owner.

If it is not approved, reasons are given and the same process is used to get the information to the owner as in the approval process.

If a project does not receive approval, the owner may resubmit another application or appeal the decision.

The **Application for Certificate of Appropriateness** is available online at: <http://www.villageofbath.org/wp-content/uploads/2015/10/hist-Certificate-of-Appropriateness-Application.pdf>
STEP 2: HPC REVIEW

MAP OF LIBERTY STREET HISTORIC DISTRICT



THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES - STANDARDS FOR REHABILITATION

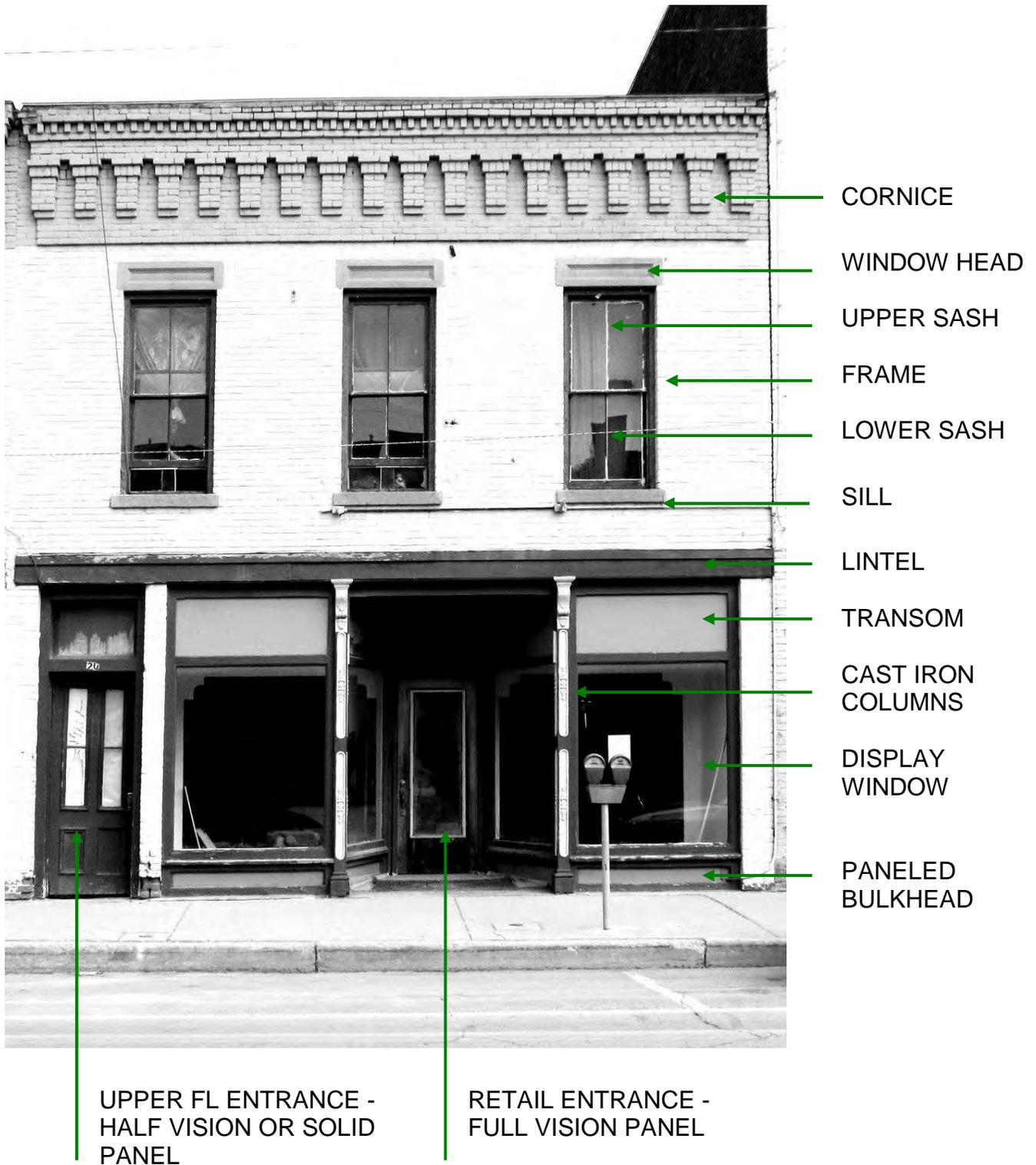
REHABILITATION IS DEFINED AS the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.



5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

ANATOMY OF A SMALL COMMERCIAL BUILDING



ADDITIONAL INFORMATION

National Park Service - Preservation Briefs

The Preservation Briefs, published by the Technical Preservation Service branch of the National Park Service, can assist building owners, preservation professionals, and organizations preserve, protect, rehabilitate and restore historic buildings.

The preservation briefs can be accessed on line at:
http://www.nps.gov/hps/tps/briefs/pre_sbhom.htm

National Preservation Sites

Library of Congress/American Digital Library
www.locweb2.loc.gov

National Park Service
www.nps.gov

National Register of Historic Places
www.cr.nps.gov/nr/

National Trust for Historic Preservation
www.preservationnation.org/

Preservation Directory
www.preservationdirectory.com

New York State Preservation Sites

New York State Museum
www.nysmuseum.org

New York State Office of Parks, Recreation, and Historic Preservation
www.nysparks.com/shpo

Preservation League of New York State
www.preservenys.org/

Local Preservation Sites

Village of Bath
www.villageofbath.com

Village of Bath
Historic Preservation Ordinance
<http://ecode360.com/15572405>

Steuben County Historical Society
www.steubenhistoricalsociety.com



Masonry

 includes brick, stone, and terra cotta materials.

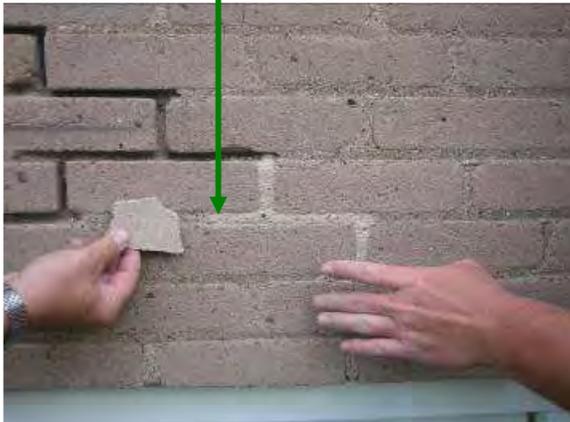
Features such as watertables, window and door surrounds, wall surfaces, cornices and other detailing are important defining features of the historic character of your building. Although masonry is a durable building material, it is susceptible to deterioration when improperly maintained or repaired. Special attention should be paid to preventing water infiltration.

Common Examples of Masonry in Bath:



Recommended

- ✓ Repoint the mortar joints only where there is evidence of deterioration. Remove old mortar by hand-raking joints to avoid damage to masonry. Match original high lime mortar joint in mortar mix, color, joint size and profile.



- ✓ Apply water repellent coatings only after other repairs means have failed to prevent water infiltration.
- ✓ Cleaning heavily soiled areas with low pressure water and non-ionic gentle detergents.

Additional Resources:

Robert C. Mack, FAIA, and John P. Speweik. *Preservation Brief No.2: Repointing Mortar Joints in Historic Masonry Buildings*. National Park Service, 1998. Available online at <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

De Teel Patterson Tiller. *Preservation Brief No. 7: The Preservation of Historic Glazed Architectural Terra-Cotta*. National Park Service, 1979. Available online at <https://www.nps.gov/tps/how-to-preserve/briefs/7-terra-cotta.htm>

Technical Notes on Brick Construction. Brick Institute of America, Reston, VA.

Not Recommended

- ✗ Repointing with mortar of a high portland cement compound which can cause further damage to the masonry.



- ✗ Repointing with synthetic caulking compound



- ✗ Applying waterproof or other coatings that can cause further damage to historic masonry and change its visual appearance.
- ✗ Using abrasive methods such as sandblasting or high pressure water to remove soiling or paint.

Siding includes clapboard, shingles and decorative trim.

Features such as siding, window and door surrounds, wall surfaces, cornices and other detailing are important defining features of the historic character of your building. Wood siding is the most commonly used material but is susceptible to deterioration when improperly maintained or repaired. Special attention should be paid to preventing water infiltration.

Common Examples of Siding in Bath:



Recommended

- ✓ Repair and restore historic wood siding, trim, and decorative elements. Replace only the deteriorated elements to match. Use pressure treated wood.
- ✓ Replace missing features based on historic and photographic documentation.
- ✓ Repaint when necessary. Hand scrape deteriorated or flaking paint.



- ✓ Choose colors that are appropriate to the historic building and district.



Not Recommended

- ✗ Covering historic masonry, wood siding and trim with contemporary siding such as vinyl or veneer brick.



- ✗ Creating a false historic appearance



- ✗ Using harmful paint removing methods such as sandblasting, waterblasting, or heating torches.
- ✗ Choosing colors that are inappropriate to the historic building or district.

Additional Resources:

John H. Myers, revised by Gary L. Hume. *Preservation Brief No.8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings.* National Park Service, 1979. Available online at <https://www.nps.gov/tps/how-to-preserve/briefs/8-aluminum-vinyl-siding.htm>

Roofs

include roofing, cresting, dormers, cupolas and chimneys

Features such as the roof's shape, roofing material, color, patterning, and decorative items are important defining features of the historic character of your building. The roof is also an essential component of a weathertight exterior system, providing protection to the entire building. Special attention should be paid to preventing water infiltration.

Common Examples of Roofs in Bath:



Recommended

- ✓ Repair and restore historic roofing and decorative elements. Replace only the deteriorated elements to match.
- ✓ Replace roofing material when necessary. New roofing should either match the original or be of a compatible substitute material.



- ✓ Replace missing features based on historic and photographic documentation.
- ✓ Clean gutters and downspouts
- ✓ Install mechanical units, such as air conditioning units, set back from the primary facade and not readily visible from the street.



The air units were set back and placed so as not to be visible from the street.

Not Recommended

- ✗ Changing the original configuration of the roof with the addition of inappropriate dormers, skylights, and other new additions that are completed in a manner that negatively impacts the historic character of the building.



This elevator shaft addition extends two stories past the roofline, negatively impacting the historic character of the building.

- ✗ Creating a false historic appearance
- ✗ Deferred maintenance that leads to deterioration of roofing materials and water infiltration



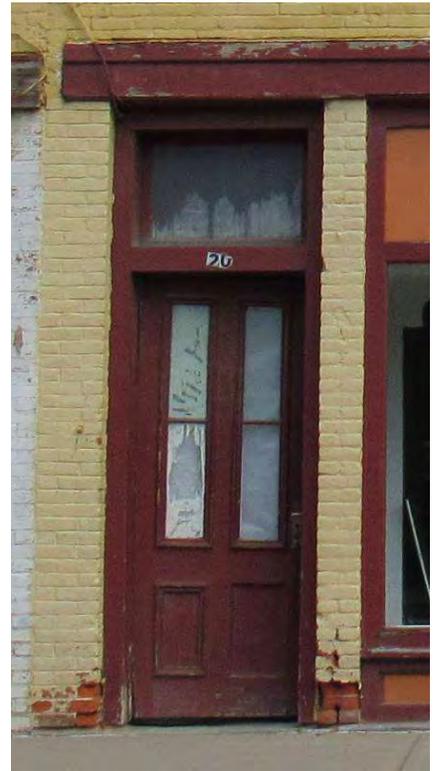
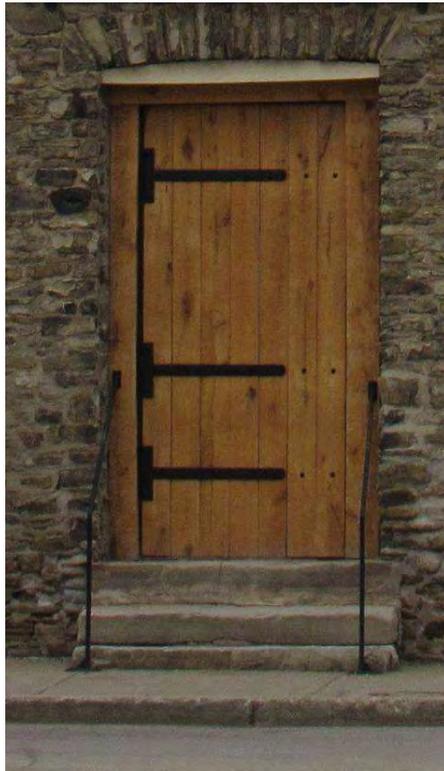
Clogged roof drains can lead to damage on both the exterior and interior of a building

Entrances

include doors, trim and steps.

Features such as doors, transoms, sidelights, trim and decorative items are important defining features to the historic character of your building. Doors are also an essential component of a weathertight exterior system. Special attention should be paid to preventing water infiltration.

Common Examples of Entrances in Bath:



Recommended

- ✓ Repair and restore historic doors and decorative elements. Replace only the deteriorated elements to match.



- ✓ Replace doors and trim when necessary. New doors should either match the original or be of a compatible design and substitute material.
- ✓ Replace missing features based on historic and photographic documentation.

- ✓ Using full-light stile and rail doors for commercial storefronts.



- ✓ Retaining transoms over doors



- ✓ Using half-light stile and rail doors for entrances to second floors.

Not Recommended

- X Creating new entrances on the primary facades of the building
- X Boarding up or covering over original entrances that are no longer utilized



- X Creating a false historic appearance
- X Deferring maintenance that will lead to the deterioration of historic door materials
- X Using residential style doors for commercial buildings



- X Using vinyl doors



- X Using narrow stile aluminum storefront doors



- X Utilizing transoms for air conditioning units or other venting



Windows

include sash, glazing, trim and shutters.

Features such as sills, frames, sash, trim, shutters and hardware are important defining features to the historic character of your building. Windows are also an essential component of a weathertight exterior envelope. Special attention should be paid to preventing water infiltration.

Common Examples of Windows in Bath:



Recommended

- ✓ Repair and restore historic windows and decorative elements. Replace only the deteriorated elements to match.
- ✓ Replace missing features based on historic and photographic documentation.



This historic photograph shows that the Shannon Building had transom windows at the second floor.

- ✓ Use of exterior or interior storm windows that match the configuration of the original sash
- ✓ Shutters are typically appropriate on rear facades only and should be sized and located to fit the window, fixed shutters are appropriate.

- ✓ Replace windows and trim when necessary. New windows should either match the original or be of a compatible design and substitute material.



Before - Wood windows deteriorated beyond use.



After - Windows were replaced with aluminum clad wood windows that matched the original configuration, profile, and setback.

Additional Resources:

John H. Myers. *Preservation Brief No.9: The Repair of Historic Wooden Windows*. National Park Service, 1981. Available online at <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Claire Kelly. *ITS No. 23 Selecting New Windows to Replace Non-Historic Windows*. National Park Service Technical Preservation Services, 2001. Available online at <https://www.nps.gov/tps/standards/applying-rehabilitation/its-bulletins/ITS23-ReplaceWindows.pdf>

Not Recommended

- X Creating new windows on the primary facades of the building.
- X Boarding up or covering over original windows



- X Deferring maintenance that will lead to the deterioration of historic window materials.
- X Using vinyl windows



- X Reducing the original window opening



- X Utilizing windows for air conditioning units or other venting.



- X Creating a false historic appearance.



These classical motif fan decorations do not fit the time period of this building and changes its original appearance.

- X Covering historic window trim with vinyl or other materials



Storefronts

include display windows and trim.

Features such as transoms, cast iron surrounds, cornices and signboards are important defining features to the historic character of your building. Storefronts play a vital role in marketing for the businesses on the ground floor. Special attention should be paid to planning for their preservation.

Common Examples of Storefronts in Bath:



Recommended



- ✓ Repair and restore historic storefront elements including window display windows, transoms, wood trim, etc. Replace only the deteriorated elements to match.
- ✓ Replace storefront elements when necessary due to condition. New elements should either match the original or be of a compatible design and substitute material.
- ✓ Replace missing features based on historic and photographic documentation.
- ✓ Use vertical and horizontal elements to create a rhythm and break up large areas.
- ✓ Use wood storefront framing
- ✓ Use clear glass
- ✓ Using full-light stile and rail doors for commercial storefronts.
- ✓ Retain modifications to original storefronts that have gained historic significance in their own right.



DESIGN GUIDELINES FOR THE LIBERTY STREET CORRIDOR

- ✓ Provide visual separation between the first and second stories through the restoration of original cornice and detailing or provide a change in material, color, or profile to delineate the storefront from the upper stories.



- X Alterations to this building has eliminated the original visual separation between the storefront and the upper floors.



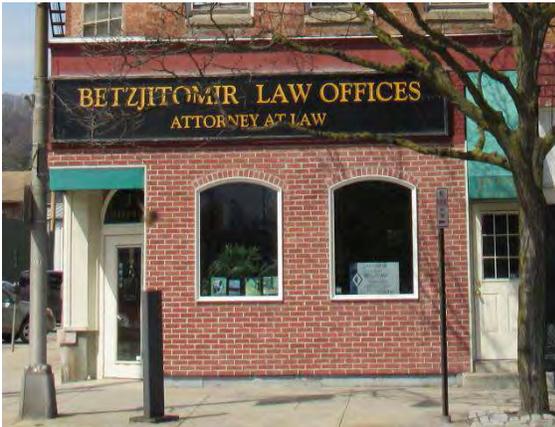
Notice how the use of cornices and providing a change in color, plane, and material differentiate the storefront from the upper floors on these facades.

Not Recommended

X Reducing the amount of window area



X Using vinyl windows or siding



X Blocking view to interior with window films, shades or blinds.



X Deferring maintenance that will lead to the deterioration of historic storefront materials.



Deferred maintenance at this storefront has caused damage to the wood elements which will now likely need replacement.

- X Using narrow stile aluminum storefront systems.



- X Covering historic detailing, such as transoms or cast iron columns, with contemporary coverings.



- X Creating a false historic appearance.



- X Changing the original configuration of the storefront. Recessed entrances should be retained.



Additional Resources:

H. Ward Jandl. *Preservation Brief No. 11: Rehabilitating Historic Storefronts*. National Park Service, 1982. Available online at <https://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

John G. Waite AIA. *Preservation Brief No. 27: The Maintenance and Repair of Architectural Cast Iron*. National Park Service, 1982. Available online at <https://www.nps.gov/tps/how-to-preserve/briefs/27-cast-iron.htm>

Anne Grimmer. *ITS No. 13 Repair/Replacement of Missing or Altered Storefronts*. National Park Service Technical Preservation Services, 2000. Available online at <https://www.nps.gov/tps/standards/applying-rehabilitation/its-bulletins/ITS13-Storefronts-Repair.pdf>

Anne Grimmer. *ITS No. 49 Designing Compatible Replacement Storefronts*. National Park Service Technical Preservation Services, 2007. Available online at <https://www.nps.gov/tps/standards/applying-rehabilitation/its-bulletins/ITS49-Storefronts-Compatible.pdf>

Cornices

can be masonry, wood, metal or fiberglass.

Decorative, projecting and horizontal features such as cornices are important defining features of the historic character of your building. Special attention should be paid to their preservation, and you should consider replacing lost cornices.

Common Examples of Cornices in Bath:



Recommended



- ✓ Repair and restore historic cornice and decorative elements.



- ✓ Replace deteriorated cornice when necessary. New cornice should match the original design. Appropriate substitute materials include fiberglass reproductions.

- ✓ Retain unpainted brick cornices

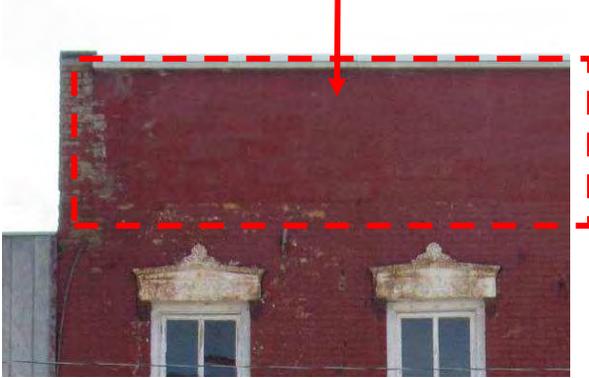
- ✓ Paint cornices in a contrasting color to the building, highlighting intricate detail with color selection.

- ✓ Replace missing cornices based on historic and photographic documentation.



Not Recommended

- X Removing the original cornice without replacing it

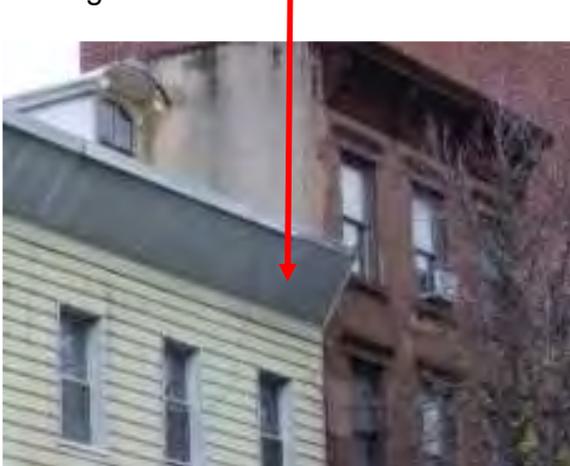


- X Creating a false historic appearance.



This cornice is not original to the building and its proportions are inaccurate.

- X Boarding up or covering over original cornice



- X Deferring maintenance that will lead to the deterioration of cornice materials.



- X Painting the cornice the same color as the building

- X Painting an unpainted brick cornice

Additional Resources:

Robert C. Mack, FAIA, and John P. Speweik. *Preservation Brief No.2: Repointing Mortar Joints in Historic Masonry Buildings*. National Park Service, 1998. Available online at <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

Richard Pieper. *Preservation Tech Notes No. 2: Restoring Metal Roof Cornices*. National Park Service, Available Online at <https://www.nps.gov/tps/how-to-preserve/tech-notes/Tech-Notes-Metals02.pdf>

Signage

can be wall mounted, projecting or window applied.

Signage is important to promote businesses and attract customers. Special attention should be paid to their sign design and placement to enhance the building's historic character.

Common Examples of Signage in Bath:



Village of Bath Sign Ordinance as it Relates to Properties in the Liberty Street Historic District

Full sign ordinance available online at: <http://ecode360.com/15573943#15573943>

NonProjecting Signs permitted in the Central Business District shall have a total face area of not more than one square foot per linear foot of width for each foot of principal footage of the building but shall not exceed a total area of 20 square feet. However, the total square footage of nonprojecting signs on buildings wider than 20 feet shall be permitted at the rate of one square foot per linear foot of building width. Such signs shall not be wider than 2/3 of the linear footage of the building width in any case. Such signs shall not project more than five feet beyond the principal building on the lot, provided further that such sign shall not extend more than 20 feet above ground level or exceed the part of the building housing the business or service advertised, whichever is less restrictive.

Window Lettering/Signs. Window lettering and window signs shall comply with the following:

1. Window Lettering Sign Area. Area of Window Lettering signs shall comply with one of the following:
 - A. Multiple signs. A maximum of one window lettering sign is permitted per window pane or framed window area on the ground floor and shall not occupy more than twenty (20) percent of the total transparent glass area of those windows on the ground floor of that use; or
 - B. Single sign. A maximum of one window lettering sign is permitted to be installed in only one (1) window pane or framed window area on the ground floor, and shall not occupy more than one (1) square foot per two (2) linear feet of occupancy frontage on a public street, Such window lettering shall not exceed 40% of the window area.
2. Visual Obstruction. Window lettering shall not be situated to form a major visual obstruction to the display or into the building.
3. Temporary interior signs displayed in windows should comply to above.

Awning Signs. Signs printed on, painted on, or attached onto a canopy or awning shall comply with the following. Valance lettering shall not exceed two-thirds (2/3) of the length of the canopy or awning and shall consist of no more than one line of lettering not exceeding 6 inches in height, and shall be located on the valance of such canopy or awning. In addition to the valance lettering described above an identification emblem, insignia, or other similar feature may be printed on, painted on, or attached onto the remaining portion of the canopy or awning, including the ends of such awning. Such feature shall not exceed 20% of the total awning area and the lettering shall not exceed 18" in heights. Canopy and awning signs are limited to the ground floor. Each separate awning as described above shall be considered a separate sign. Awning signs are not permitted on buildings where a facade sign exists unless such awning contains only valance lettering as described herein.

Gas-filled Tubes: Except approved by the Bath Historic Preservation Committee as being compatible with the buildings historic and architectural character visible gas-filled tubes or other sign that utilizes bare light sources, including neon or fluorescent shall not be permitted.

Sandwich Boards: Sandwich Boards are permitted for non-residential uses located on the first floor only. Maximum Sign Area per face should not exceed 10 square feet, Should be maximum 40" to the top and letter size should be no larger than 8". Sandwich Boards are only permitted where the sidewalk exceeds 8' in width and shall be located within 4' of the curb.

Projecting Signs: A projecting sign as it relates to all properties in the Historic District, zones shall have a clearance of not less than seven (7) feet above grade to the bottom of such sign, and a maximum height of 15 feet to the top. Projecting signs shall not extend horizontally more than three (3) feet from the plane of the building wall. The mounting device of such sign shall be permitted to extend an additional 6". A projecting sign shall not project over a road.

Recommended

- ✓ Repair and restore historic signage



- ✓ Restoring vintage neon signs
- ✓ Size new signage in proportion to building's height and width.
- ✓ Use raised lettering or carved wood signage within signboard areas.



- ✓ Use applied window lettering and graphics on storefront display windows



Not Recommended

- ✗ Covering historic features with signage
- ✗ Block view through storefront display windows with opaque signage - see Village of Bath Sign Ordinance for guidelines



- ✗ Using contemporary neon or LED signs



- ✗ Using backlit or plastic signage

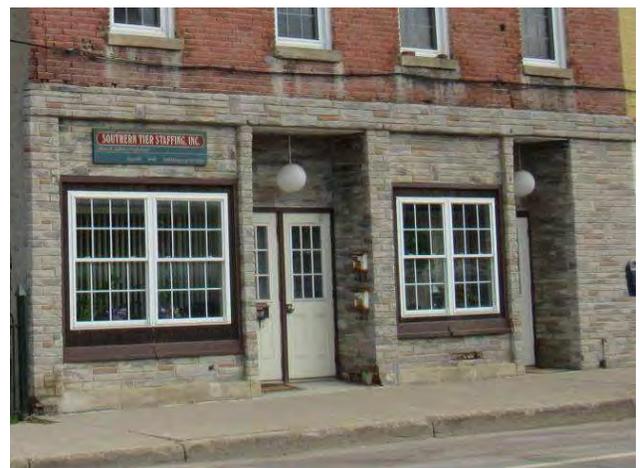


Lighting

should focus on safety, security and enhancing.

Lighting is important to promote a safe and secure environment for the commercial district. Lighting also promotes business and can provide accents to the building. Special attention should be paid to the lighting's design and placement to enhance the building's historic character.

Common Examples of Lighting in Bath:

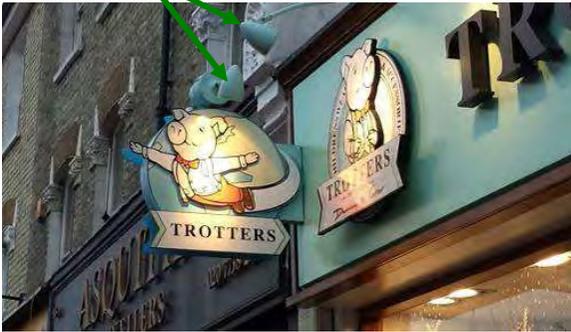


Recommended

- ✓ Repair and restore historic light fixtures



- ✓ Use lighting fixtures that are compatible with the building's character in style, scale and intensity of illumination
- ✓ Provide shielded and focused light sources that direct light downward



- ✓ Use white lights that cast a similar color to daylight
- ✓ Light sign boards with linear fluorescent fixtures



- ✓ Light storefronts at night



- ✓ Use interior lighting in storefront display windows



Not Recommended

X Removing historic lighting fixtures

X Oversizing light fixtures in relation to proportions of the building



X Washing an entire facade in light



X Using backlit or plastic signage



X Using high intensity light sources or casting light directly upward.

X Using historic styled fixtures on a contemporary building



Awnings

 are a common feature of historic buildings.

Awnings come in many shapes, sizes, materials, and patterns. Special attention should be paid to their design and placement to enhance the building's historic character. Operable awnings are preferred.

Common Examples of Awnings in Bath:

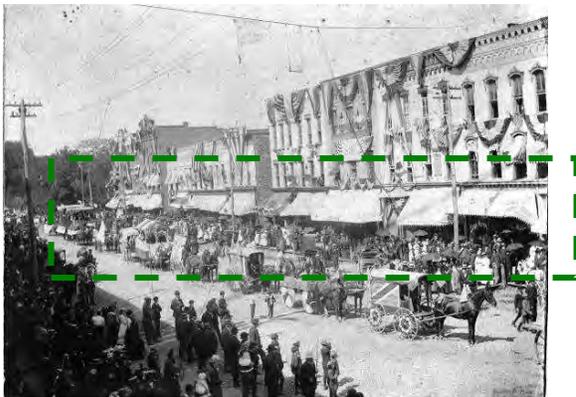


Recommended

- ✓ Repair and restore historic awnings



- ✓ Designing awnings based on historic and photographic documentation



- ✓ Use fabric awnings that coordinate with the overall color scheme of the building. Solid colors or simple striped patterns are appropriate



- ✓ Size new awnings in proportion to display windows' width and height
- ✓ Use lettering and graphics on awnings' valance space



- ✓ Design awnings so that the bottom is at least 8 feet high from the sidewalk
- ✓ Design awnings so that they project no more than 5 feet from the building or one-half of the width of the sidewalk, whichever is smaller
- ✓ Use of retractable awnings installed along horizontal transom bar



Not Recommended

- X Cover historic features with awnings



Note the beautiful detailing of the storefront that is concealed by the awning shown in photo above.

Additional Resources:

Chad Randl. *Preservation Brief No.44: The Use of Awnings on Historic Buildings, Repair, Replacement and New Design*. National Park Service, 2005. Available online at <https://www.nps.gov/tps/how-to-preserve/preservedocs/preservation-briefs/44Preserve-Brief-Awnings.pdf>

Chad Randl. *ITS No. 27: Adding Awnings to Historic Storefronts and Entrances*. National Park Service, 2001. Available online at: <https://www.nps.gov/tps/standards/applying-rehabilitation/its-bulletins/ITS27-Storefronts-AddingAwnings.pdf>

- X Use of rigid dome shaped awnings



Note the dome awning above does not match the arched opening of the cast iron storefront.

- X Attaching structural canopies

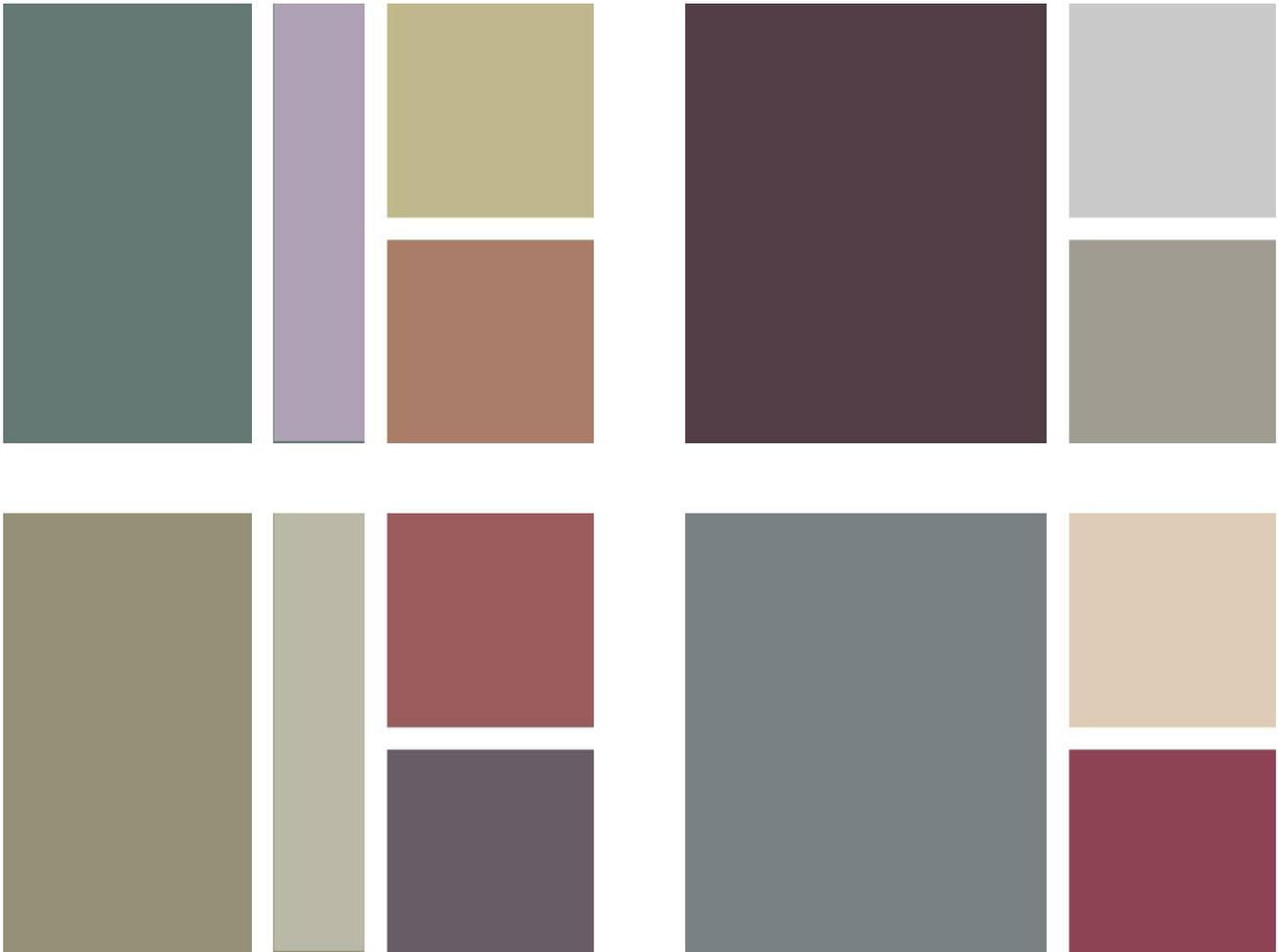


- X Oversizing awnings in relation to proportions of the building
- X Installing metal awnings
- X Use of illuminated awnings

Color can be the dominant visual characteristic of a building.

The right paint color can have a large positive impact on the visual appeal of your building. Special attention should be paid to selecting colors to enhance your building's and district's historic character. Three or more color schemes are preferred.

Common Examples of Color Schemes in Bath:

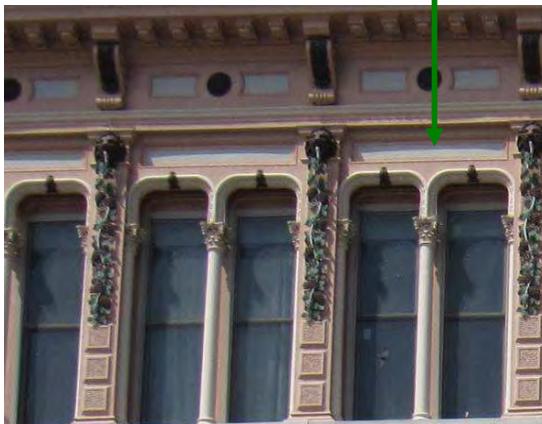


Recommended

- ✓ Restore original or historic color schemes
- ✓ Choose colors based on historic and photographic documentation.



- ✓ Choose colors that are compatible with the historic building's and district's overall character



- ✓ Enhance the features of the building through the selection and placement of paint color. Consider the use of a 3-4 color scheme. One as the main field and others to accent details such as signboards, cornices, and columns.



The examples above illustrate enhancing details through the proper application of color.

SAMPLES OF APPROPRIATE COLOR SCHEMES



BODY	TRIM	ACCENT	ACCENT 2
SW 2819	SW 2813	SW 2814	SW 2807
Downing Slate	Downing Straw	Rookwood Antique Gold	Rookwood Medium Brown



BODY	TRIM	ACCENT	ACCENT 2
SW 2815	SW 2822	SW 2816	SW 2817
Renwick Olive	Downing Sand	Rookwood Dark Green	Rookwood Amber



BODY	TRIM	ACCENT	ACCENT 2
SW 2820	SW 2805	SW 2803	SW 2808
Downing Earth	Renwick Beige	Rookwood Terra Cotta	Rookwood Dark Brown



BODY	TRIM	ACCENT	ACCENT 2
SW 2822	SW 2823	SW 2810	SW 2811
Downing Sand	Rookwood Clay	Rookwood Sash Green	Rookwood Blue Green



BODY	TRIM	ACCENT
SW 7739	SW 6672	SW 6167
Herbal Wash	Morning Sun	Garden Gate



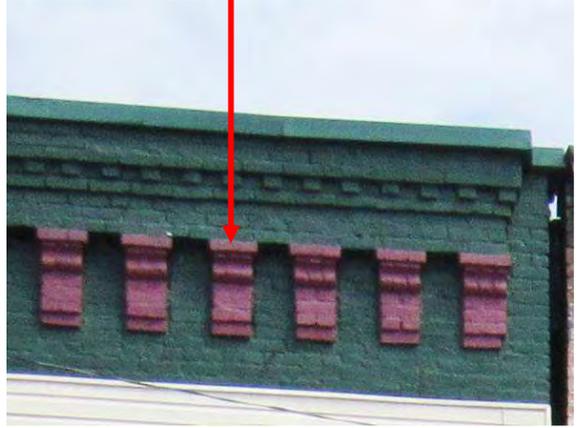
BODY	TRIM	ACCENT
SW 6113	SW 6341	SW 6153
Interactive Cream	Red Cent	Protégé Bronze

Not Recommended

- X Use of colors that are inappropriate to the historic building or district, i.e bold primary or fluorescent colors



- X Painting brick, stone, metal, or concrete that were historically unpainted



- X Use of brilliant white on trim or replacement windows.



- X Use only one color or colors that blend together



In the example above the cornice and decorative lintels blend into the same color brick masonry

Additional Resources:

Historic House Colors website available online at: www.historichousecolors.com

Historic New England: Historic Colors of America available online at: <http://www.historicnewengland.org/preservation/your-older-or-historic-home/historic-homeowner-resources/historic-colors-of-america>

Maintenance is critical to preserving historic features.

Routine maintenance is essential for the preservation of historic buildings. Buildings and materials have lasted, and can continue to last, for centuries when properly maintained. Preservation of original features is preferred over their replacement. Special attention should be paid to preventing water and moisture infiltration.

Recommended

- ✓ Take a seasonal inventory of needed repairs and investigate the cause of damage or deterioration
- ✓ Use contractors that have the skills and expertise on the proper treatments of historic materials
- ✓ Use the gentlest means possible when providing treatment. Always test treatment methods in a location that is not readily visible

Not Recommended

- ✗ Deferring maintenance which will lead to further damage or deterioration
- ✗ Use harsh chemical or inappropriate treatments which will lead to further damage or deterioration

Additional Resources:

Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing, Preservation Brief #37, by Sharon C. Park, AIA and Douglas C. Hicks. <http://www.nps.gov/history/hps/tps/briefs/brief37.htm>

Case Studies in Historic Preservation, Preservation Tech Notes from the National Park Service. <http://www.nps.gov/tps/how-to-preserve/technotes.htm> Dangers of Abrasive Cleaning to Historic Buildings. Preservation Brief #6, by Anne E. Grimmer. <http://www.nps.gov/history/hps/tps/briefs/brief06.htm>

Holding the Line: Controlling Unwanted Moisture in Historic Buildings, Preservation Brief #39, by Sharon C. Park, AIA. <http://www.nps.gov/history/hps/tps/briefs/brief39.htm>

Maintaining the Exteriors of Small and Medium Size Historic Buildings, Preservation Brief #47, by Sharon Park, FAIA. <http://www.nps.gov/history/hps/tps/briefs/brief47.pdf>

Energy Conservation

Historically buildings were designed with energy conservation features such as durable and lasting materials, naturally daylit spaces, natural ventilation, and shading devices such as awnings. Special attention should be paid to how new energy conservation measures are undertaken to minimize the impact to the historic character of the building.

Recommended

- ✓ Maintaining the building's original features that promote energy conservation including window transoms, operable windows, vented skylight, awnings, etc.
- ✓ Installing solar panels in a manner that preserves the building's character defining features and is not readily visible from the street
- ✓ Installing storm windows with frame pane configurations to match the window sash
- ✓ Improve thermal performance with weatherstripping, caulk, and window treatments
- ✓ Installing insulated roof systems

Not Recommended

- ✗ Removing a building's original features that promote energy conservation including window transoms, operable windows, vented skylight, awnings, etc.
- ✗ Installing solar panels in a manner that obscure or damages character defining features or visually changes the property's appearance
- ✗ Replacing repairable historic windows with new insulated windows
- ✗ Installing storm windows with pane configurations that differ from windows
- ✗ Retrofitting windows with tinted glass or reflective coatings
- ✗ Installing through-the-wall air conditioning units on primary facades

Additional Resources:

Jo Ellen Hensley and Antonio Aguilar. Preservation Brief No. 3: Improving Energy Efficiency in Historic Buildings. National Park Service, 2011. Available online at: <https://www.nps.gov/tps/how-to-preserve/preservedocs/preservation-briefs/03Preserve-Brief-Energy.pdf>



Front (North) Façade

BUILDING EVALUATION

The ca. 1965 commercial building at 31 West Steuben was built for the Longwell Lumber & Building Co.

One-story frame front gable with shed wing commercial building, stone veneer at recessed storefront with vertical wood siding on projection above, standing seam metal siding on all other elevations. Central recessed metal double entry doors. Windows are large fixed storefront windows with metal casing and metal bulkheads below.

Overall, the building is in very good condition.

The owner's scope of work includes:

- Replace storefront doors
- Replace storefront windows
- Add new bulkhead design
- Install new lighting
- Remove existing signage (x2)
- Install new signage

BUILDING CODE STATUS

After preliminary discussion and site visit, the Code Enforcement Officer has not reported any code violation. Building is currently in compliance.

GENERAL BUILDING CONDITIONS ASSESSMENT

A review of existing visible exterior façade conditions at 31 West Steuben Street, Bath shows that the building appears to be in very good condition.

RECOMMENDED USE

- 1st floor retail space



Clinton Brown Company Architecture pc
 The Market Arcade 617 Main Street, Suite M303
 Buffalo, New York 14203
 Ph. 716-852-2020 fax. 716-852-3132
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31 WEST STEUBEN STREET, BATH, NY
MAIN STREET BUILDING CONDITIONS ASSESSMENT
VILLAGE OF BATH
 16-017 A

BUILDING EVALUATION
SHEET 1 OF 6 – MAY 31, 2016

Owner Approval: _____

Date: _____

PROPOSED DESIGN CONCEPT RENDERING



Front (North) Façade



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BUILDING EVALUATION
SHEET 2 OF 6 – MAY 31, 2016

Owner Approval: _____

Date: _____

RECOMMENDED FAÇADE RENOVATIONS



Front (North) Façade

SCOPE OF WORK

Front façade:

- 1) Replace storefront doors
- 2) Replace storefront windows
- 3) Add new bulkhead design
- 4) Install new lighting
- 5) Remove existing signage (x2)
- 6) Install new signage
- 7) Scrape, prime and paint existing trim
- 8) Install new aluminum trim



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16-017 A

BUILDING EVALUATION
SHEET 3 OF 6 – MAY 31, 2016

Owner Approval: _____

Date: _____

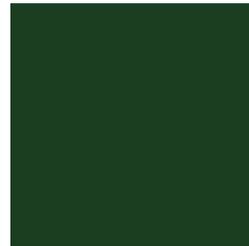
SPECIFICATIONS OF NEW WORK

Storefront Doors and Transom –

- Remove existing double entry doors and associated hardware
- Install pair of Marvin commercial aluminum clad 2 ¼ “ doors in evergreen color.
- Install 1 3/4 “ commercial in sash transom – 1 frame, 2 sashes, in evergreen color

Storefront Windows

- Remove existing (4) aluminum storefront windows and associated hardware
- Install (4) Marvin metal clad Magnum Windows with Clad Ultimate Awning – Roto Opening windows at transoms in evergreen color



Marvin Windows - Evergreen

Signage –

- Install new large sign in existing sign location above entry door, Aluma-lite Panel or HDU Board
- Design to be determined by owner.

Lighting –

- Install four (4) Original Warehouse Gooseneck Lights by Barn Light Electric Company in Black or approved equal.



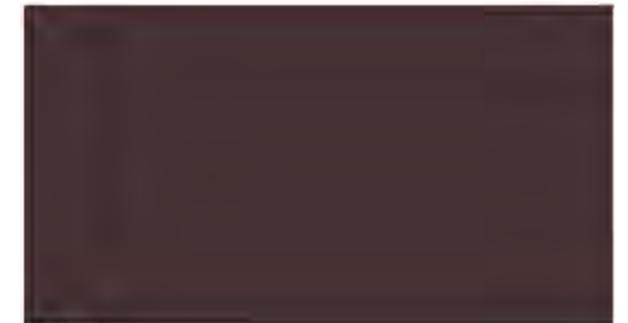
- Install one (1) strip Landscape LED Without Bracket by Kichler or approved equal



Paint Colors –



Marvin Windows - Evergreen



AF-650
Caponata

- Window and Doorframes* - Marvin Windows and Doors evergreen color or approved equal
- *Bulkhead details and Fascia Board* – Benjamin Moore Caponata or approved equal



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16-017 A

BUILDING EVALUATION
SHEET 4 OF 6 – MAY 31, 2016

Owner Approval: _____

Date: _____

General Notes:

PRE-BID

Note 1:A pre-bid site visit will be scheduled during the bid period by the NY Main Street Grant Administrator. The scope of work has been approved by the NYS Historic Preservation Office & NY Main Street Program in accordance with the requirements of the NY Main Street Program Grant Funds. The NY Main Program does not require prevailing wage rate for bids.

BID

Note 2:Provide add and deduct unit costs and units for materials as indicated in the specifications.

CONTRACT

Note 3:The Contractor shall obtain all required building permits and pay all fees.

Note 4:The Contractor shall field verify all existing conditions prior to the start of work. If there are any discrepancies, contact the Architect.

Note 5:All work by the General Contractor, subcontractors and suppliers shall be carried out in accord with AIA document A201, General conditions of the contract for construction. Please contact Architect for a copy.

Note 6:The Contractor shall provide temporary barricades and protection for safety during and after working hours.

Note 7:The Contractor shall keep the work and surrounding areas clean during and after working hours. Remove all waste, debris and removed material at the end of each working day.

Note 8:Prior to the start of construction the Contractor shall provide the Village of Bath with all current insurance certificates.

Note 9:All work shall be in accordance with the New York Main Street Program – Property Owner Agreement, obtain from the NY Main Street Grant Administrator. The Contractor will guarantee work for 1 year.

Note 10: The Contractor shall provide (1) set of shop drawings and / or product information to the Architect for review and approval. All color selections will be approved by the Owner and Architect. Only approved shop drawings and submittals are allowed at the site.

CHANGES

Note 11: Any change in the work must be reviewed by the NY Main Street Grant Administrator and the Architect. The Contractor shall provide sequentially numbered change order proposals that include changes in work scope, costs and time. Any changes made prior to an approved change order will be completed at the contractor's risk. Prepare change requests on AIA document furnished by the Architect.

CLOSE OUT

Note 12: Project close out: The Contractor shall inform the NY Main Street Grant Administrator and the Architect when all contracted work has been completed. A final site inspection will be scheduled. Any outstanding work and all warranties must be completed prior to the final payment.

General Specifications:

- 1.0 General Contractor and all Sub-Contractors must be certified by the product manufacturer where certification of installation is available by manufacture for safety.
- 2.1 Protect adjacent property during construction. Provide all necessary temporary fencing and locate staging area for materials and location for dumpster.
- 2.3 Coordinate all electrical removals and connections with the local electrical utility company. Coordinate work with telephone company.
- 6.1 All wood blocking and trim shall be pressure treated. Match profiles indicated on the documents.
- 6.3 All plywood shall be CDX for wall sheathing. Use high-density urethane (HDU) or Aluma-lite Panel board for signs. All other plywood shall be water retardant.
- 7.1 New metal flashing shall match existing in material thickness and color.
- 7.5 All sealant shall be 25 year, silicone based sealant for each application required.
- 8.1 Install all work as per manufacturer's instructions.
- 9.1 All paint shall be the type required for each application. Provide Architect with product information and color chart for each application.
- 10.1 New canvas awnings shall be constructed of aluminum tubing with anchoring per manufacturer's recommendation. Architect and Owner shall select and approve awning color and pattern.



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MAIN STREET BUILDING CONDITIONS ASSESSMENT
VILLAGE OF BATH
16-017 A

BUILDING EVALUATION
SHEET 5 OF 6 – MAY 31, 2016

Owner Approval: _____

Date: _____

PRELIMINARY PROJECT BUDGET *	
* approx costs for materials & installation based on similar projects	
Marvin door / window cost proposal provided by Owner	
Longwell Lumber 31 West Steuben St.	
FRONT FAÇADE	
Replace storefront doors	\$ 12,000
Replace storefront windows	\$ 8,000
Add new bulkhead panel design	\$ 2,000
Install new lighting (x4) (incl dusk to dawn photocell)	\$ 2,500
Remove existing signage x2	\$ 500
Install new signage x1	\$ 2,000
Scrape, prime & paint existing trim	\$ 400
Install new aluminum trim	\$ 500
PRELIMINARY PROJECT BUDGET	\$ 27,900



**Parks, Recreation,
and Historic Preservation**

ROSE HARVEY
Commissioner

May 20, 2016



Re: DHCR
Village of Bath NYMS TA: Facade Improvements
31 West Steuben, Bath, NY



Thank you for requesting the comments of the State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

Based upon this review, the New York SHPO has determined that no historic properties will be affected by this undertaking.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,
Ruth L. Pierpont

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation

Division for Historic Preservation
P.O. Box 169, Waterford, New York 12188-0169 • (518) 237-8543 • www.nyeparks.com



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16-017 A

BUILDING EVALUATION
SHEET 6 OF 6 – MAY 31, 2016

Owner Approval: _____
Date: _____



BUILDING EVALUATION

The ca. 1862 commercial building at 12 West Steuben is currently vacant after a fire.

Two-story brick commercial building, Romanesque Revival style, corbelled brick cornice. Offset storefront with central recessed contemporary entry door, flanked by large fixed storefront windows, semicircular arched transoms at each bay. Second story apartment entry door (boarded up) at west end of facade, pointed arch transom above. Second story window openings boarded up with rounded arch transoms above, brick hoodmolds. The rear (north) elevation is composed of a contemporary concrete block addition.

Overall, the building is in fair to poor condition. The building had a fire in March of 2014, No work has been done to the building since then. No structural reports or inspections have been done. The fire was in a 2nd floor apartment in the rear of the building the majority of the damage is in that location. The roof at the front elevation is intact, but is damaged at the rear.

The owner would like to remove the damaged roof are at the rear elevation to create one large 2nd floor apartment.

The owner's scope of work includes:

- Front facade masonry repairs
- Paint 1st floor masonry
- Install new bulkhead
- Replace (2) entry doors with appropriate commercial doors
- Replace/repair first floor windows and transoms
- Replace second floor windows
- Remove non-working electrical elements
- Install lighting, signage
- Remove sidewalk vault
- Owner to renovate 2nd floor for new residential space.

Front (South) Façade



Rear (North) Elevation



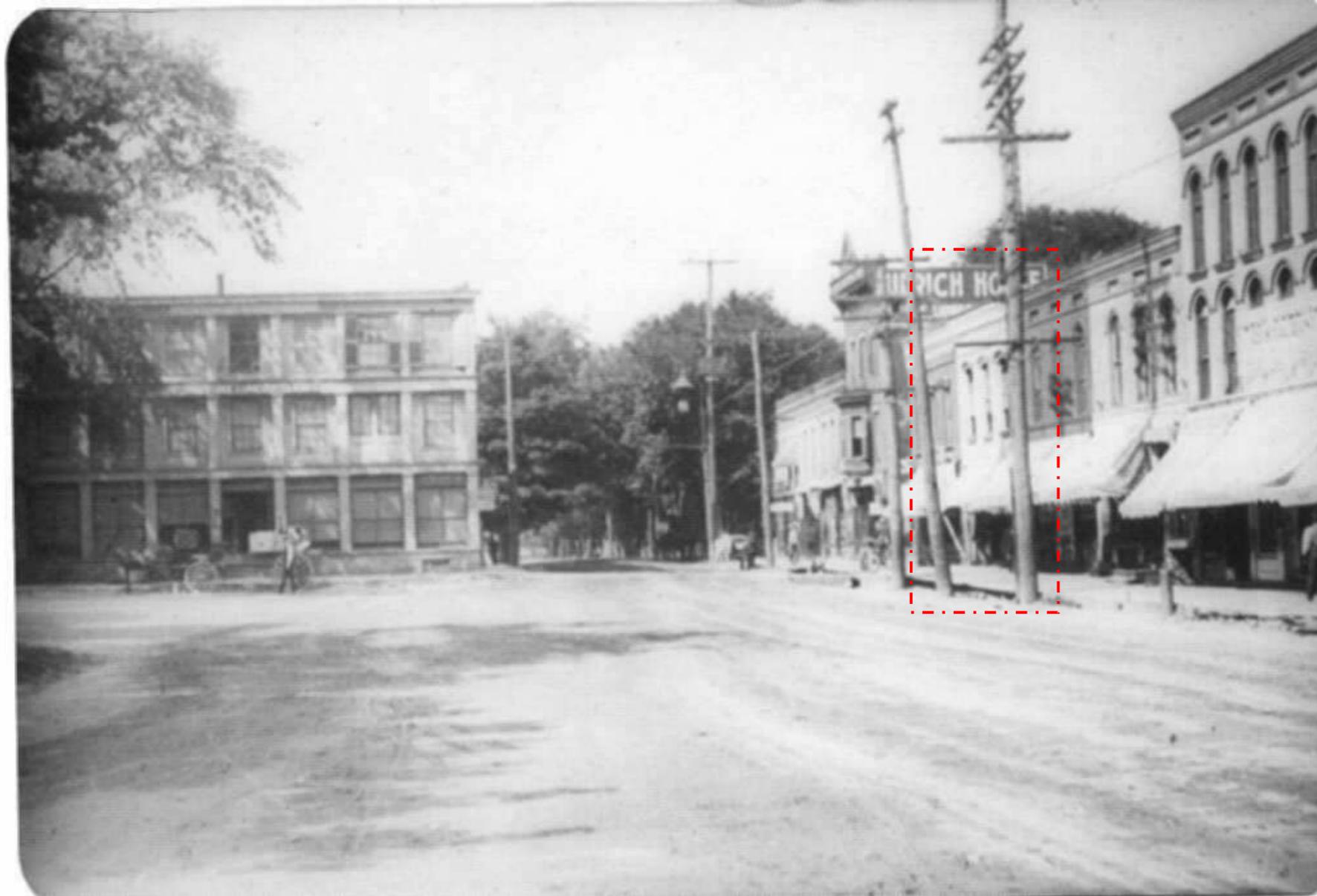
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MAIN STREET BUILDING CONDITIONS ASSESSMENT
VILLAGE OF BATH
16-017 B

BULIDING EVALUATION
SHEET 1 OF 7 – MAY 31, 2016

Owner Approval: _____

Date: _____



BUILDING CODE STATUS

After preliminary discussion and site visit, the Code Enforcement Officer has reported that the building interior has sustained significant fire damage. The Village is awaiting plans for renovation from the new Owner.

GENERAL BUILDING CONDITIONS ASSESSMENT

A review of existing visible exterior façade conditions at 12 West Steuben Street, Bath shows that the front of the building façade appears to be in fair to poor condition due to fire damage but remains intact, windows are missing. The roof has collapsed in sections and the rear façade is damaged.

RECOMMENDED USE

1st floor retail space

2nd floor apartment

View of 12 West Steuben Street, indicated by red box, date unknown.

Photo courtesy of Steuben County Historical Society



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VILLAGE OF BATH
16-017 B

BUILDING EVALUATION
SHEET 2 OF 7 – MAY 31, 2016

Owner Approval: _____

Date: _____

PROPOSED DESIGN CONCEPT RENDERING



Front (South) Façade



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MAIN STREET BUILDING CONDITIONS ASSESSMENT
VILLAGE OF BATH
16-017 B

BUILDING EVALUATION
SHEET 3 OF 7 – MAY 31, 2016

Owner Approval: _____

Date: _____

RECOMMENDED FAÇADE RENOVATIONS



Front (South) Facade

SCOPE OF WORK

Front façade:

- 1) Repair masonry as needed. Reference SHPO Masonry Guidelines attached.
- 2) Scrape, prime and paint front brick façade
- 3) Reconstruct bulkhead at storefront to match
- 4) Replace (2) entry doors with appropriate commercial doors
- 5) Replace/repair first floor windows and transoms to match
- 6) Replace second floor windows with aluminum clad wood windows
- 7) Remove non-working electrical elements
- 8) Install lighting above main entry and secondary entry
- 9) Furnish and install window graphics at windows
- 10) Remove sidewalk vault and associated components and infill concrete flush to sidewalk
- 11) Furnish and install (3) flower boxes at third floor windows
- 12) Owner to renovate fire-damaged 2nd floor for new residential space. Owner's architectural consultant to prepare separate design documents.



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VILLAGE OF BATH
16-017 B

BUILDING EVALUATION
SHEET 4 OF 7 – MAY 31, 2016

Owner Approval: _____

Date: _____

SPECIFICATIONS OF NEW WORK

Masonry Restoration –

* Masonry restoration work to be consistent with National Park Service Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings

- Selectively repoint deteriorated mortar joints to match original in mortar mix, color and profile; Replace missing and/or deteriorated brick units to match existing in size, composition and appearance.

Procedures for Repointing:

- Remove existing mortar in areas of repointing to a minimum of 2½ times the width of the joint or until deteriorated mortar is removed. (For brick, approximately ½” to 1” deep.)
- Before filling, remove particles from joints with water. Joints should be damp and without standing water at the time of repointing.
- Apply mortar in ¼” layers, packing it well back into the corners. Apply additional layers when installed mortar has reached thumb-print hardness.
- Tool final layer to match historic joint profile when mortar is thumb-print hard. Proper timing is important to match color and appearance.
- Carefully clean excess mortar from masonry surface with a stiff natural or nylon bristle brush avoiding brushing and damaging new mortar joints. Use of metal scrapers and acidic cleaners shall not be used on historic masonry.
- Cure mortar by maintaining in a damp condition for at least 72 hours by mist spraying.

Paint Colors –



- *Windows Doors and Bulkhead Details* – Benjamin Moore Yorktowne Green or approved equal
- *Storefront and Additional Details* – Benjamin Moore Raccoon Hollow or approved equal
- *Brick* – Benjamin Moore Peatmoss or approved equal

Windows

First Story: When possible, restore existing wood windows and transoms to include:

- Scrape prime and paint frames and sash
- Replace all broken glass
- Re-putty all windows

Otherwise, replace windows with new storefront to match the historic profiles and configurations. New aluminum store front system by Kawneer or approved equal as a design-build installation project by the General Contractor. The Architect is not designing the system. The manufacturer must certify the installation to the owner

Second Story: Three (3) aluminum clad round top windows. Marvin, JeldWen, Weathershield or approved equal. Configuration, profiles, and setback to match historic.

WINDOW GRAPHICS – Apply Frosted window Graphics to glass with logo (As designed by Owner)



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VILLAGE OF BATH
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BUILDING EVALUATION
SHEET 5 OF 7 – MAY 31, 2016

Owner Approval: _____

Date: _____

General Notes:

PRE-BID

Note 1:A pre-bid site visit will be scheduled during the bid period by the Village of Bath NYMS Grant Administrator. The scope of work has been approved by the NYS Historic Preservation Office & NY Main Street Program in accordance with the requirements of the NY Main Street Program Grant Funds. The NY Main Program does not require prevailing wage rate for bids.

BID

Note 2:Provide add and deduct unit costs and units for materials as indicated in the specifications.

CONTRACT

Note 3:The Contractor shall obtain all required building permits and pay all fees.

Note 4:The Contractor shall field verify all existing conditions prior to the start of work. If there are any discrepancies, contact the Architect.

Note 5:All work by the General Contractor, subcontractors and suppliers shall be carried out in accord with AIA document A201, General conditions of the contract for construction. Please contact Architect for a copy.

Note 6:The Contractor shall provide temporary barricades and protection for safety during and after working hours.

Note 7:The Contractor shall keep the work and surrounding areas clean during and after working hours. Remove all waste, debris and removed material at the end of each working day.

Note 8:Prior to the start of construction the Contractor shall provide the Village of Bath with all current insurance certificates.

Note 9:All work shall be in accordance with the New York Main Street Program – Property Owner Agreement, obtain from the Village of Bath NYMS Grant Administrator. The Contractor will guarantee work for 1 year.

Note 10: The Contractor shall provide (1) set of shop drawings and / or product information to the Architect for review and approval. All color selections will be approved by the Owner and Architect. Only approved shop drawings and submittals are allowed at the site.

CHANGES

Note 11: Any change in the work must be reviewed by the Village of Bath NYMS Grant Administrator and the Architect. The Contractor shall provide sequentially numbered change order proposals that include changes in work scope, costs and time. Any changes made prior to an approved change order will be completed at the contractor's risk. Prepare change requests on AIA document furnished by the Architect.

CLOSE OUT

Note 12: Project close out: The Contractor shall inform the Village of Bath NYMS Grant Administrator and the Architect when all contracted work has been completed. A final site inspection will be scheduled. Any outstanding work and all warranties must be completed prior to the final payment.

General Specifications:

- 1.0 General Contractor and all Sub-Contractors must be certified by the product manufacturer where certification of installation is available by manufacture for safety.
- 2.1 Protect adjacent property during construction. Provide all necessary temporary fencing and locate staging area for materials and location for dumpster.
- 2.3 Coordinate all electrical removals and connections with the local electrical utility company. Coordinate work with telephone company.
- 6.1 All wood blocking and trim shall be pressure treated. Match profiles indicated on the documents.
- 6.3 All plywood shall be CDX for wall sheathing. Use high-density urethane (HDU) or Aluma-lite Panel board for signs. All other plywood shall be water retardant.
- 7.1 New metal flashing shall match existing in material thickness and color.
- 7.5 All sealant shall be 25 year, silicone based sealant for each application required.
- 8.1 Install all work as per manufacturer's instructions.
- 9.1 All paint shall be the type required for each application. Provide Architect with product information and color chart for each application.
- 10.1 New canvas awnings shall be constructed of aluminum tubing with anchoring per manufacturer's recommendation. Architect and Owner shall select and approve awning color and pattern.



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12 WEST STEUBEN STREET, BATH, NY
MAIN STREET BUILDING CONDITIONS ASSESSMENT
VILLAGE OF BATH
16-017 B

BUILDING EVALUATION
SHEET 6 OF 7 – MAY 31, 2016

Owner Approval: _____

Date: _____

PRELIMINARY PROJECT BUDGET *	
<i>* approx costs for materials & installation based on similar projects</i>	
<i>Marvin door / window cost proposal provided by Owner</i>	
[REDACTED]	
FRONT FAÇADE	
Masonry Repairs (budget \$8 / sf)	\$ 1,800
Scrape, Prime & Paint 1st floor façade masonry	\$ 750
Install new wood bulkhead panels	\$ 900
Replace Entry doors x2 w/ commercial grade doors	\$ 2,000
Replace/Repair first floor storefront windows x4	\$ 6,000
Replace 1st floor transom windows x 4	\$ 1,600
Replace 2nd floor windows x 3	\$ 3,600
Remove non-working electrical elements	\$ 200
Install new lighting x 2	\$ 400
Install window graphics for tenant signage	\$ 300
Remove sidewalk vault & infill	\$ 750
Install & fill flower boxes x 3	\$ 300
Owner to renovate fire damaged 2nd floor for new residential space. Owner's architectural consultant to prepare separate design documents	
Unable to give project budget for this scope of the project at this time due to unknown extent of the fire damaged conditions	
Contingency @ 10%	\$ 1,860
PRELIMINARY PROJECT BUDGET	
	\$ 20,460



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12 WEST STEUBEN STREET, BATH, NY
MAIN STREET BUILDING CONDITIONS ASSESSMENT
VILLAGE OF BATH
16-017 B

BULIDING EVALUATION
SHEET 7 OF 7 – MAY 31, 2016

Owner Approval: _____

Date: _____



Front (East) Façade

BUILDING EVALUATION

The ca. 1872 Bushwell Block at 31-33 Liberty Street and the Wylie Block at 35-39 Liberty Street in Bath, NY, in the Liberty Street Historic District, are currently primarily vacant commercial space.

The Bushwell Block is a two-story, five-bay brick commercial structure in Italianate style, with a corbelled brick cornice, prominent quoins articulating the southeast corner, and tall, narrow second-story windows with segmental arched drip molds filled typically with 1/1 replacements with fixed upper sashes. A bracketed cornice with modillions above original storefront of #31 is obscured by a canvas awning, and the storefront of #33 is altered. Cast iron storefront columns are intact. Connected to Wylie Block (35-39 Liberty Street).

The Wylie Block is a two-story, seven bay brick commercial structure in the Italianate style, with a corbelled brick cornice and quoins separate the three unequal portions of the second story. Tall, narrow second-story windows with segmental arched drip molds are typically 1/1 replacements infilled blind arches, with irregular fenestration. Altered street-level storefronts with storefront window profiles and cast iron storefront columns intact have replacement bulkheads and covered transoms. There is a canvas awning at #35. Connected to Bushwell Block (31-35 Liberty Street).

The buildings are generally in good condition. Some areas of deteriorated brick are found on the front (east) façade and side (north) elevation. Windows are deteriorated and should be replaced with appropriate alternates.

The owner's scope of work includes:

Front Façade – Liberty Street

- Repoint 1st and 2nd story front façade masonry as needed
- Repair masonry where two buildings connect
- Remove transom window coverings, install transom windows above storefront doors and windows where possible
- Scrape and paint all storefronts
- Furnish and install UV window film protection to storefront windows

- Replace twelve (12) deteriorated 2nd story windows with 4/4 metal clad wood segmental arched windows.
- Remove existing awning, replace with retractable canvas awning
- Scrape gently and paint brick corbelling
- Furnish and install decorative window boxes

- Side (North) Elevation:
- Repoint 1st and 2nd story front façade masonry as needed



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31-33 AND 35-37 LIBERTY STREET, BATH, NY
MAIN STREET BUILDING CONDITIONS ASSESSMENT
VILLAGE OF BATH
16-017 C & D

BUILDING EVALUATION
SHEET 1 OF 7 – MAY 31, 2016

Owner Approval: _____

Date: _____



View of 31-33 and 35-37 Liberty Street, indicated by red box, ca. 1945

Photo courtesy of Steuben County Historical Society

BUILDING CODE STATUS

After preliminary discussion and site visit, the Code Enforcement Officer has not reported any code violation. Building is currently in compliance.

GENERAL BUILDING CONDITIONS ASSESSMENT

A review of existing visible exterior façade conditions at 31 - 33, and 35-37 Liberty Street, Bath shows that the buildings appear to be in good to fair condition.

Some areas of deteriorated brick are found on the front (east) façade and side (north) elevation.

Windows are deteriorated and should be replaced with appropriate alternates.

No structural issues were observed.

The parapet coping at the Bushwell Block should be looked at more closely from the roof as there may be deterioration.

There is no electrical service to the facades.

RECOMMENDED USE

1st floor retail space

2nd floor apartments



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MAIN STREET BUILDING CONDITIONS ASSESSMENT
VILLAGE OF BATH
16-017 C & D

BUILDING EVALUATION
SHEET 2 OF 7 – MAY 31, 2016

Owner Approval: _____

Date: _____

PROPOSED DESIGN CONCEPT RENDERING



Front (East) Façade



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VILLAGE OF BATH
16-017 C & D

BUILDING EVALUATION
SHEET 3 OF 7 – MAY 31, 2016

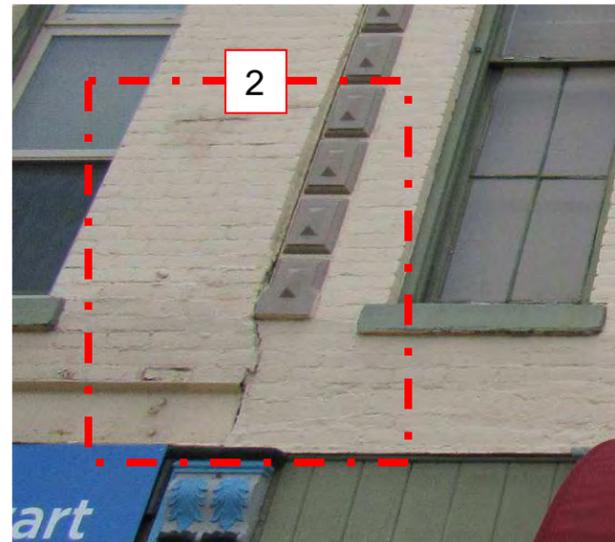
Owner Approval: _____

Date: _____

RECOMMENDED FAÇADE RENOVATIONS



Front (East) Façade



Detail of Front (East) Façade



Detail of Side (North) Elevation

SCOPE OF WORK

Front Façade – Liberty Street

1. Repoint 1st and 2nd story front façade masonry as needed, to Masonry Guidelines (attached), for finished appearance
2. Repair masonry where two buildings connect, to Masonry Guidelines (attached)
3. Remove transom windows coverings, install transom windows above storefront doors and windows where possible
4. Scrape and paint all storefronts as shown
5. Furnish and install UV window film protection to storefront windows
6. Replace twelve (12) deteriorated 2nd story windows with 4/4 metal clad wood segmental arched windows.
7. Remove existing awning, replace with retractable canvas awning
8. Scrape gently and paint brick corbelling
9. Furnish and install decorative window boxes

Side Elevation:

10. Have wall reviewed by a structural engineer. Repoint 1st and 2nd story front façade masonry as needed, to Masonry Guidelines (attached), for finished appearance.



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31-33 AND 35-37 LIBERTY STREET, BATH, NY
MAIN STREET BUILDING CONDITIONS ASSESSMENT
VILLAGE OF BATH
16-017 C & D

BUILDING EVALUATION
SHEET 4 OF 7 – MAY 31, 2016

Owner Approval: _____

Date: _____

SPECIFICATIONS OF NEW WORK

Masonry Restoration –

* *Masonry restoration work to be consistent with National Park Service Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings*

- Selectively repoint deteriorated mortar joints to match original in mortar mix, color and profile; Replace missing and/or deteriorated brick units to match existing in size, composition and appearance.

Procedures for Repointing:

- Remove existing mortar in areas of repointing to a minimum of 2½ times the width of the joint or until deteriorated mortar is removed. (For brick, approximately ½” to 1” deep.)
- Before filling, remove particles from joints with water. Joints should be damp and without standing water at the time of repointing.
- Apply mortar in ¼” layers, packing it well back into the corners. Apply additional layers when installed mortar has reached thumb-print hardness.
- Tool final layer to match historic joint profile when mortar is thumb-print hard. Proper timing is important to match color and appearance.
- Carefully clean excess mortar from masonry surface with a stiff natural or nylon bristle brush avoiding brushing and damaging new mortar joints. Use of metal scrapers and acidic cleaners shall not be used on historic masonry.
- Cure mortar by maintaining in a damp condition for at least 72 hours by mist spraying.

Windows –

- Storefront - Restore existing wood storefront windows to include:
 - Scrape, prime
 - Replace all broken and paint frames and sash
 - Repair glass
 - Re-putty windows where needed
- 2nd Story* - Twelve (12) aluminum clad segmental arch windows. Muntin configuration 4/4. Marvin, JeldWen, Weathershield or approved equal
- Transoms* – Install above storefront windows and doors where possible. Marvin, JeldWen, Weathershield or approved equal.

Awnings –

- New canvas roll-up awnings with anchoring per manufacturer’s recommendation. Kohler Commercial Awnings or approved equal.
- Fabric Dickson 7914 Goteborg Burgundy/Forest/Linen
- Architect and Owner shall select and approve awning color.



Paint Colors –



- 31-33 Liberty Street* -
 - Main Color - Benjamin Moore Carolina Gull or approved equal
 - Detail Colors – Benjamin Moore Ruby Dusk and Providence Olive or approved equals.
- *35-37 Liberty Street* –
 - Main Color - Benjamin Moore Ruby Dusk or approved equal
 - Detail colors – Benjamin Moore Carolina Gull and Providence Olive or approved equals.



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MAIN STREET BUILDING CONDITIONS ASSESSMENT
VILLAGE OF BATH
16-017 C & D

BUILDING EVALUATION
SHEET 5 OF 7 – MAY 31, 2016

Owner Approval: _____

Date: _____

General Notes:

PRE-BID

Note 1:A pre-bid site visit will be scheduled during the bid period by the Village of Bath NYMS Grant Administrator. The scope of work has been approved by the NYS Historic Preservation Office & NY Main Street Program in accordance with the requirements of the NY Main Street Program Grant Funds. The NY Main Program does not require prevailing wage rate for bids.

BID

Note 2:Provide add and deduct unit costs and units for materials as indicated in the specifications.

CONTRACT

Note 3:The Contractor shall obtain all required building permits and pay all fees.

Note 4:The Contractor shall field verify all existing conditions prior to the start of work. If there are any discrepancies, contact the Architect.

Note 5:All work by the General Contractor, subcontractors and suppliers shall be carried out in accord with AIA document A201, General conditions of the contract for construction. Please contact Architect for a copy.

Note 6:The Contractor shall provide temporary barricades and protection for safety during and after working hours.

Note 7:The Contractor shall keep the work and surrounding areas clean during and after working hours. Remove all waste, debris and removed material at the end of each working day.

Note 8:Prior to the start of construction the Contractor shall provide the Village of Bath with all current insurance certificates.

Note 9:All work shall be in accordance with the New York Main Street Program – Property Owner Agreement, obtain from the Village of Bath NYMS Grant Administrator. The Contractor will guarantee work for 1 year.

Note 10: The Contractor shall provide (1) set of shop drawings and / or product information to the Architect for review and approval. All color selections will be approved by the Owner and Architect. Only approved shop drawings and submittals are allowed at the site.

CHANGES

Note 11: Any change in the work must be reviewed by the Village of Bath NYMS Grant Administrator and the Architect. The Contractor shall provide sequentially numbered change order proposals that include changes in work scope, costs and time. Any changes made prior to an approved change order will be completed at the contractor's risk. Prepare change requests on AIA document furnished by the Architect.

CLOSE OUT

Note 12: Project close out: The Contractor shall inform the Village of Bath NYMS Grant Administrator and the Architect when all contracted work has been completed. A final site inspection will be scheduled. Any outstanding work and all warranties must be completed prior to the final payment.

General Specifications:

- 1.0 General Contractor and all Sub-Contractors must be certified by the product manufacturer where certification of installation is available by manufacture for safety.
- 2.1 Protect adjacent property during construction. Provide all necessary temporary fencing and locate staging area for materials and location for dumpster.
- 2.3 Coordinate all electrical removals and connections with the local electrical utility company. Coordinate work with telephone company.
- 6.1 All wood blocking and trim shall be pressure treated. Match profiles indicated on the documents.
- 6.3 All plywood shall be CDX for wall sheathing. Use high-density urethane (HDU) or Aluma-lite Panel board for signs. All other plywood shall be water retardant.
- 7.1 New metal flashing shall match existing in material thickness and color.
- 7.5 All sealant shall be 25 year, silicone based sealant for each application required.
- 8.1 Install all work as per manufacturer's instructions.
- 9.1 All paint shall be the type required for each application. Provide Architect with product information and color chart for each application.
- 10.1 New canvas awnings shall be constructed of aluminum tubing with anchoring per manufacturer's recommendation. Architect and Owner shall select and approve awning color and pattern.



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31-33 AND 35-37 LIBERTY STREET, BATH, NY
MAIN STREET BUILDING CONDITIONS ASSESSMENT
VILLAGE OF BATH
16-017 C & D

BUILDING EVALUATION
SHEET 6 OF 7 – MAY 31, 2016

Owner Approval: _____

Date: _____

BUILDING EVALUATION

The ca. 1898 Shannon Building at 52-58 Liberty Street in the Liberty Street Historic District in Bath, NY, is a commercial building with 4 storefronts on the first floor and apartments on the upper two floors that may have been built for attorney Thomas Shannon whose offices were once located here.

The three-story polychrome brick commercial building features a corbelled brick cornice, a variety of windows - including two-story oriel windows, paired windows and single windows, typically 1/1 replacements with infilled transoms above - all articulated by wooden spandrels and brick pilasters. Four storefronts have been altered from the original appearance to varying degrees, with either wooden or aluminum components.

The side (north) and rear (east) elevations are more utilitarian in design and feature a plain red brick masonry facade with simple jackarch window heads, typically 1/1 replacement units.

Overall, the building is in good condition, however it has sustained fire damage at the rear alley way area, the existing.

The owner's scope of work includes:



Front (West) Façade



Side (North) Elevation



Rear (East) Elevation

- Masonry Repairs
- Repair & painting of wood storefronts & bulkheads
- Install new commercial tenant signage
- Install new awnings at commercial tenant spaces
- Install new metal clad wood windows at 17 locations to match
- Install 6 new doors at alley way
- Roof:
 - Repoint masonry chimneys as needed
 - Remove existing and furnish & install new roofing system
 - Install new 6" metal gutters & downspouts



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THE SHANNON BUILDING
52-58 LIBERTY STREET, BATH, NY
MAIN STREET BUILDING CONDITIONS ASSESSMENT
VILLAGE OF BATH
 16-017 E

BUILDING EVALUATION
SHEET 1 OF 6 – MAY 31, 2016

Owner Approval: _____

Date: _____



View of Shannon Building front (west) facade, date unknown

Photo courtesy of Steuben County Historical Society

BUILDING CODE STATUS

After preliminary discussion and site visit, the Code Enforcement Officer has not reported any code violation. Building is currently in compliance. Fire damaged sections have been secured and are in process of repair.

GENERAL BUILDING CONDITIONS ASSESSMENT

A review of existing visible exterior façade conditions at 52-58 Liberty Street, Bath shows that the building appears to be in good condition.

- Though damaged by a fire, the exterior of the building appears overall to be in good condition with no obvious structural issues visible
- Some masonry, storefront and bulkhead and deferred maintenance repair work is needed.
- Windows and doors are in deteriorated condition
- There is visible fire damage on the rear elevations at the elevator shaft area to treat.
- There is little to no exterior electrical system to work with for new lighting, signage, etc.

RECOMMENDED USE

Continued use commercial / retail on first floor and residential apartments on the upper floors.



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MAIN STREET BUILDING CONDITIONS ASSESSMENT
VILLAGE OF BATH
16-017 E

BUILDING EVALUATION
SHEET 2 OF 6 – MAY 31, 2016

Owner Approval: _____

Date: _____

RECOMMENDED FAÇADE RENOVATIONS



Detail of single bay at front (west) facade

SCOPE OF WORK

Front Façade – Liberty Street

1. Remove and reset brick piers to match
2. Repair front corner masonry as needed, consistent with Masonry Guidelines (attached)
3. Repoint front façade masonry as needed, consistent with Masonry Guidelines (attached)
4. Repair with pressure-treated wood, scrape and paint storefronts and bulkheads
5. Scrape & paint wood surfaces on 2nd & 3rd floors
6. Caulk with 35 yr latex caulking around windows
7. Remove & reset signage for commercial tenants as per Historic District Guidelines
8. Install new operable awnings on front & side elevations
9. Install six (6) new doors at rear alley way elevation
10. Repair deteriorated windows to match
11. Replace (17) windows with aluminum clad wood windows to match – examples shown on page 5 – (Pella, Marvin, JeldWen)

Roof

1. Repoint masonry chimneys as needed, consistent with Masonry Guidelines (attached)
2. Remove existing and furnish and install new flashing & roofing: product Flintastic by Certainteed, installed by a Certainteed certified installer, warranty is based on the system installed – for flat roof.
3. Furnish and install new 6” metal gutters & downspouts as per Historic District Guidelines



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VILLAGE OF BATH
16-017 E

BUILDING EVALUATION
SHEET 3 OF 6 – MAY 31, 2016

Owner Approval: _____

Date: _____

SPECIFICATIONS OF NEW WORK

Masonry Restoration –

* *Masonry restoration work to be consistent with National Park Service Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings*

- Selectively repoint deteriorated mortar joints to match original in mortar mix, color and profile; Replace missing and/or deteriorated brick units to match existing in size, composition and appearance.

Procedures for Repointing:

- Remove existing mortar in areas of repointing to a minimum of 2½ times the width of the joint or until deteriorated mortar is removed. (For brick, approximately ½” to 1” deep.)
- Before filling, remove particles from joints with water. Joints should be damp and without standing water at the time of repointing.
- Apply mortar in ¼” layers, packing it well back into the corners. Apply additional layers when installed mortar has reached thumb-print hardness.
- Tool final layer to match historic joint profile when mortar is thumb-print hard. Proper timing is important to match color and appearance.
- Carefully clean excess mortar from masonry surface with a stiff natural or nylon bristle brush avoiding brushing and damaging new mortar joints. Use of metal scrapers and acidic cleaners shall not be used on historic masonry.
- Cure mortar by maintaining in a damp condition for at least 72 hours by mist spraying.

Windows –

Replace (17) front façade upper windows with aluminum clad wood windows Pella, Marvin, JeldWen or approved equal. Replacement units to match historic configuration, profile, and setback.

Paint Colors –

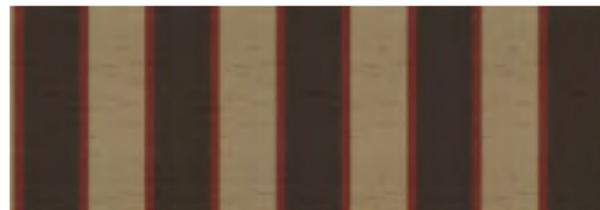


Sherwin Williams Exterior paint or approved equal.

Awnings –

New Canvas roll-up awnings with anchoring per manufacturer’s recommendation. Kohler Commercial Awnings or approved equal.

Architect and Owner shall select and approve final awning selection. Fabric Sunbrella 4773 Bisque Brown



Doors –

Paneled steel or HM exterior door from Jeldwen or approved equal.

Roof –

product Flintastic by Certainteed, installed by a Certainteed certified installer, warranty is based on the system installed – for flat roof.

<http://www.certainteed.com/products/roofing/Commercial/self-adhered/308490>

Metal gutters & downspouts

Install new aluminum gutters and downspouts per written manufacturer’s instructions.



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VILLAGE OF BATH
16-017 E

BUILDING EVALUATION
SHEET 4 OF 6 – MAY 31, 2016

Owner Approval: _____

Date: _____

General Notes:

PRE-BID

Note 1: A pre-bid site visit will be scheduled during the bid period by the Village of Bath NYMS Grant Administrator. The scope of work has been approved by the NYS Historic Preservation Office & NY Main Street Program in accordance with the requirements of the NY Main Street Program Grant Funds. The NY Main Program does not require prevailing wage rate for bids.

BID

Note 2: Provide add and deduct unit costs and units for materials as indicated in the specifications.

CONTRACT

Note 3: The Contractor shall obtain all required building permits and pay all fees.

Note 4: The Contractor shall field verify all existing conditions prior to the start of work. If there are any discrepancies, contact the Architect.

Note 5: All work by the General Contractor, subcontractors and suppliers shall be carried out in accord with AIA document A201, General conditions of the contract for construction. Please contact Architect for a copy.

Note 6: The Contractor shall provide temporary barricades and protection for safety during and after working hours.

Note 7: The Contractor shall keep the work and surrounding areas clean during and after working hours. Remove all waste, debris and removed material at the end of each working day.

Note 8: Prior to the start of construction the Contractor shall provide the Village of Bath with all current insurance certificates.

Note 9: All work shall be in accordance with the New York Main Street Program – Property Owner Agreement, obtain from the Village of Bath NYMS Grant Administrator. The Contractor will guarantee work for 1 year.

Note 10: The Contractor shall provide (1) set of shop drawings and / or product information to the Architect for review and approval. All color selections will be approved by the Owner and Architect. Only approved shop drawings and submittals are allowed at the site.

CHANGES

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CLOSE OUT

Note 12: Project close out: The Contractor shall inform the Village of Bath NYMS Grant Administration and the Architect when all contracted work has been completed. A final site inspection will be scheduled. Any outstanding work and all warranties must be completed prior to the final payment.

General Specifications:

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- 2.1 Protect adjacent property during construction. Provide all necessary temporary fencing and locate staging area for materials and location for dumpster.
- 2.3 Coordinate all electrical removals and connections with the local electrical utility company. Coordinate work with telephone company.
- 6.1 All wood blocking and trim shall be pressure treated. Match profiles indicated on the documents.
- 6.3 All plywood shall be CDX for wall sheathing. Use high-density urethane (HDU) or Aluma-lite Panel board for signs. All other plywood shall be water retardant.
- 7.1 New metal flashing shall match existing in material thickness and color.
- 7.5 All sealant shall be 25 year, silicone based sealant for each application required.
- 8.1 Install all work as per manufacturer's instructions.
- 9.1 All paint shall be the type required for each application. Provide Architect with product information and color chart for each application.
- 10.1 New canvas awnings shall be constructed of aluminum tubing with anchoring per manufacturer's recommendation. Architect and Owner shall select and approve awning color and pattern.



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MAIN STREET BUILDING CONDITIONS ASSESSMENT
VILLAGE OF BATH
16-017 E

BUILDING EVALUATION
SHEET 5 OF 6 – MAY 31, 2016

Owner Approval: _____

Date: _____

PRELIMINARY PROJECT BUDGET *	
<i>* approx costs for materials & installation based on similar projects and contractor quotes provided by Owner</i>	
52-58 Liberty Street, The Shannon Building	
Front Façade – Liberty Street	
Remove and reset brick piers to match	\$ 5,000
Repair front corner masonry as needed, consistent with Masonry Guidelines (ref page 4)	\$ 7,000
Repoint front façade masonry as needed, consistent with Masonry Guidelines (ref page 4)	\$ 12,300
Repair with pressure-treated wood, scrape and paint storefronts and bulkhead panels	\$ 20,000
Scrape & paint wood surfaces on 2nd & 3rd floors	\$ 16,000
Caulk with 35 yr latex caulking around windows	\$ 1,520
Remove & reset signage for commercial tenants as per Historic District Guidelines	\$ 3,000
Install new operable awnings on front & side elevations	\$ 8,000
Install six (6) new doors at rear alley way elevation	\$ 7,600
Repair deteriorated windows to match existing	\$ 5,000
Replace (17) windows with aluminum clad wood windows to match – examples shown on page 5 – (Pella, Marvin, JeldWen)	\$ 17,000
Roof	
Repoint 4 masonry chimneys as needed, consistent with Masonry Guidelines (ref page 4)	\$ 11,000
Remove existing and furnish and install new flashing & roofing: product Flintastic by Certainteed, installed by a Certainteed certified installer, warranty is based on the system installed – for flat roof.	\$ 30,000
Furnish and install new 6" metal gutters & downspouts as per Historic District Guidelines	\$ 4,000
Rear Façade	
Masonry / Plaster repair & paint	\$ 15,300
Subtotal	\$ 147,420
Contingency @ 10%	\$ 14,742
	\$ 162,162
PRELIMINARY PROJECT BUDGET	say 163,000



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BUILDING EVALUATION
SHEET 6 OF 6 – MAY 31, 2016

Owner Approval: _____

Date: _____