

Village of Sherman Feasibility Analysis for Building Rehabilitation and Re-Use

SHARS – 2021-0089



130 W Main – “Old Ford Garage”



130 W Main – Proposed Community Center

Village of Sherman, NY
NY Main Street Technical Assistance Grant SHARS 2021-0089

Ms. Colleen Meeder, Mayor
111 Mill Street, Sherman, NY 14781

ACKNOWLEDGEMENTS

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Project Leadership:

Colleen Meeder, Mayor
Jeanette Ramm, Village Clerk – Treasurer

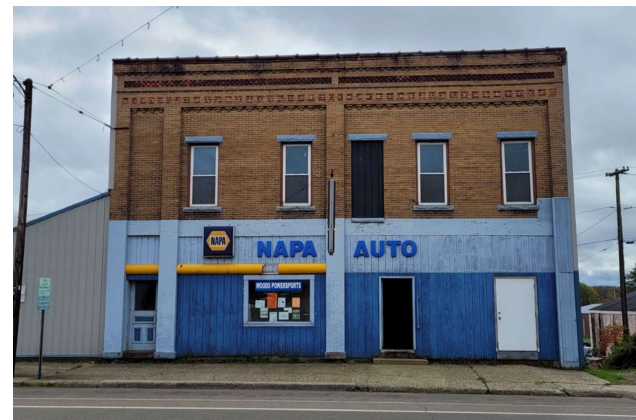
Village Board Members:

Colleen Meeder, Mayor
Ryan Sanders, Trustee
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Existing Conditions Examples

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FEASIBILITY ANALYSES

 104 WEST MAIN 11

 106 EAST MAIN 18

 111 WEST MAIN 23

 113 WEST MAIN 30

 121-123 WEST MAIN 36

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 130 WEST MAIN 51

 133 WEST MAIN 57



Proposed Renovations Examples

130 WEST MAIN STREET

OVERVIEW:

Located on the corner of West Main Street and the County Touring Route 15, 130 West Main is a Village owned brick and concrete block building, 1 story in front elevation and 2 story in rear elevation.

HISTORIC USE:

Commonly referred to as the old Ford Garage. The building was home to gas station & auto repair businesses.

CURRENT USE:

The building is currently vacant, being used for storage for the Village and its residents.

OWNER PROGRAM:

- Create a Community Center with Youth and Senior programming, meeting spaces for the Veterans group.
- Improve building exterior (Painting, new front doors and windows).
- Replace garage doors with folding overhead garage doors.
- Interior changes to enable the use of the space as a Community Center.



Source: Annette Swan, Chautauqua County historian



Current view, photo taken October 22, 2021

EXTERIOR EXISTING CONDITIONS PHOTOS:

130 WEST MAIN STREET



Front and side elevation



Front and side elevation



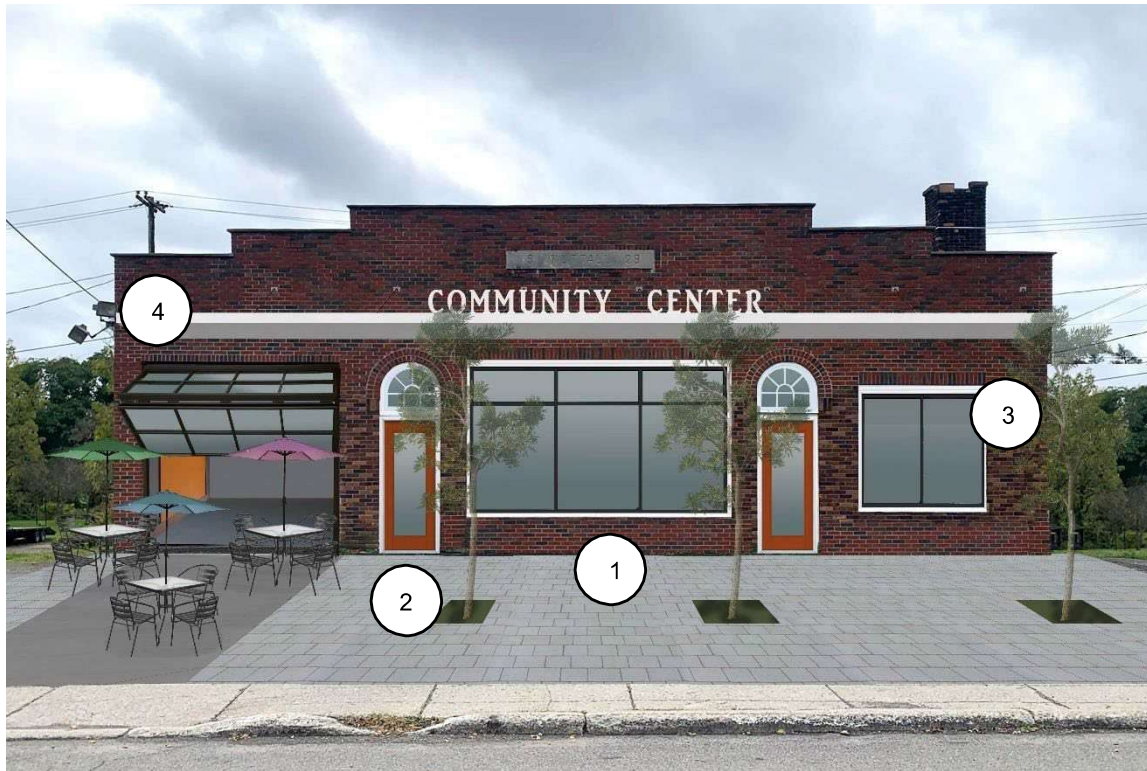
Rear and side elevation



Rear Elevation

PROPOSED FRONT FAÇADE EXTERIOR RENOVATIONS:

130 WEST MAIN STREET



Proposed front elevation



Existing Conditions

Scope of work/ Recommendations:

1. **MASONRY/ FACADE:** Masonry restoration as needed. Paint façade according to suggested color scheme.
2. **DOORS:** Install 2 new full lite commercial grade metal storefront doors. Install new clear panel awning style garage door to open for events.
3. **WINDOWS:** Install new storefront windows in middle openings. Remove infill and reopen and install new storefront windows in original opening.
4. **SIGNAGE:** Install full-width canopy and individual metal signage above with accent lighting.

PROPOSED REAR FAÇADE EXTERIOR RENOVATIONS:

130 WEST MAIN STREET



Proposed back elevation

Scope of work/ Recommendations:

1. **FACADE:** Paint block façade according to suggested color scheme. Add public art mural. Make repairs to metal cornice trim
2. **DOORS:** Install 1 new full lite commercial grade metal storefront door. Install new awning style garage doors (x2)
3. **WINDOWS:** Make repairs to and install new glass panels where missing to 4 2nd floor windows. Reopen 2 blocked windows and install new metal windows to match existing. Install interior storm windows for energy efficiency
4. **SIGNAGE & LIGHTING:** Install full-width canopy with individual metal signage above with accent lighting



Existing Conditions

SPECIFICATIONS OF PROPOSED WORK:

130 WEST MAIN STREET

Color Palette:



SW 7709 (Copper Pot) – Base color



SW 7628 (Windfresh White) – Accent color

Lighting:



Dabmar Lighting
Dabmar 36W LED Linear Flood & Sign
Light, 3384 lm, 85V-265V, 5000K, Bronze
Accent lighting above signage

Windows:



Tubelite: T24650 or approved equal
medium stile, 2" sight line, 6-1/2" depth.
Center plane glass, single thermal,
aluminum, no grid glass
Color: Black

Signage:

Custom signage. Color: SW 7628 (Windfresh White)

Doors:



Kawneer 350 Series – Full lite metal door with
1 panel w/ clear glass. Finish Color: Clear
Rear elevation:
Trimlite Doors
Double French Door with Ball Catch, Satin Nickel
Hinges and 4-9/16" Door Jamb
Color: Black and Copper Pot



Vertical Bi-Folding Garage Doors
MRM Technology
Steel Structure, Color: Black

PRELIMINARY PROJECT COST BUDGET:

130 WEST MAIN STREET

130 W. Main St. - ELIGIBLE IMPROVEMENTS	PROBABLE COST
SELECTIVE DEMO	
Remove (1) front and (6) rear 2nd floor façade window infills	\$6,000
TOTAL SELECTIVE DEMO	\$6,000
NEW WORK	
MASONRY: Masonry repairs & restoration as needed (budget \$25/sf).	\$12,500
PAINTING: Prepare masonry on 3 sides and wood trims on all sides for painting . Paint façade elements according to suggested color scheme.	\$40,000
WINDOWS: Install new 1st floor storefront window and (1) fixed window on front facade. Install (6) new metal windows to match existing on 2nd floor rear facade.	\$20,000
DOORS: Install 3 new full lite commercial grade doors (2 on front façade and 1 on rear facade). Install 3 new awning style garage doors (1 on front façade and 2 on rear facade)	\$15,500
SIGNAGE & LIGHTING: Install full-width canopy with individual metal signage above with accent lighting (x2 for front façade and rear façade)	\$20,000
INTERIOR: Renovations to interior to enable the use of the space as a Community Center. Budget \$100,000	\$100,000
TOTAL EXTERIOR NEW WORK	\$208,000
Soft costs (for final architecture, engineering, environmental, permitting)	\$10,000
TOTAL PROBABLE COST	\$224,000

NOTE: This preliminary project cost budget is provided for the purpose of this feasibility report, to determine a budget for project planning and funding requests. Further development is recommended along with determinations of the quality level for owner’s exterior and interior materials and finishes.

The cost budget is based on experience in similar rehabilitation and renovation projects in various locations in NYS. The current construction climate during the pandemic and funding will impact the project budgets.

We highly recommend that the owner pursue historic preservation tax credits. These are credits of up to 50% of qualified rehabilitation expenses spent in the historic building.