

STUDY and REPORT
ARCHITECTURAL and URBAN DESIGN SERVICES

submitted to

Village of Cobleskill, NY

MAIN STREET CONSULTING SERVICES:

**Façade Program &
Streetscape Design Guidelines
Public Plaza Design**



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Final Report
June 30, 2009

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ARCHITECTS

Village of Cobleskill, NY

Introduction

This Report and Study has been prepared for the Mayor and Village Board of Cobleskill, NY -for the purpose of beginning a serious and successful approach to the revitalization and redevelopment of the Main Street -heart of the Village's historic Commercial, Cultural, and Civic center.

MAIN STREET CONSULTING SERVICES:

Façade Program Guidelines

Streetscape Design

Public Plaza Design

Dadras Architects has performed the following study, and provided specific architectural, and urban design / “Main Street Consulting” services, for **Main Street – the “Downtown” Commercial District of the Village of Cobleskill, NY.**

In order to properly revitalize the existing business district, as well as to encourage and guide new development, physical design planning services - incorporating elements of architecture and urban design guidelines, are provided herein -for the project area.

Working with the **Village of Cobleskill, NY**, Dadras Architects has completed providing specific services related to:

- A) Façade Design Guidelines**, for assistance in setting up Village Façade Improvement Program
- B) Streetscape Design Guidelines**, for the Main Street District
- C) Schematic Design of new “Mini-Plaza / Public Space”**, on Main Street

And the results of these services are documented in this Study / Report.

These specific design services are intended to give a comprehensive “view” of the type of development that will enhance the new vision of a revitalized Cobleskill, NY “downtown / Main Street” business district.

A. Façade Design Guidelines

1. Existing Main Street District – Facades Study

The following photographs / existing conditions-analysis of the Existing Facades in the Cobleskill Main Street District were taken during the Site Visit / survey of December 1, 2008.

























Cobleskill Main Street Facade Guidelines

Table of Contents:

- 1. Introduction**
- 2. Cobleskill Main Street Facade Guidelines**
- 3. Sample / Example of “Before & After” Façade –Architectural Drawings**
- 4. Building Facade Design Tips**
- 5. Elements of a Façade Program**
- 6. Standards for Restoration & Guidelines for Restoring Historic Buildings:
from the Department of Interiors’ Restoration Standards**
- 7. SAMPLE Façade Improvement Agreement**

1. Cobleskill Main Street Facade - Introduction

The goal is to create a revitalized “Main Street” / downtown area/center, for the Village of Cobleskill, NY that will serve as a destination place to visit, both for residents and visitors. In redeveloping the main street district, the whole community will benefit.

A. The Main Street District

The Village of Cobleskill Main Street District runs along Main Street from Central Street to Grand Street. The Village and the Cobleskill Partnership Inc. (CPI) serves as a catalyst for economic revitalization along Main Street and is interested in continuing to make the area clean, safe and beautiful. The CPI provides supplemental services as well as promotion for the area, advocacy for the interests of the local businesses, information to enhance economic development, and to enhance neighborhood quality of life for local businesses and residents.

B. Facade Renovations & Building Improvements

The Village of Cobleskill, NY has a very good collection of Historic Main Street Architecture, from the Late 19th Century and Early 20th Century. Examples include Greek Revival, Italianate, and Victorian Architecture. Facade renovations and building improvements to existing buildings will greatly enhance the architectural experience. The establishment of a Façade Improvement Program would help to greatly enhance the appearance of all existing Buildings within Cobleskill’s Main Street District. Many of the building have been altered, some severely, obstructing the view to the buildings original architecture. It appears that most of the buildings have retained their original character behind metal, wood, or vinyl cladding.

C. Improving Storefronts

The Village of Cobleskill and the Cobleskill Partnership Inc. (CPI) encourages property owners and merchants to enhance, protect and promote the district’s character and identity. To assist businesses and property owners in improving their storefronts as a part of this revitalization process, the Cobleskill Partnership Inc. (CPI) has created these guidelines. These guidelines provide general information about the renovation of existing buildings to develop a more coherent, creative and attractive appearance throughout the Main Street District.

D. A Sense of Place

Defining a Sense of Place for a Main Street is critically important. By incorporating the Above suggestions, Cobleskill will help to articulate a specific and reinforced vision. Cobleskill will be thought of as a special place, a unique place, a place with defined gateways, and specific borders, all of which will help to articulate a new "Development District" for the Village of Cobleskill.



1 North Facades Photo Montage

SCALE: N.T.S.



2 South Facades Photo Montage

SCALE: N.T.S.



PROJECT OWNER: VILLAGE OF COBLESKILL, NEW YORK	DATE: 03-12-2009 DESIGN REVIEW SUBMISSION	DRAWING: SCHEMATIC DESIGN OF NEW MINI-PLAZA / PUBLIC SPACE PHOTO MONTAGES OF STREET FACADES	DADRAS ARCHITECTS	9 MAPLE STREET LIBERTY, NY 12754 231 WEST 29TH STREET NEW YORK, NY 10001	SCALE: NTS Orig. no.
PROJECT LOCATION: COBLESKILL, NEW YORK	PROGRESS DRAFT:				A0

2. Cobleskill Main Street Facade - Guidelines

A. In General:

- All improvements must be compatible with applicable zoning codes, satisfy permit requirements and conform with the New York State Building Code.
- If a building has historic or aesthetic merit, improvements should be designed to reveal the building's original style, form and materials whenever possible.
- A building's distinguishing elements should be identified and preserved.
- Colors of exterior materials, signs, window frames, storefronts and other buildings features should be coordinated. Choice of colors should be determined by the nature of buildings and guidelines outline by this manual. The exterior colors of historic buildings should be chosen with their historic character in mind. More contemporary designs may allow for a larger range of color.
- Facades should relate to their surroundings and provide a sense of cohesiveness within the district.
- High-quality materials should be used in order to convey substance and integrity.
- The use of traditional building materials is encouraged. Whether using traditional or non-traditional materials, the quality of the design and durability of materials chosen will be factors in the consideration of all designs.

B. Signage:

- Signage should provide information simply and legible displaying only the name and address of the business in accordance with the New York State Building Code. The simpler the sign, the more attention it will likely get.
- All signs should be made of durable materials.
- Primary signage should not advertise national brands or logos.
- Window signage should be limited to covering no more than 15 percent of available window space.
- In general, the number of signs per storefront should be kept to one. It is important to limit signage to the number necessary to effectively communicate the business message. Too many signs in one storefront can detract from the overall appearance.
- Signs should be of a size, location and design that does not obscure the building's important architectural details.
- Temporary signs, such as banners and paper signs in windows, should be removed in a timely manner. The use of temporary signs that outlast the advertised sale or promotion, or that lasts more than 3 weeks, is discouraged.

C. Awnings:

- Awnings define storefronts and establish the commercial street. They are attached to and supported solely by the building.
- Awnings can add color and interest to building storefronts while protecting pedestrians and display windows from the sun and rain.
- Zoning regulations require that lettering on awnings be no higher than 12 inches and not cover more than 12 square feet in space; only the name and address of the business are permitted to be printed on the awning.
- Corporate logos are illegal and also distract customers from the name of your business, effect your ability to be remembered.
- Awnings must be maintained. Ripped and shredded awnings send the message that the business does not care about its customers.
- Awnings should be consistent with local character and building type.
- Important architectural details should not be concealed by building awnings.

D. Colors:

- A smart use of color differentiates your business from the rest of the street and is one of the most cost-effective ways to dramatically improve the appearance of your storefront.
- Always keep the architectural features of the façade in mind, as well as the character of the district when picking colors.
- The colors recommended by the Cobleskill Partnership Inc. (CPI) for all new signage and awnings, are to complement the building's architecture, and establishing a palette of historic paint colors/chips (approximately 16) to be selected from the "Benjamin Moore historic color chart". (by creating this palette will help to visually unify the buildings within the district.)



E. Windows:

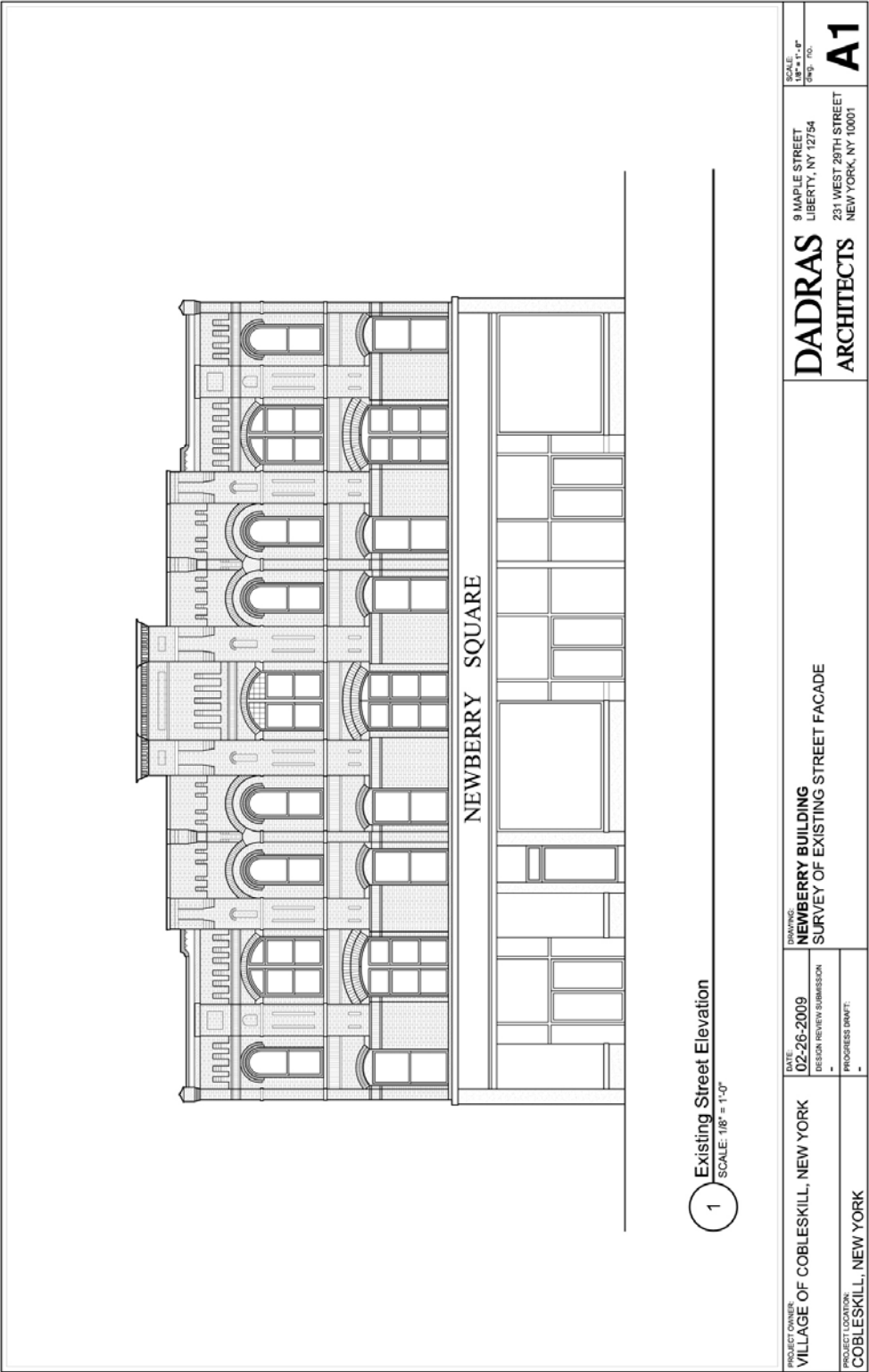
- Whenever possible, a building's original windows should be retained. Avoid blocking, reducing the size, or changing the design if the window.
- Windows should be used to display products and services, and maximize visibility into storefronts.
- Paper signage in windows should be avoided. This obscures the business activity from inside and detracts from the overall appearance of the business. As stated previously in these guidelines, window signage should be limited to covering no more than 15 percent of available window space.
- Retain or increase window transparency whenever possible. Replace reflective or dark tinted glass with clear glass. In general, dark glass alienates pedestrians from the business activity inside a store and reduces the impact of window display.
- Avoid installing opaque panels, such as metal, wood and/or other materials, to replace clear glass windows.
- Windows with multiple, small-paned windows should be avoided unless they are historically appropriate to the building style, or integrate well into the overall building design.
- Safety glass is required when windows are 18" or less from the ground.
- Fix broken windows immediately. Broken or boarded windows negatively impact business and the district.

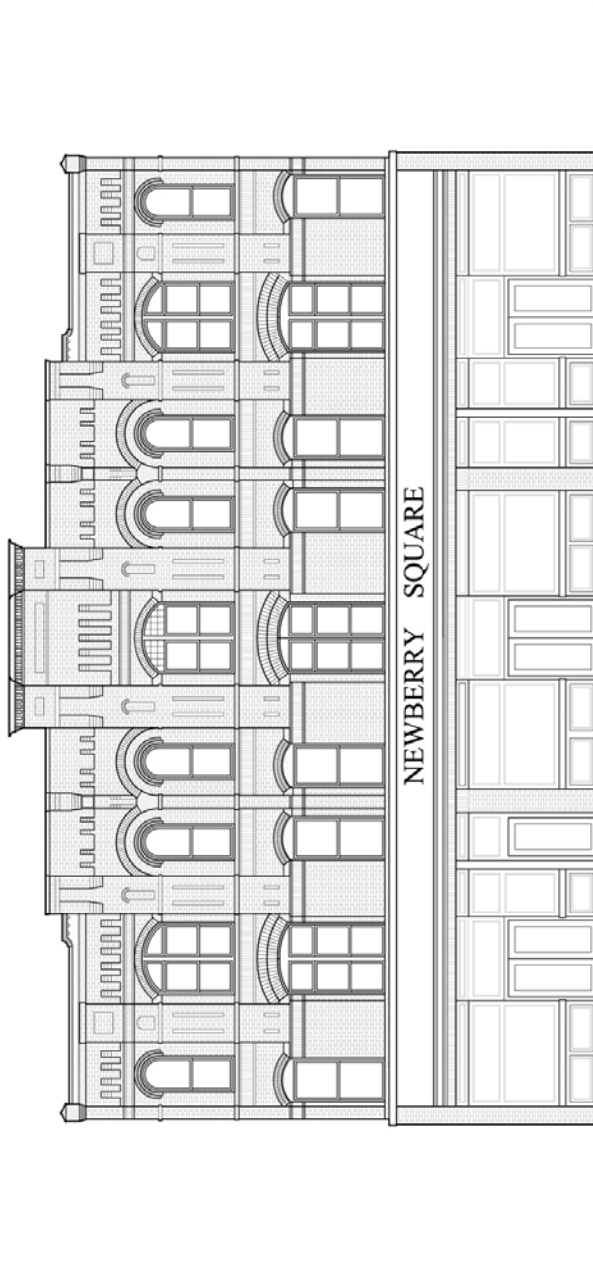
F. Exterior Lighting:

- Inviting lighting can entice people down the street to your business.
- Adequate lighting is a proven crime deterrent.
- All exterior lighting should be done by a licensed electrician.
- Exterior lighting should highlight building elements, signs, or other distinctive features rather than attract attention to the light fixture itself. Lighting that attracts attention to itself, such as neon tubing surrounding display windows, should be avoided.
- In order to maintain an attractive image, exterior building lighting should be appropriate to the building's architectural style.
- Building lighting should provide an even illumination level. Avoid flashing, pulsating, or similar dynamic lighting that poses a hazard to motorist.

*For a detailed Example of Façade Guidelines/Specifications from the **Department of Interior Standards**, for a Façade Improvement Program, see Section 6 of this Report (following).

3. Sample/Example of “Before & After” Façade – Architectural Drawings by DADRAS ARCHITECTS





1 Proposed Street Elevation
SCALE: 1/8" = 1'-0"

PROJECT OWNER: VILLAGE OF COBLESKILL, NEW YORK	DATE: 03-12-2009 DESIGN REVIEW SUBMISSION	DRAWING: NEWBERRY BUILDING STREET FACADE DESIGN RECOMMENDATIONS	DADRAS ARCHITECTS 9 MAPLE STREET LIBERTY, NY 12754 231 WEST 29TH STREET NEW YORK, NY 10001	SCALE: 1/8" = 1'-0" Orig. NO.
PROJECT LOCATION: COBLESKILL, NEW YORK	PROJECT DRAFT: -			A2

4. Building Facade - Design Tips

1. **Less is more.**
The simpler your design, the better. Too much visual clutter is difficult for the passer-by to see your individual business and take notice. One well-placed sign is often the most attention-grabbing.
2. **Choose good materials.**
Cheap materials break down quickly and need to be replaced or else your business begins to look shoddy, discouraging shoppers from entering.
3. **If you are going to use a roll-down security solution, always choose an open-grid security grill.**
Allowing visibility into the store at night encourages nighttime window shopping (and therefore more daytime customers) and discourages graffiti. The street as a whole feels safer and your business looks better.
4. **Know Who You're Hiring.**
Most work, including awnings and any signs larger than six square feet, requires a permit from the Village, or its Department of Buildings. Architects, engineers and signhangers should all be licensed. Choosing a reputable contractor and ensuring that they are aware of the zoning regulations will help you avoid unnecessary fines. Remember that just because someone else on your block has a particular awning or sign, doesn't mean that it is legal and that you can't all be fined.
5. **Proper maintenance goes a long way and in the end will help your bottom line.**
Keep your windows clean and your signs and awnings in good repair. A fresh coat of paint is a good investment.
6. **Keep in mind the fabric of your building and your neighborhood.**
Oftentimes, beautiful historic buildings are covered up by more modern materials. Sometimes simply stripping that covering away reveals beautiful detailing that will draw attention to your store.
7. **Think about what it is that makes your area unique.**
Complement your distinctive local character to create a sense of place that draws more people to a commercial strip.
8. **Make it easy to see into your store.**
Let your merchandise speak for itself whenever possible. Too many signs in the window obstruct views that invite customers into stores and make for a more secure environment. Zoning requires 80% transparency.

9. Include inviting lighting.

Think about include inviting lighting when and where possible. It draws attention to your business and make the entire street more enticing.

10. REMEMBER: KEEP IT SIMPLE!

5. Elements of a Façade Program

Renovation Approach

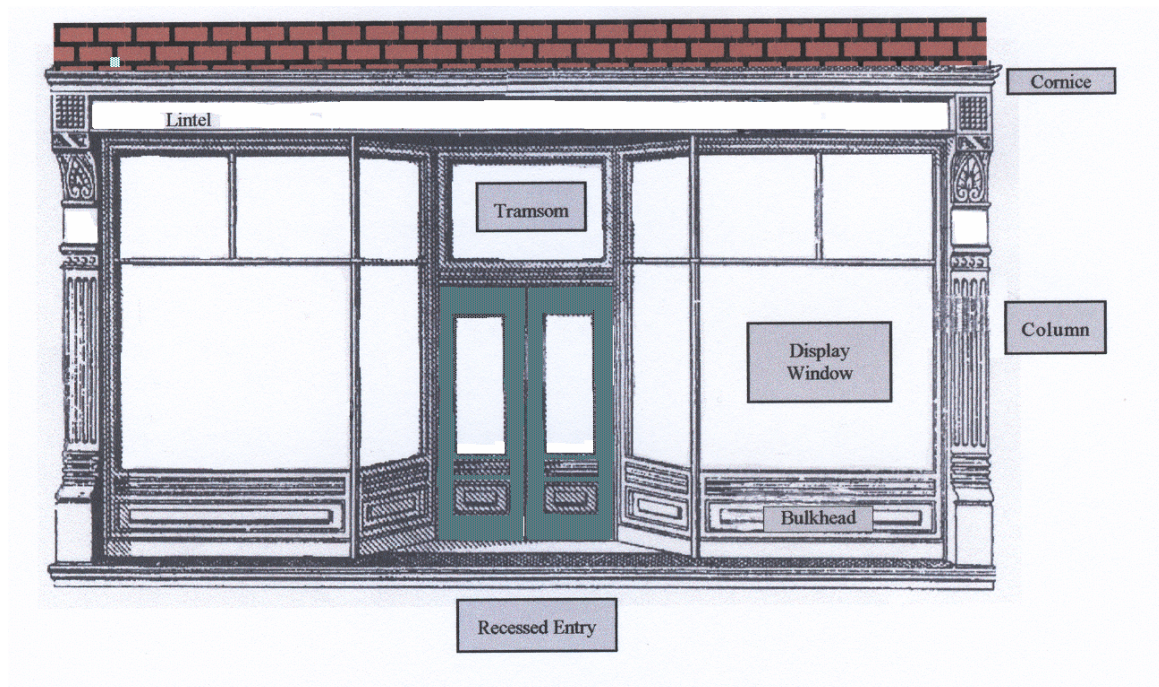
Four Steps to a Façade Renovation:

1. Explore: Examine façade to find original architectural elements.

2. Remove: False facades that mask original architecture of building Signage that conflicts with architectural elements of bldg.

3. Conserve: Those classic elements of building façade that are still remaining Window frames, doors, etc.

4. Preserve: All original elements of façade that can be repaired, repainted, or re-pointed.



6. Standards for Restoration & Guidelines for Restoring Historic Buildings:*From the Department of Interiors' Restoration Standards

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

A. Standards for Restoration:

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period 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.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. 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.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

B. Guidelines for Restoring Historic Buildings:

Introduction: Rather than maintaining and preserving a building as it has evolved over time, the expressed goal of the Standards for Restoration and Guidelines for Restoring Historic Buildings is to make the building appear as it did at a particular—and most significant—time in its history. First, those materials and features from the “restoration period” are identified, based on thorough historical research. Next, features from the restoration period are maintained, protected, repaired (i.e., stabilized, consolidated, and conserved), and replaced, if necessary. As opposed to other treatments, the scope of work in Restoration can include removal of features from other periods; missing features from the restoration period may be replaced, based on documentary and physical evidence, using traditional materials or compatible substitute materials. The final guidance emphasizes that only those designs that can be documented as having been built should be re-created in a restoration project.

1. Identify, Retain, and Preserve Materials and Features from the Restoration Period:

The guidance for the treatment **Restoration** begins with recommendations to identify the form and detailing of those existing architectural materials and features that are significant to the restoration period as established by historical research and documentation. Thus, guidance on **identifying, retaining, and preserving** features from the restoration period is always given first. The historic building’s appearance may be defined by the form and detailing of its exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems; and the building’s site and setting.

2. Protect and Maintain Materials and Features from the Restoration Period:

After identifying those existing materials and features from the restoration period that must be retained in the process of **Restoration** work, then **protecting and maintaining** them is addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

3. Repair (Stabilize, Consolidate, and Conserve) Materials and Features from the Restoration Period:

Next, when the physical condition of restoration period features requires additional work, **repairing by stabilizing, consolidating, and conserving** is recommended.

Restoration guidance focuses upon the preservation of those materials and features that are significant to the period. Consequently, guidance for repairing a historic material, such as masonry, again begins with the least degree of intervention possible, such as strengthening fragile materials through consolidation, when appropriate, and re-pointing with mortar of an appropriate strength. Repairing masonry as well as wood and architectural metals includes patching, splicing, or otherwise reinforcing them using recognized preservation methods. Similarly, portions of a historic structural system could be reinforced using contemporary material such as steel rods.

In **Restoration**, repair may also include the limited replacement in kind—or with compatible substitute material—of extensively deteriorated or missing parts of existing features when there are surviving prototypes to use as a model. Examples could include terra-cotta brackets, wood balusters, or cast iron fencing.

4. Replace Extensively Deteriorated Features from the Restoration Period:

In **Restoration**, **replacing** an entire feature from the restoration period (i.e., a cornice, balustrade, column, or stairway) that is too deteriorated to repair may be appropriate. Together with documentary evidence, the form and detailing of the historic feature should be used as a model for the replacement. Using the same kind of material is preferred; however, compatible substitute material may be considered. All new work should be unobtrusively dated to guide future research and treatment.

If documentary and physical evidence are not available to provide an accurate re-creation of missing features, the treatment Rehabilitation might be a better overall approach to project work.

5. Remove Existing Features from Other Historic Periods:

Most buildings represent continuing occupancies and change over time, but in **Restoration**, the goal is to depict the building as it appeared at the most significant time in its history. Thus, work is included to remove or alter existing historic features that do not represent the restoration period. This could include features such as windows, entrances and doors, roof dormers, or landscape features. Prior to altering or removing materials, features, spaces, and finishes that characterize other historical periods, they should be documented to guide future research and treatment.

6. Re-Create Missing Features from the Restoration Period:

Most **Restoration** projects involve re-creating features that were significant to the building at a particular time, but are now missing. Examples could include a stone balustrade, a porch, or cast iron storefront. Each missing feature should be substantiated by documentary and physical evidence. Without sufficient documentation for these “re-creations,” an accurate depiction cannot be achieved. Combining features that never existed together historically can also create a false sense of history. Using traditional materials to depict lost features is always the preferred approach; however, using compatible substitute material is an acceptable alternative in **Restoration** because, as emphasized, the goal of this treatment is to replicate the “appearance” of the historic building at a particular time, not to retain and preserve all historic materials as they have evolved over time. If documentary and physical evidence are not available to provide an accurate re-creation of missing features, the treatment Rehabilitation might be a better overall approach to project work.

7. Energy Efficiency/Accessibility Considerations/ Health and Safety Code Considerations:

These sections of the **Restoration** guidance address work done to meet accessibility requirements and health and safety code requirements; or limited retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of restoration projects, it is usually not part of the overall process of protecting, stabilizing, conserving, or repairing features from the restoration period; rather, such work is assessed for its potential negative impact on the building’s historic appearance. For this reason, particular care must be taken not to obscure, damage, or destroy historic materials or features from the restoration period in the process of undertaking work to meet code and energy requirements.

Restoration as a Treatment. When the property’s design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

C. Building Exterior-Masonry: Brick, stone, terra cotta, concrete, adobe, stucco and mortar:

Recommended

Identifying, retaining, and preserving masonry features from the restoration period such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.

Protecting and maintaining masonry from the restoration period by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features. Cleaning masonry only when necessary to halt deterioration or remove heavy soiling. Carrying out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so that both the immediate and the long range effects are known to enable selection of the gentlest method possible.

Not Recommended

Altering masonry features from the restoration period. Failing to properly document masonry features from the restoration period which may result in their loss. Applying paint or other coatings such as stucco to masonry or removing paint or stucco from masonry if such treatments cannot be documented to the restoration period. Changing the type or color of the paint or coating unless the work can be substantiated by historical documentation. Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure. Cleaning masonry surfaces when they are not heavily soiled, thus needlessly introducing chemicals or moisture into historic materials. Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value.

Recommended

Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes. Inspecting painted masonry surfaces to determine whether repainting is necessary. Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand scraping) prior to repainting. Applying compatible paint coating systems following proper surface preparation. Repainting with colors that are documented to the restoration period of the building. Evaluating the existing condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to masonry features from the restoration period will be necessary.

Repairing, stabilizing and conserving fragile masonry from the restoration period by well-tested consolidants, when appropriate. Repairs should be physically and visually compatible and identifiable upon close inspection for future research.

Not Recommended

Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration. Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures. Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces. Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints. Removing paint that is firmly adhering to, and thus protecting, masonry surfaces. Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure water-blasting. Failing to follow manufacturers' product and application instructions when repainting masonry. Using new paint colors that are not documented to the restoration period of the building. Failing to undertake adequate measures to assure the protection of masonry features from the restoration period. Removing masonry from the restoration period that could be stabilized, repaired and conserved; or using untested consolidants and untrained personnel, thus causing further damage to fragile historic materials.

Recommended

Repairing masonry walls and other masonry features by re-pointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork. Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry. Duplicating and, if necessary, reproducing period mortar in strength, composition, color, and texture. Duplicating and, if necessary, reproducing period mortar joints in width and in joint profile. Repairing stucco by removing the damaged material and patching with new stucco that duplicates stucco of the restoration period in strength, composition, color, and texture. Using mud plaster as a surface coating over unfired, un-stabilized adobe because the mud plaster will bond to the adobe. Cutting damaged concrete back to remove the source of deterioration (often corrosion on metal reinforcement bars). The new patch must be applied carefully so it will bond satisfactorily with, and match, the historic concrete.

Not Recommended

Removing non-deteriorated mortar from sound joints, then re-pointing the entire building to achieve a uniform appearance. Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to re-pointing. Re-pointing with mortar of high Portland Cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar. Re-pointing with a synthetic caulking compound. Using a “scrub” coating technique to re-point instead of traditional re-pointing methods. Changing the width or joint profile when re-pointing. Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance. Applying cement stucco to unfired, un-stabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerated deterioration of the adobe. Patching concrete without removing the source of deterioration.

Recommended

Repairing masonry features from the restoration period by patching, piecing-in, or otherwise reinforcing the masonry using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of masonry features from the restoration period when there are surviving prototypes such as terra-cotta brackets or stone balusters. The new work should be unobtrusively dated to guide future research and treatment. Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after re-pointing and only if masonry repairs have failed to arrest water penetration problems.

Not Recommended

Replacing an entire masonry feature from the restoration period such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts are appropriate. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the masonry feature or that is physically or chemically incompatible. Applying waterproof, water repellent, or non-historic coatings such as stucco to masonry as a substitute for re-pointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

Recommended

Replacing in kind an entire masonry feature from the restoration period that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.

Not Recommended

Removing a masonry feature from the restoration period that is un-repairable and not replacing it.

*The following **Restoration** work is highlighted to indicate that it involves the removal or alteration of existing historic masonry features that would be retained in Preservation and Rehabilitation treatments; and the replacement of missing masonry features from the restoration period using all new materials.

Recommended

Removing Existing Features from Other Historic Periods:

Removing or altering masonry features from other historic periods such as a later doorway, porch, or steps. Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.

Re-creating Missing Features from the Restoration Period:

Re-creating a missing masonry feature that existed during the restoration period based on physical or documentary evidence; for example, duplicating a terra-cotta bracket or stone balustrade.

Not Recommended

Failing to remove a masonry feature from another period, thus confusing the depiction of the building's significance. Failing to document masonry features from other historic periods that are removed from the building so that a valuable portion of the historic record is lost. Constructing a masonry feature that was part of the original design for the building but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation.

D. Building Exterior-Wood: Clapboard, weatherboard, shingles, and other wooden siding and decorative elements:

Recommended

Identifying, retaining, and preserving wood features from the restoration period such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and color.

Protecting and maintaining wood features from the restoration period by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features. Applying chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted. Retaining coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings. Inspecting painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required. Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (hand-scraping and hand-sanding), then repainting.

Not Recommended

Altering wood features from the restoration period. Failing to properly document wood features from the restoration period which may result in their loss. Applying paint or other coatings to wood or removing paint from wood if such treatments cannot be documented to the restoration period. Changing the type or color of the paint or coating unless the work can be substantiated by historical documentation. Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation. Using chemical preservatives such as creosote which, unless they were used historically, can change the appearance of wood features. Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to the effects of accelerated weathering. Removing paint that is firmly adhering to, and thus, protecting wood surfaces. Using destructive paint removal methods such as propane or butane torches, sandblasting or water-blasting. These methods can irreversibly damage historic woodwork.

Recommended

Using with care electric hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to Re-painting. Using chemical strippers primarily to supplement other methods such as hand-scraping, hand-sanding and the above recommended thermal devices. Detachable wooden elements such as shutters, doors, and columns may—with the proper safeguards—be chemically dip-stripped.

Not Recommended

Using thermal devices improperly so that the historic woodwork is scorched. Failing to neutralize the wood thoroughly after using chemicals so that new paint does not adhere. Allowing detachable wood features to soak too long in a caustic solution so that the wood grain is raised and the surface roughened.

Recommended

Applying compatible paint coating systems following proper surface preparation. Repainting with colors that are documented to the restoration period of the building. Evaluating the existing condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features from the restoration period will be necessary.

Repairing, stabilizing, and conserving fragile wood from the restoration period using well-tested consolidants, when appropriate. Repairs should be physically and visually compatible and identifiable upon close inspection for future research.

Repairing wood features from the restoration period by patching, piecing-in, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features from the restoration period where there are surviving prototypes such as brackets, molding, or sections of siding. The new work should be unobtrusively dated to guide future research and treatment.

Replacing in kind an entire wood feature from the restoration period that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.

Not Recommended

Failing to follow manufacturers' product and application instructions when repainting exterior woodwork. Using new colors that are not documented to the restoration period of the building. Failing to undertake adequate measures to assure the protection of wood features from the restoration period. Removing wood from the restoration period that could be stabilized and conserved; or using untested consolidants and untrained personnel, thus causing further damage to fragile historic materials. Replacing an entire wood feature from the restoration period such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate. Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the wood feature or that is physically or chemically incompatible. Removing a wood feature from the restoration period that is un-repairable and not replacing it.

The following **Restoration** work is highlighted to indicate that it involves the removal or alteration of existing historic wood features that would be retained in Preservation and Rehabilitation treatments; and the replacement of missing wood features from the restoration period using all new materials.

Recommended

Removing Existing Features from Other Historic Periods:

Removing or altering wood features from other historic periods such as a later doorway, porch, or steps. Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.

Re-creating Missing Features from the Restoration Period:

Re-creating a missing wood feature that existed during the restoration period based on physical or documentary evidence; for example, duplicating a roof dormer or porch.

Not Recommended

Failing to remove a wood feature from another period, thus confusing the depiction of the building's significance. Failing to document wood features from other historic periods that are removed from the building so that a valuable portion of the historic record is lost. Constructing a wood feature that was part of the original design for the building, but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation.

E. Building Exterior-Architectural Metals: Cast iron, steel pressed tin, copper, aluminum, and zinc:

Recommended

Identifying, retaining, and preserving architectural metal features from the restoration period such as columns, capitals, window hoods, or stairways; and their finishes and colors. Identification is also critical to differentiate between metals prior to work. Each metal has unique properties and thus requires different treatments.

Protecting and maintaining restoration period architectural metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved, decorative features. Cleaning architectural metals, when appropriate, to remove corrosion prior to repainting or applying other appropriate protective coatings. Identifying the particular type of metal prior to any cleaning procedure and then testing to assure that the gentlest cleaning method possible is selected or determining that cleaning is inappropriate for the particular metal. Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with appropriate chemical methods because their finishes can be easily abraded by blasting methods.

Not Recommended

Altering architectural metal features from the restoration period. Failing to properly document architectural metal features from the restoration period which may result in their loss. Changing the type of finish, historic color, or accent scheme unless the work can be substantiated by historical documentation. Failing to identify, evaluate, and treat the causes of corrosion, such as moisture from leaking roofs or gutters. Exposing metals which were intended to be protected from the environment. Applying paint or other coatings to metals such as copper, bronze, or stainless steel that were meant to be exposed. Using cleaning methods which alter or damage the historic color, texture, and finish of the metal; or cleaning when it is inappropriate for the metal. Removing the patina of historic metal. The patina may be a protective coating on some metals, such as bronze or copper, as well as a significant historic finish. Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with grit blasting which will abrade the surface of the metal.

Recommended

Using the gentlest cleaning methods for cast iron, wrought iron, and steel—hard metals—in order to remove paint buildup and corrosion. If hand-scraping and wire brushing have proven ineffective, low pressure grit blasting may be used as long as it does not abrade or damage the surface. Applying appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys. Repainting with colors that are documented to the restoration period of the building. Applying an appropriate protective coating such as lacquer to an architectural metal feature such as a bronze door which is subject to heavy pedestrian use. Evaluating the existing condition of the architectural metals to determine whether more than protection and maintenance are required, that is, if repairs to metal features from the restoration period will be necessary.

Repairing, stabilizing, and conserving fragile architectural metal from the restoration period using well-tested consolidants, when appropriate. Repairs should be physically and visually compatible and identifiable upon close inspection for future research. Repairing architectural metal features from the restoration period by patching, splicing, or otherwise reinforcing the metal using recognized preservation methods. Repairs may also include the limited replacement in kind—or with a compatible substitute material—of those extensively deteriorated or missing parts of features from the restoration period when there are surviving prototypes such as porch balusters, column capitals or bases; or porch cresting. The new work should be unobtrusively dated to guide future research and treatment.

Not Recommended

Failing to employ gentler methods prior to abrasively cleaning cast iron, wrought iron or steel; or using high pressure grit blasting. Failing to re-apply protective coating systems to metals or alloys that require them after cleaning so that accelerated corrosion occurs.

Using new colors that are not documented to the restoration period of the building. Failing to assess pedestrian use or new access patterns so that architectural metal features are subject to damage by use or inappropriate maintenance such as salting adjacent sidewalks. Failing to undertake adequate measures to assure the protection of architectural metal features from the restoration period. Removing architectural metal from the restoration period that could be stabilized and conserved; or using untested consolidants and untrained personnel, thus causing further damage to fragile historic materials. Replacing an entire architectural metal feature from the restoration period such as a column or a balustrade when repair of the metal and limited replacement of deteriorated or missing parts are appropriate. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the architectural metal feature or that is physically or chemically incompatible.

Recommended

Replacing in kind an entire architectural metal feature from the restoration period that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples could include cast iron porch steps or roof cresting. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.

Not Recommended

Removing an architectural metal feature from the restoration period that is un-repairable and not replacing it.

The following **Restoration** work is highlighted to indicate that it involves the removal or alteration of existing historic architectural metal features that would be retained in Preservation and Rehabilitation treatments; and the replacement of missing architectural metal features from the restoration period using all new materials.

Recommended

Removing Existing Features from Other Historic Periods:

Removing or altering architectural metal features from other historic periods such as a later cast iron porch railing or aluminum windows. Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.

Re-creating Missing Features from the Restoration Period:

Re-creating a missing architectural metal feature that existed during the restoration period based on physical or documentary evidence; for example, duplicating a cast iron storefront or porch.

Not Recommended

Failing to remove an architectural metal feature from another period, thus confusing the depiction of the building's significance. Failing to document architectural metal features from other historic periods that are removed from the building so that a valuable portion of the historic record is lost. Constructing an architectural metal feature that was part of the original design for the building but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation.

F. Building Exterior - Roofs:

Recommended

Identifying, retaining, and preserving roofs and roof features from the restoration period. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as size, color, and patterning.

Protecting and maintaining a restoration period roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation. Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration. Protecting a leaking roof with plywood and building paper until it can be properly repaired. Evaluating the existing condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to roofs and roof features will be necessary.

Repairing a roof from the restoration period by reinforcing the materials which comprise roof features. Repairs will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles. The new work should be unobtrusively dated to guide future research and treatment.

Not Recommended

Altering roofs and roof features from the restoration period. Failing to properly document roof features from the restoration period which may result in their loss. Changing the type or color of roofing materials unless the work can be substantiated by historical documentation. Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure. Allowing roof fasteners, such as nails and clips, to corrode so that roofing material is subject to accelerated deterioration. Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials—masonry, wood, plaster, paint and structural members—occurs. Failing to undertake adequate measures to assure the protection of roofs and roof features from the restoration period. Replacing an entire roof feature from the restoration period such as a cupola or dormer when the repair of materials and limited replacement of deteriorated or missing parts are appropriate. Failing to reuse intact slate or tile when only the roofing substrate needs replacement. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

Recommended

Replacing in kind an entire roof feature from the restoration period that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.

Not Recommended

Removing a roof feature from the restoration period that is un-repairable, and not replacing it; or failing to document the new work.

The following **Restoration** work involves the removal or alteration of existing historic roofs and roof features that would be retained in Preservation and Rehabilitation treatments; and the replacement of missing roof features from the restoration period using all new materials in order to create an accurate historic appearance.

Recommended

Removing Existing Features from Other Historic Periods:

Removing or altering roofs or roof features from other historic periods such as a later dormer or asphalt roofing. Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.

Re-creating Missing Features from the Restoration Period:

Re-creating missing roofing material or a roof feature that existed during the restoration period based on physical or documentary evidence; for example, duplicating a dormer or cupola.

Not Recommended

Failing to remove a roof feature from another period, thus confusing the depiction and of the building's significance. Failing to document roofing materials and roof features from other historic periods that are removed from the building so that a valuable portion of the historic record is lost. Constructing a roof feature that was part of the original design for the building, but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation.

G. Building Exterior- Windows:

Recommended

Identifying, retaining, and preserving windows—and their functional and decorative features—from the restoration period. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and moldings, and interior and exterior shutters and blinds.

Conducting an in-depth survey of the condition of existing windows from the restoration period early in the planning process so that repair and upgrading methods and possible replacement options can be fully explored.

Protecting and maintaining the wood and architectural metals from the restoration period which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems. Making windows weather-tight by re-caulking, and replacing or installing weather-stripping. These actions also improve thermal efficiency. Evaluating the existing condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.

Not Recommended

Altering windows or window features from the restoration period. Failing to properly document window features from the restoration period which may result in their loss.

Applying paint or other coatings to window features or removing them if such treatments cannot be documented to the restoration period. Changing the type or color of protective surface coatings on window features unless the work can be substantiated by historical documentation. Stripping windows of sound material such as wood, cast iron, and bronze. Replacing windows from the restoration period solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair. Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results. Retrofitting or replacing windows from the restoration period rather than maintaining the sash, frame, and glazing. Failing to undertake adequate measures to assure the protection of window materials from the restoration period.

Recommended

Repairing window frames and sash from the restoration period by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds. The new work should be unobtrusively dated to guide future research and treatment.

Replacing in kind a window feature from the restoration period that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.

Not Recommended

Replacing an entire window from the restoration period when repair of materials and limited replacement of deteriorated or missing parts are appropriate. Failing to reuse serviceable window hardware such as brass sash lifts and sash locks. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible. Removing a window feature from the restoration period that is un-repairable and not replacing it; or failing to document the new work.



The following **Restoration** work is highlighted to indicate that it involves the removal or alteration of existing historic windows and window features that would be retained in Preservation and Rehabilitation treatments; and the replacement of missing window features from the restoration period using all new materials.

Recommended

Removing Existing Features from Other Historic Periods:

Removing or altering windows or window features from other historic periods, such as later single-pane glazing or inappropriate shutters. Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.

Re-creating Missing Features from the Restoration Period:

Re-creating a missing window or window feature that existed during the restoration period based on physical or documentary evidence; for example, duplicating a hoodmold or shutter.

Not Recommended

Failing to remove a window feature from another period, thus confusing the depiction of the building's significance. Failing to document window features from other historic periods that are removed from the building so that a valuable portion of the historic record is lost. Constructing a window feature that was part of the original design for the building, but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation.

H. Building Exterior -Entrances and Porches:

Recommended

Identifying, retaining, and preserving entrances and porches from the restoration period—and their functional and decorative features—such as doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, and stairs.

Protecting and maintaining the masonry, wood, and architectural metals that comprise restoration period entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems. Evaluating the existing condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to entrance and porch features will be necessary.

Not Recommended

Altering entrances and porch features from the restoration period. Failing to properly document entrance and porch features from the restoration period which may result in their loss. Applying paint or other coatings to entrance and porch features or removing them if such treatments cannot be documented to the restoration period. Changing the type or color of protective surface coatings on entrance and porch features unless the work can be substantiated by historical documentation. Stripping entrances and porches of sound material such as wood, iron, cast iron, terra cotta, tile and brick. Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches results. Failing to undertake adequate measures to assure the protection of historic entrances and porches from the restoration period.

Recommended

Repairing entrances and porches from the restoration period by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs. The new work should be unobtrusively dated to guide future research and treatment.

Replacing in kind an entire entrance or porch from the restoration period that is too deteriorated to repair—if the form and detailing are still evident—using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.

Not Recommended

Replacing an entire entrance or porch feature from the restoration period when the repair of materials and limited replacement of parts are appropriate. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the entrance and porch or that is physically or chemically incompatible. Removing an entrance or porch feature from the restoration period that is un-repairable and not replacing it; or failing to document the new work.

The following **Restoration** work is highlighted to indicate that it involves the removal or alteration of existing historic entrance and porch features that would be retained in Preservation and Rehabilitation treatments; and the replacement of missing entrance and porch features from the restoration period using all new materials.

Recommended

Removing Existing Features from Other Historic Periods:

Removing or altering entrances and porches and their features from other historic periods such as a later porch railing or balustrade. Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.

Re-creating Missing Features from the Restoration Period:

Re-creating a missing entrance or porch or its features that existed during the restoration period based on physical or documentary evidence; for example, duplicating a fanlight or porch column.

Not Recommended

Failing to remove an entrance or porch feature from another period, thus confusing the depiction of the building's significance. Failing to document entrance or porch features from other historic periods that are removed from the building so that a valuable portion of the historic record is lost. Constructing an entrance or porch feature that was part of the original design for the building but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation.

I. Building Exterior- Storefronts:

Recommended

Identifying, retaining, and preserving storefronts from the restoration period—and their functional and decorative features—such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.

Protecting and maintaining masonry, wood, and architectural metals which comprise restoration period storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems. Protecting storefronts against arson and vandalism before restoration work begins by boarding up windows and installing alarm systems that are keyed into local protection agencies. Evaluating the existing condition of storefront materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Not Recommended

Altering storefronts—and their features—from the restoration period. Failing to properly document storefront features from the restoration period which may result in their loss. Applying paint or other coatings to storefront features or removing them if such treatments cannot be documented to the restoration period. Changing the type or color of protective surface coatings on storefront features unless the work can be substantiated by historical documentation. Failing to provide adequate protection of materials on a cyclical basis so that deterioration of storefront features results. Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged by exposure to weather or vandalism. Stripping storefronts of historic material from the restoration period such as wood, cast iron, terra cotta, Carrara Glass, and brick. Failing to undertake adequate measures to assure the protection of storefront materials from the restoration period.

Recommended

Repairing storefronts from the restoration period by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind—or with compatible substitute materials—of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs. The new work should be unobtrusively dated to guide future research and treatment.

Replacing in kind a storefront from the restoration period that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered. The new work should be unobtrusively dated to guide future research and treatment.

Not Recommended

Replacing an entire storefront feature from the restoration period when repair of materials and limited replacement of its parts are appropriate. Using substitute material for the replacement part that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible. Removing a storefront feature from the restoration period that is un-repairable, and not replacing it; or failing to document the new work.

The following **Restoration** work is highlighted to indicate that it involves the removal or alteration of existing historic storefront features that would be retained in Preservation and Rehabilitation treatments; and the replacement of missing storefront features from the restoration period using all new materials.

Recommended

Removing Existing Features from Other Historic Periods:

Removing or altering storefronts and their features from other historic periods such as inappropriate cladding or signage. Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.

Re-creating Missing Features from the Restoration Period:

Re-creating a missing storefront or storefront feature that existed during the restoration period based on physical or documentary evidence; for example, duplicating a display window or transom.

Not Recommended

Failing to remove a storefront feature from another period, thus confusing the depiction of the building's significance. Failing to document storefront features from other historic periods that are removed from the building so that a valuable portion of the historic record is lost. Constructing a storefront feature that was part of the original design for the building but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation.

7. Cobleskill Main Street Program:

SAMPLE Façade Improvement Agreement

I, _____, owner of _____ Main Street, agree to comply with the following terms as a participant in the Cobleskill Main Street Program. I understand that this agreement is between myself, or my authorized representative, and the Project Management Team (Cobleskill Partnership Inc. (CPI)).

I. Submission Requirements:

- The Cobleskill Facades Only (no interior renovations)
- The Cobleskill Main Street Grant can be used for:
 - Signage
 - Painting
 - Historic Façade Restoration
- Each applicant must submit their name, address and proposed plan (a written description) to _____. This submission may be accompanied by preliminary drawings.
- Project Selection Committee will review applications, ask any additional questions
- Historic properties and properties in dire need of façade work will be given priority!
- Proposed costs can be up to \$00,000 per façade (\$00,000 grant/\$00,000 owner)
- Chosen projects will be notified within four weeks of submitting their proposal
- NY Main Street Design Guidelines and Cobleskill Main Street Program Guidelines must be followed in the proposal or the Project Management Team cannot award grant money.
 - Contact _____ for info
- Priorities are:
 - Preservation of historic element of the building
 - Health and Safety
 - Consistency with Program Design Guidelines
 - Correction of Building Code Violations

II. Construction Phase:

- The property owner or building owner will enter into a contract with the Project Management team agreeing to assist financially with his/her share
- The Project Management team (including the architects) will work with store/building owner to prepare designs for the final façade that comply with the Main Street Design guidelines, and that all parties agree upon
- All participants are required to get quotes from at least two contractors (who must be approved by the Project Management Team (acc. to DHCR requirements)
- Special efforts to work with Minority and Women owned contractors should be made
- The Project Management team will work closely with chosen building/store owners for bidding and cost estimates and must approve the chosen firm.
- The Project Management team (the architects) will do:
 - an on-site inspection at the start of construction with the chosen contractor
 - an on-site inspection during construction with the chosen contractor
 - an on-site inspection at the end of construction with the chosen contractor
- The Project Management team will stay involved with your project as it progresses

III. Other Requirements:

- This is a reimbursement program. Turnaround is 2-4 weeks for reimbursement, but you must provide funds (or work with a local bank to secure financing for short term). The Cobleskill Partnership Inc. (CPI) will work on arranging any possible bridge financing.
- You must provide receipts for all reimbursements
- If chosen, your improvements are required to stay in place for a minimum of seven years, and will need to sign an agreement to do so!

I have read and reviewed the above information and agree to its terms.

_____, Owner
_____, Main Street

Date

_____, Project Coordinator
for Cobleskill Partnership Inc. (CPI)

Date

_____, Project Coordinator

Date

B. Streetscape Design Guidelines

1. Existing Main Street District – Streetscape Study

The following photographs / analysis of the Existing Streetscape in the Cobleskill Main Street District were taken during the Site Visit / survey of December 1, 2008.

A specific streetscape plan –for Cobleskill, should be developed for the main street district of Cobleskill; with the assistance of an Architect/Urban Designer, a landscape architect and a civil engineer to study locations of possible additional crosswalks, street trees, landscape elements including and flowers plantings, landscape buffers areas. Other items such as lighting enhancements, public benches, waste paper receptacles and other street furniture should also be incorporated into the streetscape plan.



Although Main Street, Cobleskill, is primarily defined by its buildings, much of the personality of the street is determined by what happens on its sidewalks. As such, the physical appearance of the commercial street has become increasingly more important in conveying the economic and social health of a community.

Understanding that funding in this area is limited at this time, it nonetheless should be understood that much can still be accomplished.

In determining approximate costs for such an effort, it is best to see improvements to the streetscape as an on-going endeavor, with additions being added on a yearly basis. To assist in developing such a program a series of recommendations is as follows:































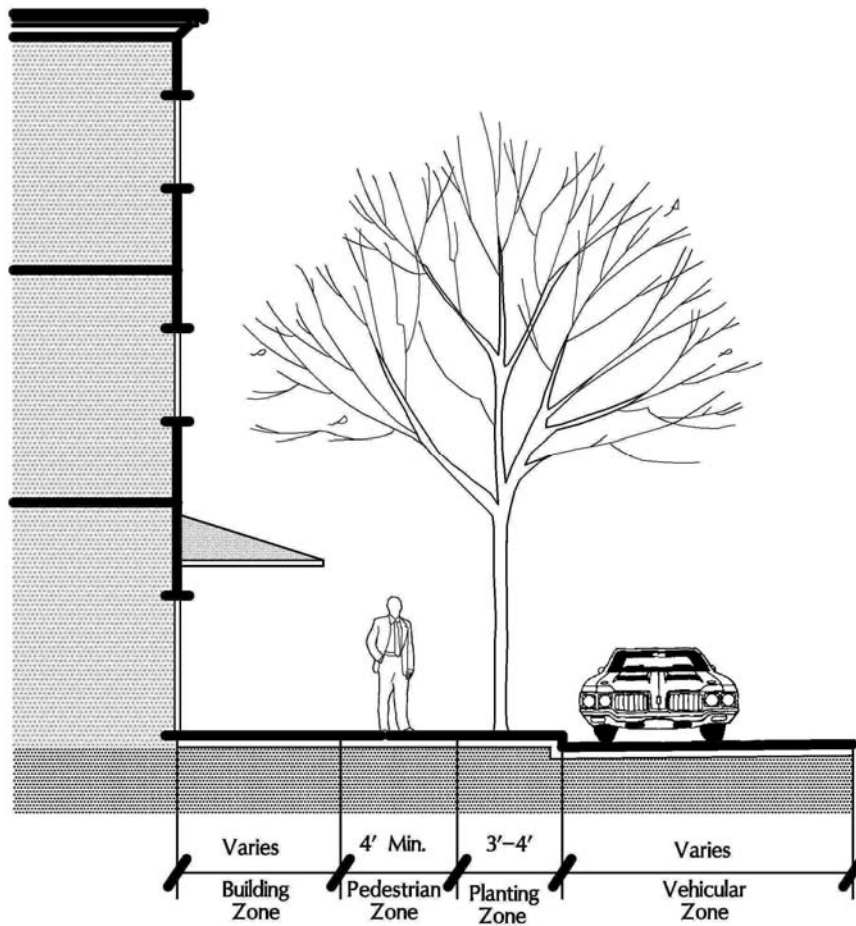
I. Cobleskill Streetscape Elements:

The term ‘streetscape’ as utilized throughout these Streetscape Design Guidelines typically refers to exterior public spaces located between street curbs and building facades. Inclusion of pedestrian crosswalks and traffic calming measures located within vehicular spaces are two exceptions to this definition. Basic streetscape components addressed by these Streetscape Design Guidelines.

Although complete funding may not be in place at this time, there is no reason why a “formal” Streetscape Program could not be immediately set in place. This can start by encouraging past voluntary and no-cost efforts that already have had a positive affect on the appearance of Main Street.

Although Maintenance may not at first be considered a streetscape element, good maintenance is an integral part of any comprehensive streetscape program. Clean streets, free of litter and cigarette butts should be considered a high priority by the appropriate Village department.

Once the funding is in place, a more comprehensive Streetscape Program could “kick- in” (begin operating). Basically, such a program could follow along the same direction as the initial Phase, with attention going to the planting of additional trees, hanging baskets, etc.. The major difference would be the expense of the installation of new sidewalks, curbs and lighting. Accomplishment of the goals of this Phase is not within the scope of services of these recommendations, other than to say that an appropriate urban design plan must be created along with the drawing of a complete engineering survey.



Sidewalk Zones- Proposed Typical Cross-section

1. Sidewalk Zones:

The specified streetscape materials and furnishings identified in the following sections of these Streetscape Design Guidelines require appropriate placement between street curbs and building facades. For the purpose of identifying appropriate locations, pedestrian areas immediately adjacent to the curb-line will be defined as the Planting Zone.

Progressing from the Planting Zone toward the building façade, the intermediate streetscape area will be referred to as the Pedestrian Zone. Finally, the streetscape area nearest the façade will be designated as the Building Zone.

The actual dimensions of these three zones, defined by function and activity, vary greatly throughout Streetscapes. Typically, the Planting Zone extends 3' to 4' from the curb-line to accommodate street trees and pole-mounted site features, while the Pedestrian Zone shall be a minimum of 4' to permit safe, unimpeded circulation routes. Where additional sidewalk width exists within the remaining Building Zone, such spaces may accommodate seating areas, sidewalk café uses, moveable container plantings, and/or permanently installed foundation plantings, and building entry areas/"Front Stoops". A 5'-0" clear path from any building entrance/exit should remain within the Building Zone for all streetscapes.

In addition to accommodating street trees, pole-mounted site features, and some pedestrian circulation needs, the Planting Zone functions as an effective buffer between the vehicular areas and the Pedestrian Zone. Items such as lighting, signs, bollards, and litter receptacles will be located here. During winter months, this zone will also typically accommodate snow removed from both Pedestrian and Building Zones.

In addition to the three previously noted sidewalk zones, Clear Zones must be maintained at all sidewalk intersections. Clear Zones are areas of the streetscape where only traffic signals, lighting, and street signs are permitted. Clear Zones accommodate higher pedestrian volumes that typically occur at sidewalk intersections, and permit safe viewing distances for both motorists and pedestrians. All Clear Zones include sidewalk intersection and a 10' area measured from building corners at street intersections.

Regardless of location near an intersection or elsewhere, placement of all proposed streetscape components must meet the requirements set forth within the Village's ordinances and the Americans with Disabilities Act (ADA). For example, minimum Lighting.

Note: These Streetscape Design Guidelines do not address objects mounted to building facades such as signs, canopies, awnings, window boxes, railings, and other architectural features.

While greater visual continuity will be achieved through use of similar specified streetscape components throughout the Village, replication of identical paving patterns, street tree species, site furnishings and lighting are not intended for all areas of the Village.

2. Sidewalks / Paving:

Standard concrete can be an attractive material for sidewalks, street curbing, accessible ramps, and crosswalks when handled with a bit of creativity. For example, scoring patterns (prescribed paving joints where sidewalks shift during annual freeze-thaw cycles) can be used as an inexpensive, low-key design feature. Utilizing a standard scoring pattern consisting of 4' x 4' or 5' x 5' squares, a pattern of simple, rectangular components should be considered. A paving material's inherent color should not be altered in an attempt to falsely replicate another paving material.

Typically, sidewalk paving for Streetscapes will not include pressed brick pavers alone. The combination of pressed brick and concrete paving may be utilized where the majority of property owners on both sides of the street favor these proposed paving enhancements, where adequate overall sidewalk width permits use of both concrete (Pedestrian Zone) and pressed brick (Planting Zone) materials.

Pressed Brick Concrete Paving surface is durable and easy to maintain. But Concrete paving does not permit essential air and water to penetrate to the sub-surface root zones of street trees. Concrete is also a material that must be destroyed, thrown away, and replaced whenever access to underground utilities is required, so accommodations need to be made to satisfy these concerns.

3. Crosswalks:

To further accommodate pedestrians and cyclists, crosswalks are to be placed at all street intersections, connecting opposing accessible ramps on street corners. Textured paving consisting of the same concrete brick pavers utilized within the Planting Zone, but installed on a reinforced concrete base is one preferred approach to addressing aesthetic and safety issues related to crosswalks.

To further accommodate pedestrians and cyclists, crosswalks are to be placed at all street intersections, connecting opposing accessible ramps on street corners. Textured paving consisting of the same brick utilized within the Planting Zone, but installed on a reinforced concrete base is one preferred approach to addressing aesthetic and safety issues related to crosswalks.

4. “Bump-outs / Bulb-outs”:

Combinations of paving enhancements and curb extensions are proposed at street intersection to slow vehicle approach and turning speeds, while creating shorter crosswalks and more prominent staging areas for pedestrians preparing to cross our City’s streets. These extensions are commonly referred to as ‘bump-outs” or “bulb-outs”. This idea is also used in the pursuit of ‘traffic calming’ for the fast paced vehicular traffic.

Essentially, well-designed curb extensions effectively narrow the vehicular cartway and reduce vehicular turning radii in an effort to slow motorists’ travel speed at street intersections. Space lost to vehicular use is gained for pedestrian use at street corners, and the pedestrian crossing distance at busy street intersections is minimized. Maintaining adequate curb radii is essential to provide larger vehicles with ample turning space without encroachment into designated pedestrian areas.

As new streetscapes are designed, every effort should be made to regain pedestrian ‘territory’ at street intersections, and to restore parallel on-street parking to further buffer Pedestrian Zones from moving Vehicular Zones.

5. ADA / Universal design issues: Accessible Sidewalk Ramps:

Within designs for the Streetscape, detectable warning strips which incorporate raised, truncated domes must be used for all accessible sidewalk ramps as required by the Americans with Disabilities Act. To comply with ADA requirements that detectable warnings contrast visually with adjoining pavement surfaces, warning strips are to be composed of concrete brick pavers.

All ramps must have a minimum width of 4’ and a minimum length of 5’. Accessible ramps must slope upward from the inside edge of depressed concrete curbing (maximum reveal of ½”) toward the adjoining sidewalk elevation at a maximum slope of 8:1 (8’ of horizontal area for each 1’ of vertical ramp transition) for adjoining sidewalks less than 6’ in width. This slope may be decreased to 12:1 in locations with adjoining sidewalk widths greater than 6’. Width of transition areas on both sides of the concrete ramp must be 4 times the adjoining curb height.

6. Curbs:

Wherever original stone curbs exist within the village of Cobleskill, such curbs should be preserved wherever possible. In all other areas, concrete curb is to be installed in accordance with village specifications.

Some new curb elevations may require modification from existing elevations to ensure correct sidewalk slopes. City construction standards specify a 6" curb reveal, and minimal sidewalk slopes of 1/4" vertically for each 1', horizontally. Proposed slope conditions must not exceed existing sidewalk slopes.

7. Street Lighting:

The basic objectives of street lighting can be grouped into four interrelated categories: safety, security, convenience, and aesthetics. Satisfaction of human needs in these four areas is the reason for the existence of lighting systems and the ultimate standard by which they should be judged. Attainment of these objectives requires that the lighting design go far beyond the simple satisfaction of quantitative criteria for illumination. The qualitative aspects of the design, while difficult to quantify and prescribe, are typically the most important.

Fixture Description:

Fixture Type: Boulevard/Lincoln

Preferred Manufacturer: Sternberg

Catalog Reference #: D650

Light Source: 100 watts (ea) Ceramic Metal Halide for best performance, life, and color

Optics: Cutoff minimum, standard to minimize light pollution while maintaining high vertical footcandles; both heads should use an IESNA Type III or IV optics

Fixture Power Consumption: Each fixture should consume no more than 150 watts of electricity (no more than 300 watts per pole)

Pole Type: Cast aluminum; fiberglass is not acceptable

Pole height: 16'

6. Decorative Flags / banners:

One colorful streetscape component that could be in use on Cobleskill's Main Street is the pole-mounted banner. Banners mark seasonal changes, holidays, special events, local history, City gateways and unique neighborhood distinctions. Repeated throughout a specific neighborhood, colorful banners further add to the appearance of a well-planned and executed streetscape enhancement project.

Banners and other seasonal decorations may be mounted to proposed light fixture poles. Their graphic designs must be clear and simple in order to quickly convey an intended message to both pedestrians and motorists. Banner colors should match colors previously

7. Benches:

Street Furnishings for the proposed area including benches, litter receptacles, bollards, bike racks, and sign poles (excluding existing vehicular way-finding signs) are to be black powder-coated metal. In addition to the previously noted site furnishings, this section of the Streetscape Design Guidelines includes recommendations for moveable tables and chairs, utility covers, banners, and planting containers. Funding for materials could be found from contributing businesses and organizations.

Provision of benches within streetscape areas encourages social interaction, and such interaction is the very foundation for successful neighborhoods and commercial areas. To replace the village's current assortment of benches constructed from a variety of materials.

In some specific settings, available backless versions of benches cited above may be utilized to give pedestrians options with seating orientation. Typically, benches with backs should be provided for extra comfort and ease of use by the elderly and those with disabilities.

All benches should typically be located within the Building Zone and oriented toward the Pedestrian and Vehicular Zones of the adjacent street. They are best placed near street corners (but outside the established Clear Zones), mid-block spaces, bus stops, and other desirable resting locations. Locations in proximity to shade provided by street trees and buildings are also preferred. Bench locations must not create unsafe obstructions for such things as building entrances and fire hydrants. All benches located within public areas must be permanently mounted to sidewalk paving per the bench manufacturers' specifications. Use leveling hardware to compensate for sloping sidewalk conditions.

If desired, bronze plaques may also be installed to the backs of benches per bench manufacturers' instructions. Such plaques may be used to identify a specific neighborhood, or to acknowledge the hard work of local neighborhood leaders.



Fixture Description:

Fixture Type: Framers Modern Series

Preferred Manufacturer: Victor Stanley, Inc.

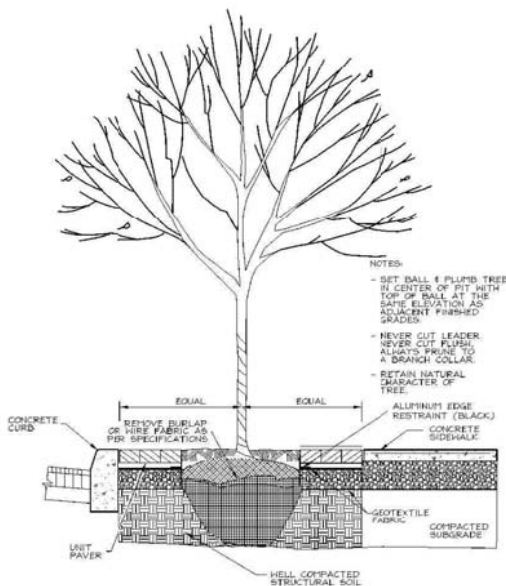
Catalog Reference: # FM-324

8. Street Trees:

No streetscape element has more impact on a downtown than the addition of trees. Trees add life, color and shade, while providing a welcome canopy over the sidewalk and roadway. In addition, they contribute in a positive way environmentally. Various species are appropriate, including Honey Locust, Little Leaf Linden, Calary Pear, or other varieties that provide a high, full canopy. It is important to choose trees with at least a 2 1/2" caliper. Although more expensive to purchase, mature trees have a better chance of survival and have a more immediate impact. Funding for these (Phase I) trees could come from the community with special donation signs affixed in the ground.

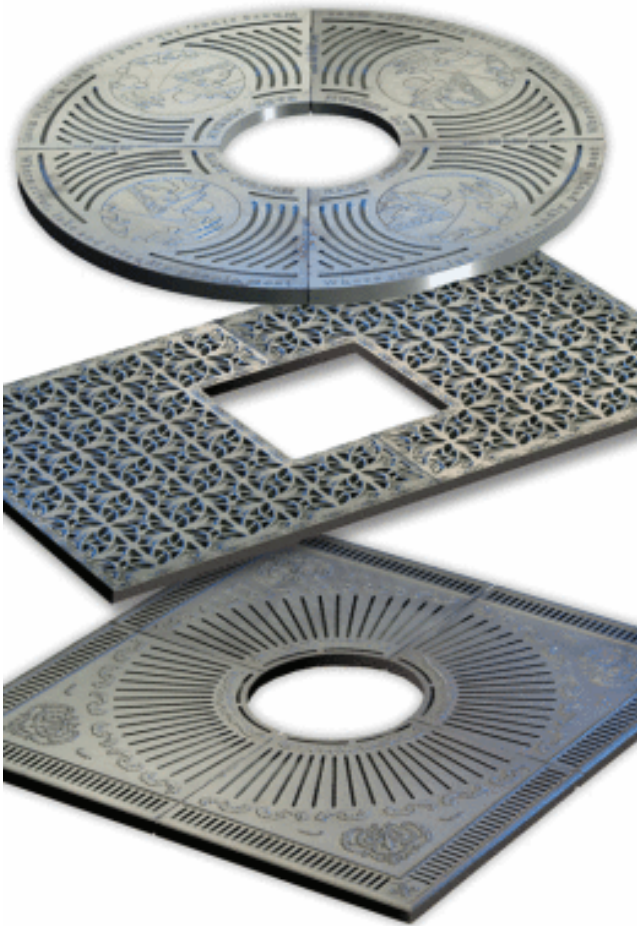
Many trees planted in an urban environment struggle to survive due to environmental stress from soil compaction (required for standard concrete sidewalk construction) and low soil fertility combined with inadequate soil moisture, low levels of oxygen near root zones, limited soil volume, detrimental de-icing salts, pet urine, air pollution, and excessive solar heat reflected from surrounding paving and structures. Basically, paved areas are unfriendly to trees. Add detrimental human forces such as vandalism and poor tree species selection to this list of environmental stresses and the relatively short life span of many urban street trees becomes more understandable.

As new development occurs and existing streetscapes are modified, it is imperative that proper consideration first be given to the protection and preservation of *existing* street trees. Factors to consider when evaluating existing street trees for preservation or removal from new streetscapes include a specific tree's age, health, size, and overall form.



9. Tree Grates / Covers:

Following tree planting in areas with paved Planting Zones, Tree Grates may be placed over both engineered soil which has been adequately compacted to minimize settling of Planting Zone areas, while simultaneously allowing enough void space in the soil-stone mix for air and water. Planting trenches containing engineered soil must be approximately 30" deep to accommodate new trees, but must not negatively impact existing curbs which are to remain on undisturbed soil.



Fixture Description:

Fixture Type: Orbit

Preferred Manufacturer: East Jordan Iron Works

Catalog Reference: # 8580 Orbit 48" Square

10. Flowerboxes:

This section of the Streetscape Design Guidelines addresses the materials for inclusion within future container plantings proposed for the Streetscape. The Site Furnishings section of these Streetscape Design Guidelines also provides information on proposed planting containers and container placement. Containers for planting must be large enough to accommodate sufficient soil volume to prevent soil from drying too quickly. Ideally, container plantings should be 3' to 4' in diameter.

More than any other streetscape component, plantings enliven our public spaces, define an identifiable pedestrian scale, and herald the changing seasons with natural vibrancy. Spring and summer flowers are typically followed with brilliant autumn foliage and ornamental winter fruit, bark, and seed pods. In addition to this seasonal succession of landscape interest, plantings may be used to buffer undesirable views, reduce detrimental effects of wind and noise, provide comfortable shade, lower energy consumption and reduce carbon dioxide levels through the photosynthesis process. In short, plants make cities such as Lancaster more livable.

Containers must have drainage holes in their bottom sides, and these holes must be covered with fine wire mesh (or fabric cover supplied by the container manufacturer) before planting mix is added.

Within appropriate planting containers, commercial grade soil-less potting mix containing ample organic matter such as shredded bark and/or peanut shells should be combined with a commercial grade, moisture retaining polymer product which is saturated prior to mixing into the soil-less medium. Soil-less mix in each container must be replenished once each year with fresh growing medium.

A neutral stone planter color has been selected to harmonize with the brick pavers, concrete sidewalks, most building facades, and the countless color combinations produced by annual plantings. Planter designs are simple and intentionally understated in character.





Fixture Description:

Fixture Type: Rosa Planters

Preferred Manufacturer: Landscapeforms

Catalog Reference: # (various sizes for different locations)

11. Litter Receptacles:

Litter Receptacles provide an important function. New litter receptacles similar in appearance to the other street furniture should be installed. Good funding sources could be local fraternal groups that could proudly display their name on small plaques.

As with the bench options noted in the previous section, proposed litter and ash receptacle options presented in this section are constructed of metal with a black powder coat finish. Together, the benches and litter receptacles, which are often located in close proximity to each other, will appear visually coordinated.



Fixture Description:

Fixture Type: Production Series

Preferred Manufacturer: Victor Stanley, Inc.

Catalog Reference: # PRS-36

12. Elevated Hanging Baskets:

Have been hung from various light poles along Main Street. Such plantings add color and life and are noticed with appreciation by pedestrians and those driving into the village. This existing practice should be encouraged.

13. Public Art :

It is recommended that Cobleskill plan for and make space available for the display of Public Art. The term public art properly refers to works of art in any media that has been planned and executed with the specific intention of being sited or staged in the physical public domain, usually outside and accessible to all. The term is especially significant within the art world, amongst curators, commissioning bodies and practitioners of public art, to whom it signifies a particular working practice, often with implications of site specificity, community involvement and collaboration. The term is sometimes also applied to include any art which is exhibited in a public space including publicly accessible buildings.

14. Sidewalk Cafes:

Can be considered a streetscape element and are a successful way of bringing activity to the sidewalk. The numerous restaurants that dot Main Street should be encouraged to place tables and chairs outside. Not only does this increase their seating volume but it brings attention to their business and life to the sidewalk.

15. Street Signs:

At various locations are either bent or tilted. Although a seemingly small detail, such conditions denote an uncaring attitude. Straightening such signs is a no-cost way to make a simple improvement.

16. “Child-friendly” Streetscape:

It is recommended that Cobleskill plan for and make space available for the display of “Child-friendly” Streetscape. Child-Friendly design benefits everyone. Downtown should be welcoming to all. Traffic-calmed streets, stroller-accessible sidewalks, play-area pocket parks, and other child-friendly amenities are good for everyone. Child-friendly downtown-design is attractive to families, persons with disabilities, retirees, and tourists. The same pedestrian-safety features and accessible designs that encourage parents to frequent your downtown benefit us all.

17. Bollards:

To replace the village’s current assortment of bollards (excluding wooden bollards unique to the Central Market area) intended to delineate secure Pedestrian and Vehicular Zones, three alternative bollards are provided in these Streetscape Design Guidelines. The first two bollards are more decorative in nature, and are to be utilized within public areas. The third bollard option may be used only within privately owned areas where views to bollard locations are intentionally buffered from public streetscapes by fences or plantings (e.g. loading areas, service drives).



Fixture Description:

Fixture Type: Decorative Cast Iron Bollard

Preferred Manufacturer: All-City

Catalog Reference: # Drop Over Type

Conclusion:

Through implementation of these Streetscape Design Guidelines, Cobleskill will address current streetscape deficiencies and will effectively end the established practice of permitting an incompatible assortment of streetscape paving patterns, tree planting practices, lighting, and street furnishings throughout the Village. The public spaces will appear more visually cohesive without the complete design homogeneity common to non-urban environments. These Guidelines should be adopted to ensure an appropriate measure of design uniformity, enhanced pedestrian safety, and elevated perceptions of security for the visitors, workers, and residents of Cobleskill.

These Streetscape Design Guidelines have been produced in cooperation with the Village of Cobleskill as part of a larger effort aimed at improving the visual quality and economic vitality of the village. The key to revitalization will be thoughtful implementation of these Guidelines combined with the many other current initiatives from both the public and private sectors. It is anticipated that these initiatives will build consistency and continuity of the Main Street landscape. Enhancement of these public spaces is one of the most tangible ways in which we are able to improve the quality of life for all.

[Note: Credits for information / figures included from the Streetscape Design Guidelines, Lancaster, 2004]

II. Other Main Street/Urban Design Ideas and Issues:

In Cobleskill, More "Green Strips" with street trees and grass should be created along the road to act as a buffer between vehicular traffic and pedestrians. By continuing to enhance the green strip, vehicles will be slowed, and the Main Street made more pleasant for the people who use it. An Enhanced Streetscape approach should include the following ideas.

Following is a list of **Issues and Proposals**, with a description of each suggestion, that contain many strong ideas to assist in the cultivation of the new vision and direction of Cobleskill, NY that has been established by the community in the past few years:

1. The Main Street district:

Definition of the Main Street district is critically important in preserving the integrity of the space. The goal is to create a revitalized Main Street Area that will serve as a destination place to visit, both for residents and visitors. In redeveloping the main street district the whole community will benefit including residential areas, and other out-lying commercial areas.

This "downtown" should be thought of as a place with specific gateways and entrances, as well as a place with specific boundaries and exits; all of which will help to articulate a "**Main Street Re-Development District**".

One possible definition of the Main Street District could be along East Main Street from the intersection of Central Street, to the intersection of South Grand Street.

2. Parking areas:

A Parking Study/Survey, of existing parking areas in the Village of Cobleskill, should be incorporated into to all future planning of the main street district. If ample Parking exists, in and around the Main Street area; the need then becomes to improve the quality of existing parking, as well as improving the connections to existing parking. These are two important first steps in improving access to existing community assets. If the Study shows that additional parking is required then these new parking areas must be located in and around the main street district. While capitalizing first on existing town land, new parcels of land may have to be acquired by the community to accomplish this.

3. Access to existing Parking areas:

Improve quality, and connection, to existing **Parking** areas.

4. New Infill Buildings:

Cobleskill's Main Street is missing many of its original historic Buildings. There are many visual holes in the Main Street Façade "Fabric". This has caused an interruption in the typical Main Street experience. This helps to create the impression of a dysfunctional Main Street Business District. To rectify this, several things need to occur:

- a. Properly sized sidewalks on both sides of the street with designated crosswalks need to be installed as often as possible for safe crossing.
- b. Green buffer strips along the road should be installed with places for street trees.
- c. Additional landscaping elements should be placed in the present gaps (former building locations) to create and reinforce the building street wall.

5. New urban spaces:

Creating "urban spaces" within the Main Street District is important in helping a village to create a true main street destination. Areas within the main street district should be set aside for **outdoor cafés, music, entertainment, and public art**. Allowing for these entertainment-type public interactions, to occur, main streets help to foster opportunities for "spontaneous interactions." Successful main streets often find that residents, weekend visitors and tourists come back again and again, in search of this kind of experience, typically only found in larger urban places. It must be remembered that the primary goal of all efforts should be to *change the image, and perception*, of the current Main Street/downtown area -from a negative-to a POSITIVE image! This Report is a first step towards the realization of that goal.

6. Main street anchors:

Many opportunities exist throughout the community to create and improve on Economic Development "Anchors" to bring people to the community. The Business community should look to form a better partnership with local tourist attractions to better capitalize on the thousands of visitors that travel to and through the area every day.

Cobleskill should also look to their history and the arts for creating cultural economic development anchors. Cobleskill could create destination attractions like, Art galleries, possibly a Gallery district, a Theater/performing arts area/center and even a Cobleskill Museum.

7. A Cohesive Vision:

Reinforcing the cohesive vision, which was created with the community by **consultants'** *Hayett Palma*, may be the most important part of the main street redevelopment process. The village needs to further involve the whole community in this process.

8. Creating New Zoning:

New zoning, sensitive to the new vision for Cobleskill's commercial corridors. A "Special District" should be designated, incorporating main street sensitive parameters, should be designated so that this new zoning can be incorporated into the existing village zoning, now in place.

9. Point of Arrival:

The adage that "you only have one chance, to make a first impression", is a very relevant statement for all communities but holds especially true for communities with a large amount of visitors. The points of arrival in any community become the opportunity for this first impression. In Cobleskill this holds particularly true because of its distinct location. When a visitor descends down into the Village, the point of arrival to the community, or the areas of first contact, become vitally important in conveying to the visitor this new image or vision.

10. A Sense of Place:

Defining a Sense of Place for a Main Street is critically important. By incorporating the above suggestions, Cobleskill will help to articulate a specific and reinforced vision. Cobleskill will be thought of as a special place, a unique place, a place with defined gateways, and specific borders, all of which will help to articulate a "Development District"

11. The Gateways:

Creating new and fresh gateways to Cobleskill is very important. All gateways should be considered, including gateways at state Route 88 & Route 10, as well as both gateways along the lake. The goal is to create a "sense of arrival" for everyone entering the community.

12. 'Welcome' signage & 'wayfinding'

New D.O.T. road signage should be considered for Routes 88 & 10 to help to attract visitors to Main Street. When several projects are in place, new cultural information signage may also be an important part of the campaign to attract new visitors.

Once visitors make an effort to visit Cobleskill, additional way-finding signage may be required to bring them to Main Street and to help them locate area attractions, parking areas, and Main Street businesses and accommodations.

13. Gateways to Main Street

Once the Main Street district is agreed upon, how one enters the main street becomes very important. Similar to the discussion of the “Points of Arrival” mentioned earlier in this report, to the community Cobleskill with its distinct location like the “Points of Arrival” to the community, mentioned earlier, the areas of first contact become important in conveying to the visitor this new image or vision. When a visitor turns the corner at either end of the district the areas of first contact become vitally important in conveying to the visitor this new image or vision.

14. Branding the communities new image

Develop a “theme”/coherent **vision** for the Village’s revitalization –based upon Cobleskill’s specific existing strengths and uniqueness, as well as **future growth and potential**.

A promotional brochure should be created to highlight existing Cobleskill’s businesses and to attract, accommodate, and encourage new businesses.

SPECIFICATIONS FOR CURB AND SIDEWALK CONSTRUCTION
MAIN STREET, COBLESKILL, NY

Scope of Work

Curbs and sidewalks are to be constructed on the north side of Main Street (a.k.a. NYS Route 7, 10, 145) between Grand Street and Union Street, on the south side of Main Street between Grand Street and Cenetr Street, and on the Main Street sidewalk frontage of the Park Theater at the corner of Main and Grand Streets.

I. The following are applicable to all sections of the proposed curb and sidewalk project:

Curbs shall be replaced for the full length of the project as described above. Curbs shall be constructed of 4500# Portland Cement Concrete at least (18) inches in depth with six (6) inches exposed. If cast-in-place, all curbs shall comply with the NYSDOT Class A standards. If installed by slip-forming, all curbs shall comply with the NYSDOT Class J standards.

Curb installation shall comply with the excerpt from NYSDOT Standard Specifications attached to this bid solicitation

Sidewalks will be constructed of 4500# Portland Cement Concrete in accordance with Village Code, Chapter 131, Article I, together with all references contained therein, including those provided for within the most recently issued section 608 of the Standard Specifications of the New York State Department of Transportation specifications and regulations. All sidewalks areas shall comply with the NYSDOT Class A standards.

Sidewalk installation shall comply with the excerpt from NYSDOT Standard Specifications attached to this bid solicitation.

The quantity to be paid for shall be the number of square feet of sidewalk and the number of linear feet of curb in actually installed accordance with the unit price included for each in the bid proposal. The bid price shall include all necessary labor, materials, tools, supplies, equipment and incidentals necessary to do the work.

The successful bidder will provide a complete job of installing curbs and sidewalks including, but not limited to the following:

- Contact UFPO to identify all underground utilities in accordance with UFPO procedures prior to commencement of work (1-800-962-7962).
- Compact the sub-base prior to pouring concrete.
- Place all sidewalk areas at a minimum depth of four (4) inches.

- Place driveway sections and parking lot entrance areas at a minimum depth of six (6) inches.
- Where necessary, construct varied sections of concrete to match to existing steps or access ramps that protrude into the sidewalk area to provide access to private establishments along Main Street.
- Where necessary, construct varied sections of concrete walks, so as to provide a smooth transition from the private walk to the newly constructed concrete sidewalk area.
- Saw-cut all private asphalt driveways and parking lot entrances at a minimum distance of one (1) foot from the edge of the proposed new walk. Remove all material and replace with two (2) inch minimum compacted type 6 asphalt.
- Construct all sidewalk areas to provide for continuous positive drainage away from the buildings along Main Street and toward the street.
- Adhere to all specifications as they pertain to the American Disabilities Act with regard to wheel chair accessibility.
- Where colored and stamped concrete is specified, concrete color and stamp pattern shall be subject to approval of the designated Village representative. The depth of stamped patterns shall not exceed one-quarter inch (1/4").
- Side slope of completed concrete areas shall provide positive drainage away from Main Street buildings to the street. Side slope on the primary (central) sidewalk area shall not exceed 1.5%
- Broom finish perpendicular to the line of travel shall be applied to all concrete areas.
- The difference in height at the joint between any two areas of concrete shall not exceed one-quarter inch (1/4").
- The contractor will schedule the work so that only one work section is under construction at any one time.

Estimates

Where locations or estimates of installation quantities are provided as part of these specifications, they should be considered by bidders *solely as a reference for purposes of estimating bid quantities* and shall not bind the Village in any way to the purchase of any or all of such quantities at any of the locations provided. The

Village may also add locations and quantities to those provided, at the unit price bid without penalty of any type.

II. The following descriptions apply to the separate sections of the proposed work.

Section 1: South side of Main Street from Grand Street to and including the Planned Parenthood Building (SBL 68.06-1-11)

1. Sidewalks shall be constructed as follows:
 - a. In the area within four feet (4') of the curb, the sidewalk shall be constructed of brick-colored concrete stamped to imitate laid brick.
 - b. In the subsequent four feet (4') measured from the curb, the sidewalk shall be a standard concrete sidewalk four feet in width.
 - c. In the area between the standard 4' sidewalk and the face of the Main Street buildings, the sidewalk shall be constructed of stamped and colored concrete, with color and pattern matching that of the 4' wide section described above.
 - d. At the intersection of Main and South Grand Streets, the 4' standard concrete sidewalk shall be installed perpendicular to the Main Street portion to connect with the existing South Grand Street sidewalk.
2. The following measurements and area estimates are intended to provide guidance to contractors in preparing their bids for the work for Section 1:
 - a. Width, building face to curb: 19 feet
 - b. Linear feet: 170 Feet
 - c. Building protrusions (steps, etc):
 - Steps 4.5 ft deep x 8.5 feet wide
 - Steps 3.5 ft deep x 5.3 feet wide
 - Step 2.0 ft deep x 5.0 feet wide
 - Step 2.0 ft deep x 5.0 feet wide
 - Stamped Concrete with radiant heat beneath: 6.3 ft deep x 20.3 feet wide
 - Slope/ramp: 3.5 ft deep x 8.5 feet wide
 - d. Tree Openings: (4' x 4' ea) 3 trees
 - e. Linear feet of curb: 190 feet

- f. Concrete area (excluding curbs): 3,230 sf
- g. Concrete area less tree openings& building protrusions: 2,947 sf

Section 1 Notes:

1 signal manhole, 1 phone manhole, 3 lampposts

Section 2: South side of Main Street from Section 1 to Division Street

1. Sidewalks shall be constructed as follows:
 - a. In the area within four feet (4') of the curb, the sidewalk shall be constructed of brick-colored concrete stamped to imitate laid brick.
 - b. In the subsequent four feet (4') measured from the curb, the sidewalk shall be a standard concrete sidewalk four feet in width.
 - c. In the area between the standard 4' sidewalk and the face of the existing landscape wall, the sidewalk shall be constructed of stamped concrete, with color and pattern matching that of the 4' wide section described above.
 - d. At the intersection of Main and Division Streets, the 4' standard concrete sidewalk shall be installed perpendicular to the Main Street portion to connect with the existing Division Street sidewalk.
2. The following measurements and area estimates are intended to provide guidance to contractors in preparing their bids for the work for Section 2:
 - a. Width, building face to curb: 16 feet
 - b. Linear feet: 238.25 feet
 - c. Building protrusions (steps, etc): none
 - d. Tree Openings: (4' x4' ea.) 2 trees
 - e. Linear feet of curb: 255 feet
 - f. Concrete area (excluding curbs): 3,812 sf
 - g. Concrete area less tree openings & building protrusions: 3,764 sf

Section 2 Notes: 1 phone manhole, 1 lamppost

Section 3: South side of Main Street from Division to Center Street

1. Sidewalks shall be constructed as follows:
 - a. In the area within four (4') of the curb, the sidewalk shall be constructed of brick-colored concrete stamped to imitate laid brick.
 - b. In the subsequent four feet (4') measured from the curb, the sidewalk shall be a standard concrete sidewalk four feet in width.
 - c. In the area between the standard 4' sidewalk and the face of the Main Street buildings, the sidewalk shall be constructed of stamped concrete, with color and pattern matching that of the 3' wide section described above.
2. The following measurements and area estimates are intended to provide guidance to contractors in preparing their bids for the work for Section 3:
 - a. Width, building face to curb: 16 feet
 - b. Linear feet: 238 lf
 - c. Building protrusions (steps, etc): Steps 6.3 ft deep x 33.7 feet wide
 - d. Tree Openings (4' x 4'): 2 trees
 - e. Linear feet of curb (less curb cut): 238 ft
 - f. Concrete area (excluding curbs): 3,812 sf
 - g. Concrete area less tree openings & building protrusions: 3,600 sf

Section 3 Notes: 2 lampposts, 1 entrance to paved private parking lot (32' wide curb cut)

Section 4: North side of Main Street from Grand Street to and including Decker Law Building (SBL 56.17- 8-25)

1. Sidewalks shall be constructed as follows:
 - a. In the area within four and one-half feet (4.5') of the curb, the sidewalk shall be constructed of brick-colored concrete stamped to imitate laid brick.
 - b. In the subsequent four feet (4') measured from the curb, the sidewalk shall be a standard concrete sidewalk four feet in width.
 - c. In the area between the standard 4' sidewalk and the face of the Main Street buildings, the sidewalk shall be constructed of

stamped concrete, with color and pattern matching that of the 4.5' wide section described above.

- d. Where the curb line jogs from Section 4 to section 5, the standard 4' sidewalk shall be angled to parallel to the existing curb line between the two sections
 - e. At the intersection of Main and North Grand Streets, the 4' standard concrete sidewalk shall be installed parallel to the North Grand Street curbline to connect with the existing North Grand Street sidewalk.
2. The following measurements and area estimates are intended to provide guidance to contractors in preparing their bids for the work for Section 4:
- a. Width, building face to curb: 19 ft
 - b. Linear feet: 355 lf
 - c. Building protrusions (steps, etc):
 - Steps 3.5 ft deep x 7 feet wide
 - Ramp 5.5 ft deep x 13 feet wide
 - Steps 5.1 ft deep x 9.2 feet wide
 - Steps 2.0 ft deep x 4.0 feet wide
 - Steps 7.0 ft deep x 26.0 feet wide
 - Steps 6.0 ft deep x 15.2 feet wide
 - Wider Sidewalk area (at entrance to Scholet Furniture)
 - adds 3.7 ft deep x 20.6 feet wide to sidewalk area
 - Steps 6.5 ft deep x 21.1 feet wide
 - Steps 4.0 ft deep x 12.6 feet wide
 - Steps 5.75 ft deep x 35.75 feet wide
 - Steps 4.0 ft deep x 6.75 feet wide
 - d. Tree Openings (4.5' x 4'): 2 trees
 - e. Linear feet of curb: 375 lf
 - f. Concrete area (excluding curbs): 6,820 sf
 - g. Concrete area less tree openings
& building protrusions: 6,031 sf

Section 4 Notes: 1 hydrant, 3 lampposts, 1 unpaved 12 foot wide driveway

Section 5: North side of Main Street, Section 4 to Union Street

1. Sidewalks shall be constructed as follows:
 - a. In the area within three feet (3') of the curb, the sidewalk shall be constructed of brick-colored concrete stamped to imitate laid brick.
 - b. In the subsequent four feet (4') measured from the curb, the sidewalk shall be a standard concrete sidewalk four feet in width.
 - c. In the area between the standard 4' sidewalk and the face of the Main Street buildings, the sidewalk shall be constructed of stamped concrete, with color and pattern matching that of the 3' wide section described above.
 - d. Where the curb line jogs from Section 4 to section 5, the standard 4' sidewalk shall be angled to parallel to the existing curb line between the two sections
 - e. At the intersection of Main and Union Streets, the 4' standard concrete sidewalk shall be installed perpendicular to the Main Street portion to connect with the existing Union Street sidewalk.
2. The following measurements and area estimates are intended to provide guidance to contractors in preparing their bids for the work for Section 5:
 - a. Width, building face to curb: 11.1 ft
 - b. Linear feet: 110 LF
 - c. Building protrusions (steps, etc):0
 - d. Tree Openings (4' x 4') 1 tree
 - e. Linear feet of curb: 122 lf
 - f. Concrete area (excluding curbs): 1,221 sf
 - g. Concrete area less tree openings & building protrusions: 1,205 sf

Section 5 Notes: 1 lamppost

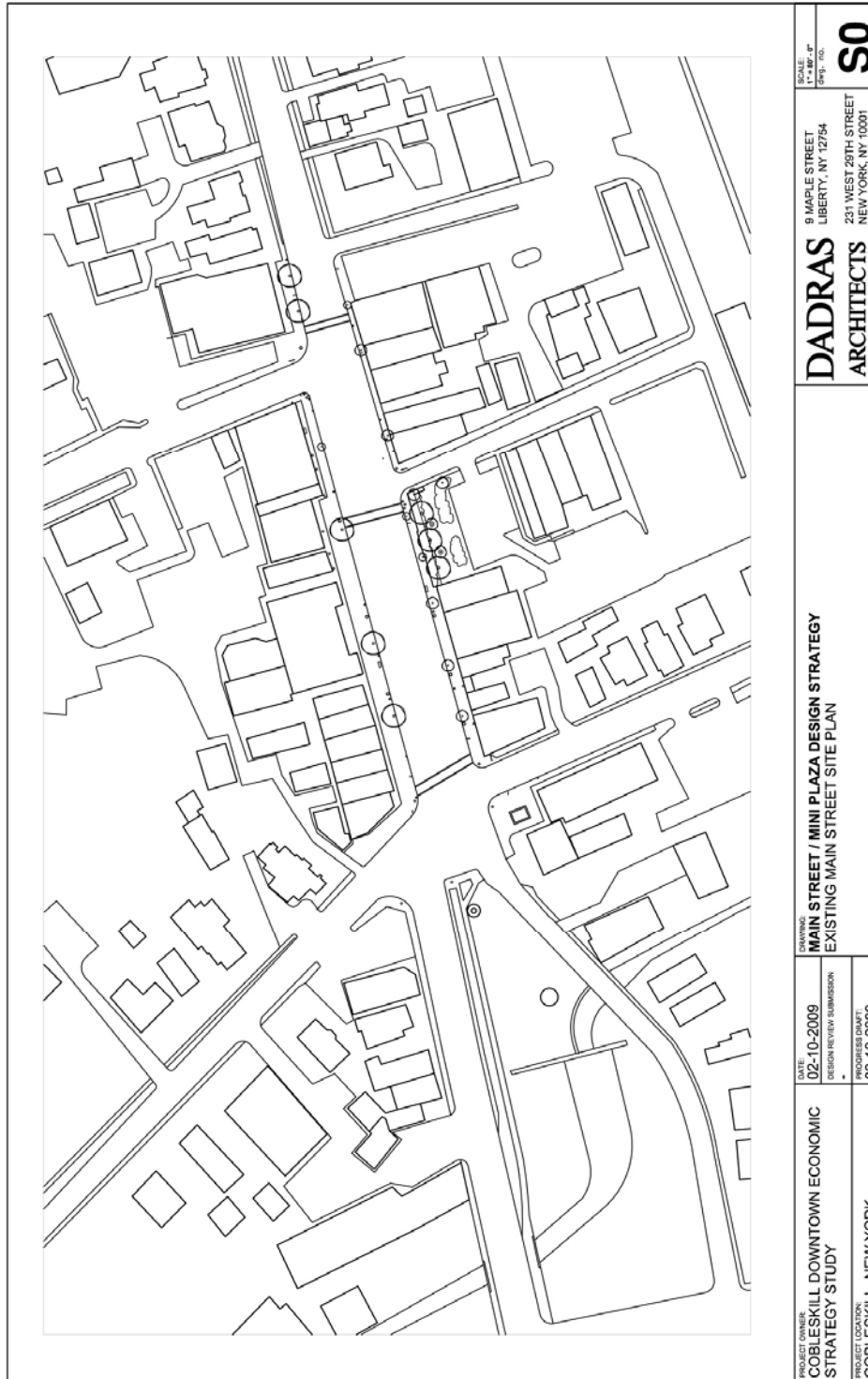
Section 6: South side of Main & Grand Street intersection, area in front of Park Theater (SBL 68.05-5-6):

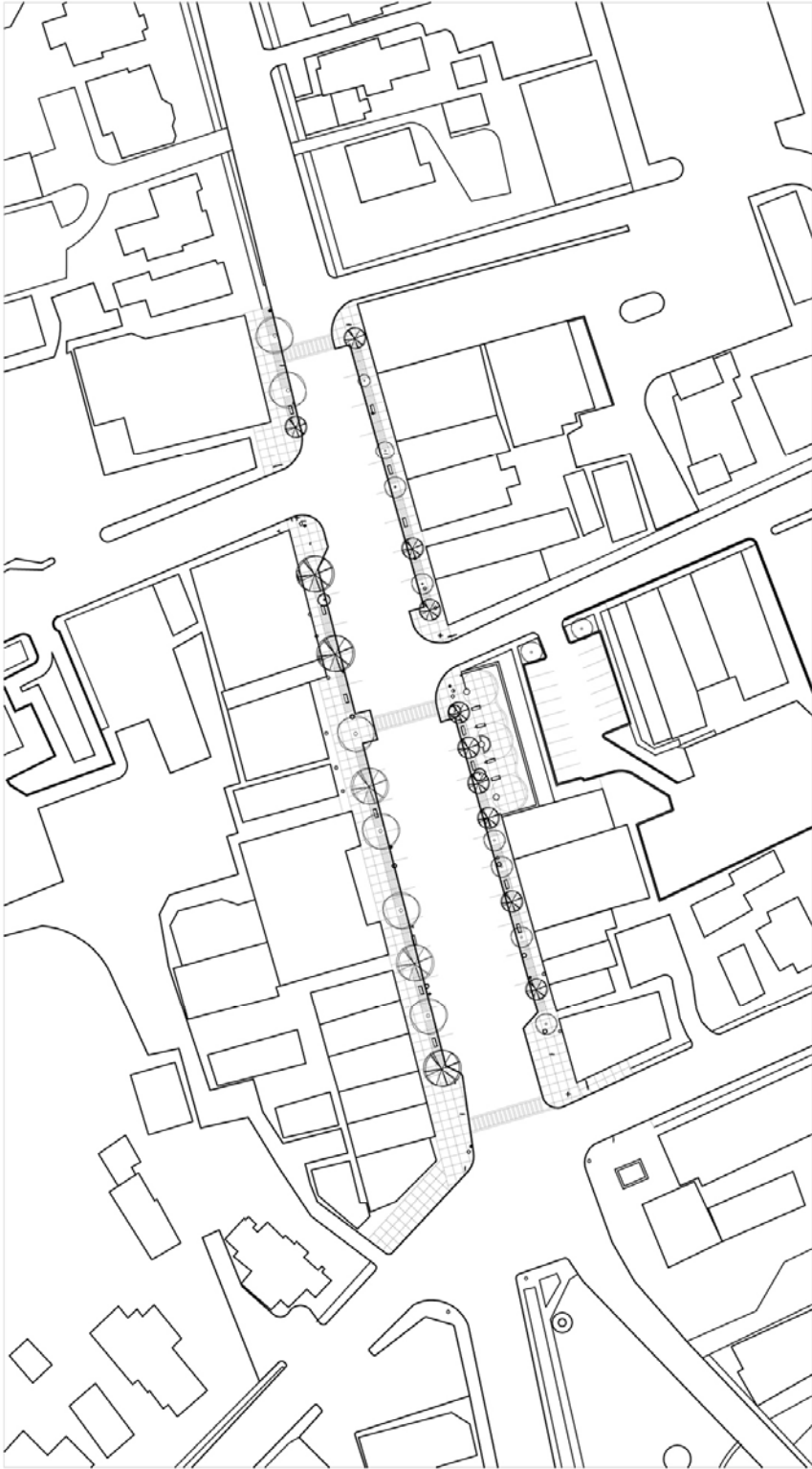
1. Sidewalks shall be constructed as follows:
 - a. In the area within four feet (4') of the curb, the sidewalk shall be constructed of brick-colored concrete stamped to imitate laid brick.
 - b. In the subsequent four feet (4') measured from the curb, the sidewalk shall be a standard concrete sidewalk four feet in width.
 - c. In the area between the standard 4' sidewalk and the face of the existing fountain, the sidewalk shall be constructed of stamped concrete, with color and pattern matching that of the 4' wide section described above.
2. The following measurements and area estimates are intended to provide guidance to contractors in preparing their bids for the work for Section 6:
 - a. Width, fountain face to curb: 20 ft
 - b. Linear feet: 46 lf
 - c. Building protrusions (steps, etc):0
 - d. Tree Openings:
 - e. Linear feet of curb: 66 lf
 - f. Concrete area (excluding curbs): 920 sf
 - g. Concrete area less tree openings & building protrusions: 920 sf

Section 6 Notes: Theater signpost with electrical connections below ground, pedestrian crossing signal, signal manhole.

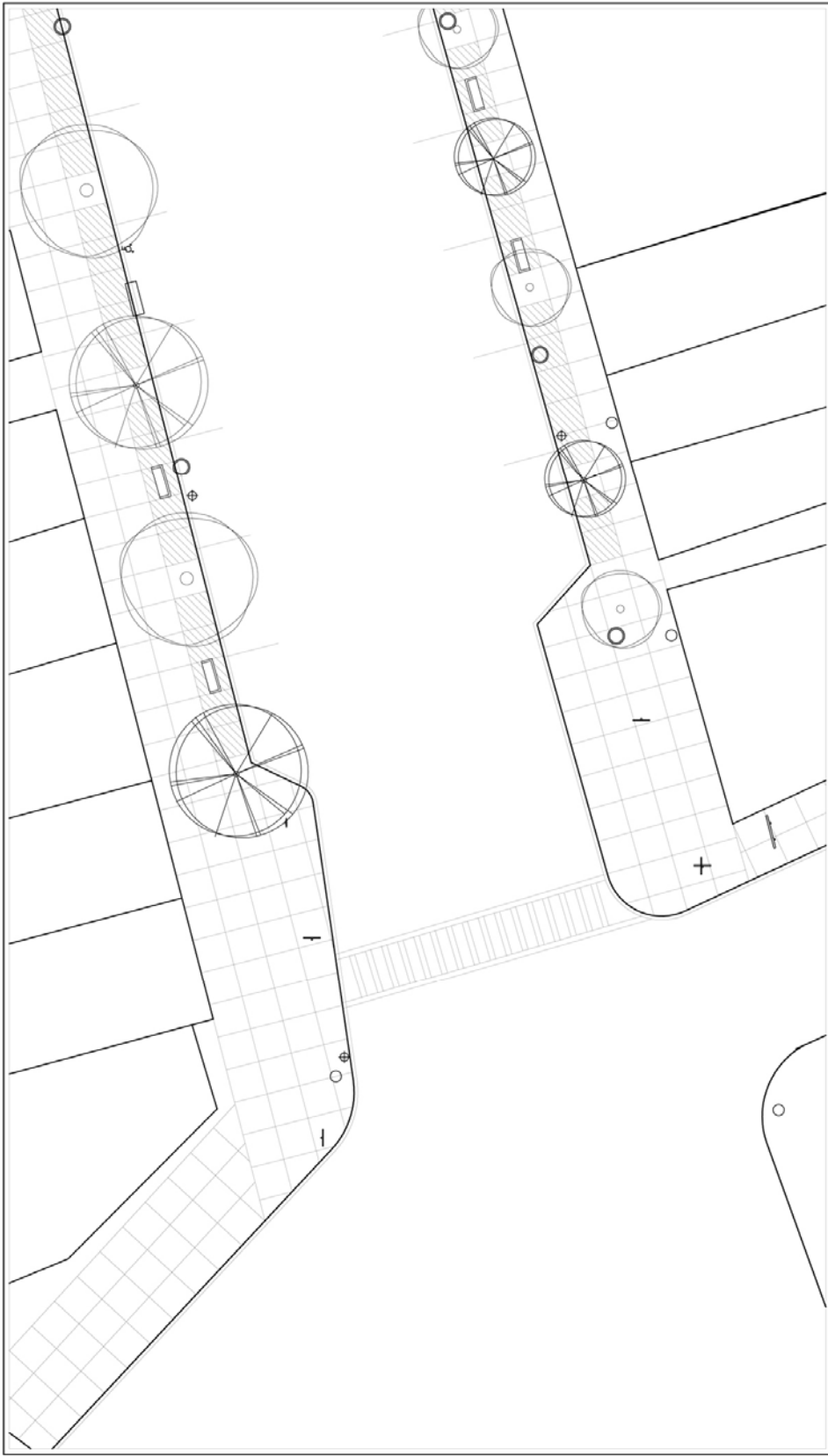
C. PUBLIC PLAZA DESIGN and Streetscape **Design Guidelines – Drawings**

by DADRAS ARCHITECTS (14 – large-format Drawings, total)

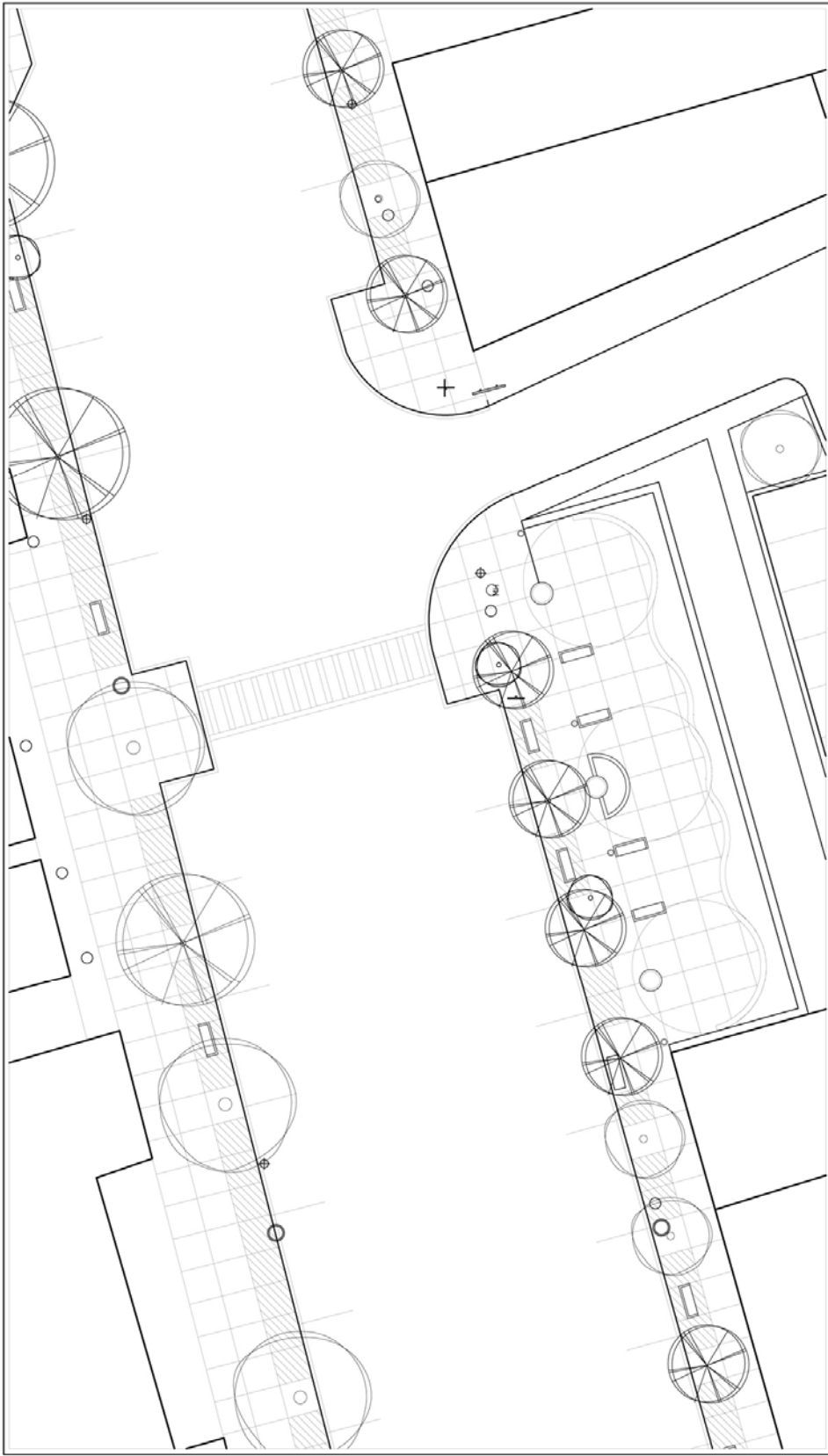




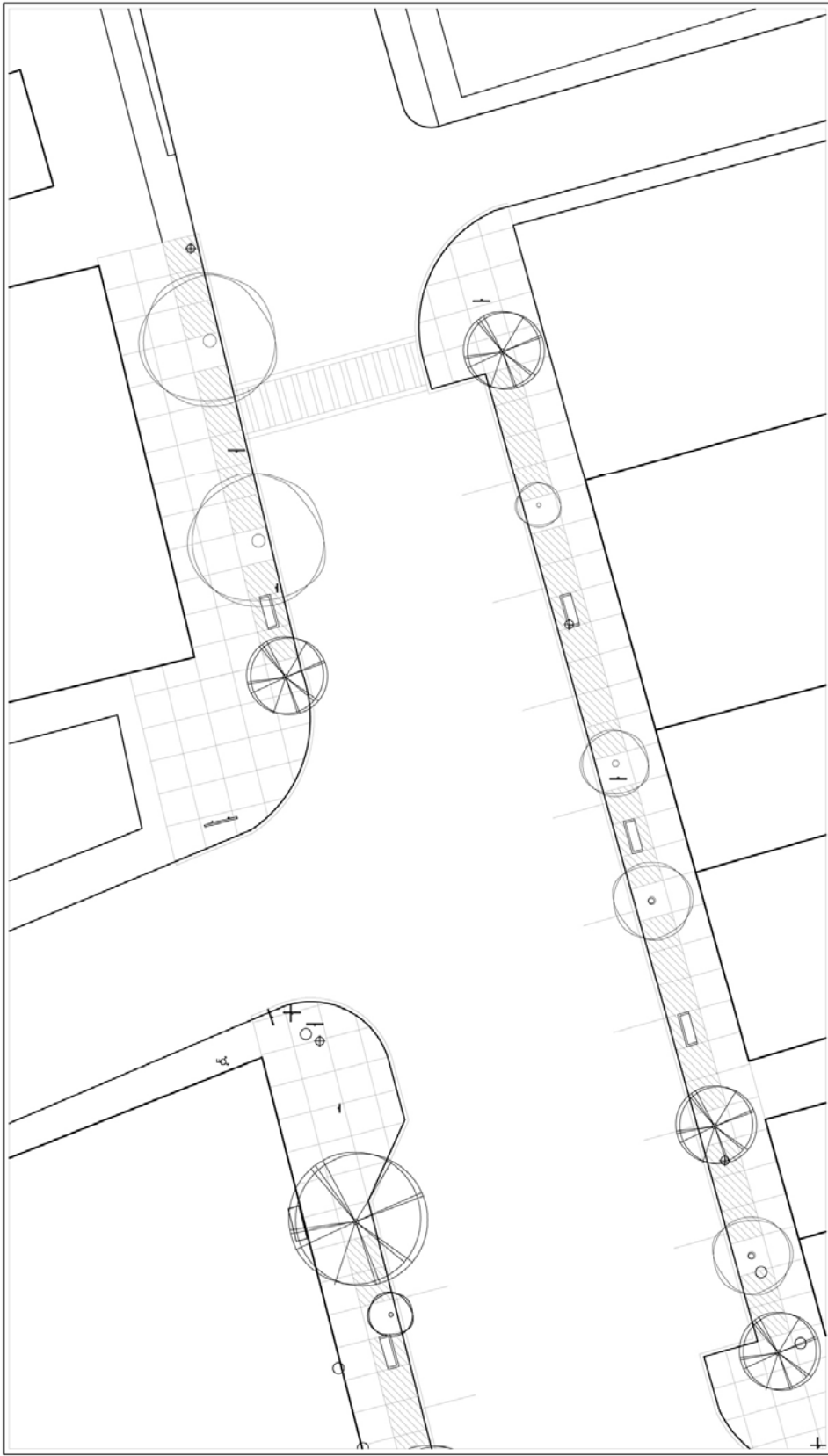
PROJECT OWNER: VILLAGE OF COBLESKILL, NEW YORK	DATE: 03-06-2009 DESIGN REVIEW SUBMISSION	DRAWING: SCHEMATIC DESIGN OF NEW MINI-PLAZA / PUBLIC SPACE MAIN STREET SITE PLAN	DADRAS ARCHITECTS 9 MAPLE STREET LIBERTY, NY 12754 231 WEST 25TH STREET NEW YORK, NY 10001	SCALE: 1/8" = 1'-0" Orig. No.
PROJECT LOCATION: COBLESKILL, NEW YORK	PROPOSED DATE: 03-10-09			S1



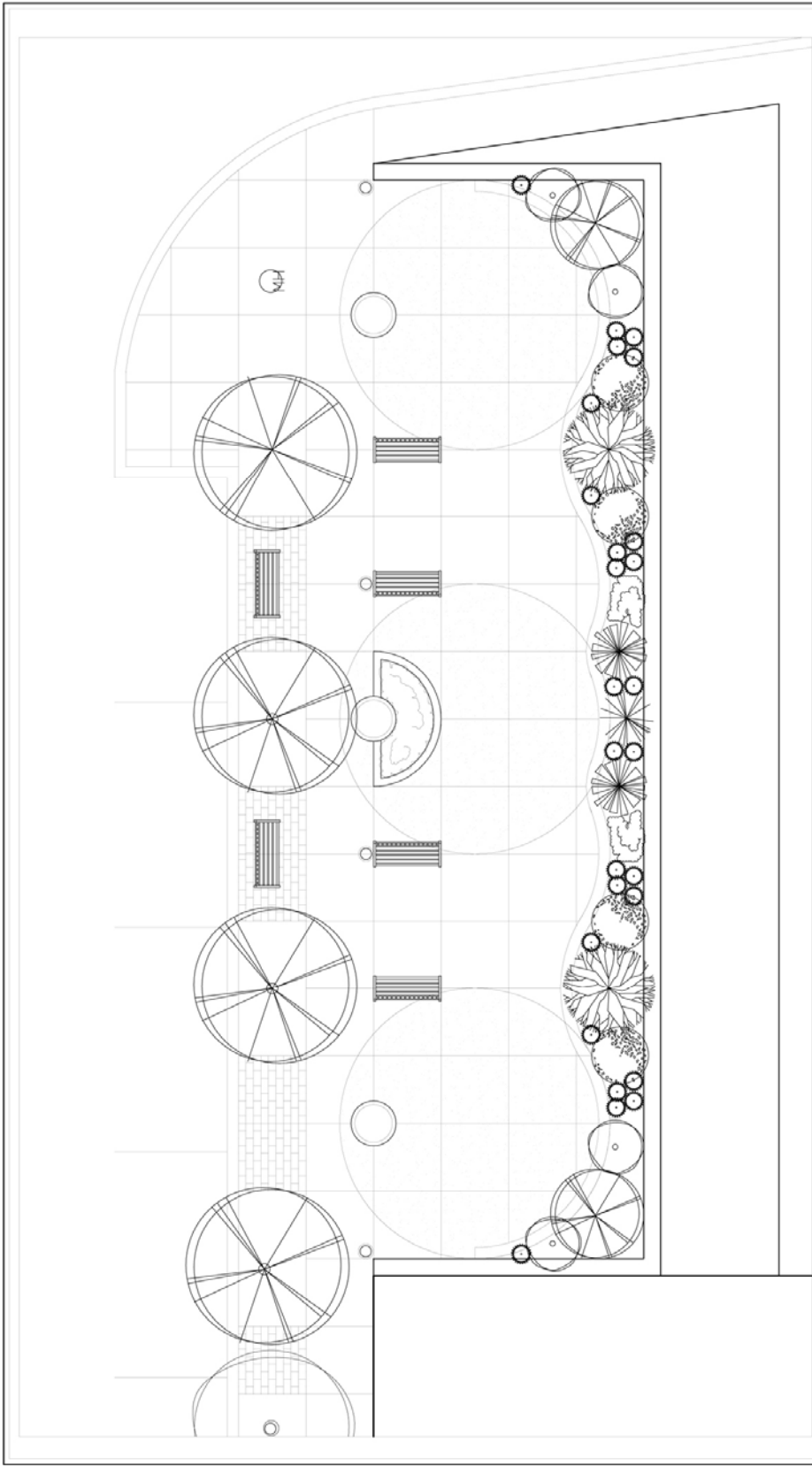
PROJECT OWNER: VILLAGE OF COBLESKILL, NEW YORK	DATE: 03-06-2009	DRAWING: SCHEMATIC DESIGN OF NEW MINI-PLAZA / PUBLIC SPACE MAIN STREET SITE PLAN - DETAIL AT WEST END	DADRAS ARCHITECTS	9 MAPLE STREET LIBERTY, NY 12754 231 WEST 29TH STREET NEW YORK, NY 10001	SCALE: 1/16" = 1' - 0" Orig. no.
	DESIGN REVIEW SUBMISSION				
PROJECT LOCATION: COBLESKILL, NEW YORK	PROGRESS DRAFT: 03-10-09	S1a			



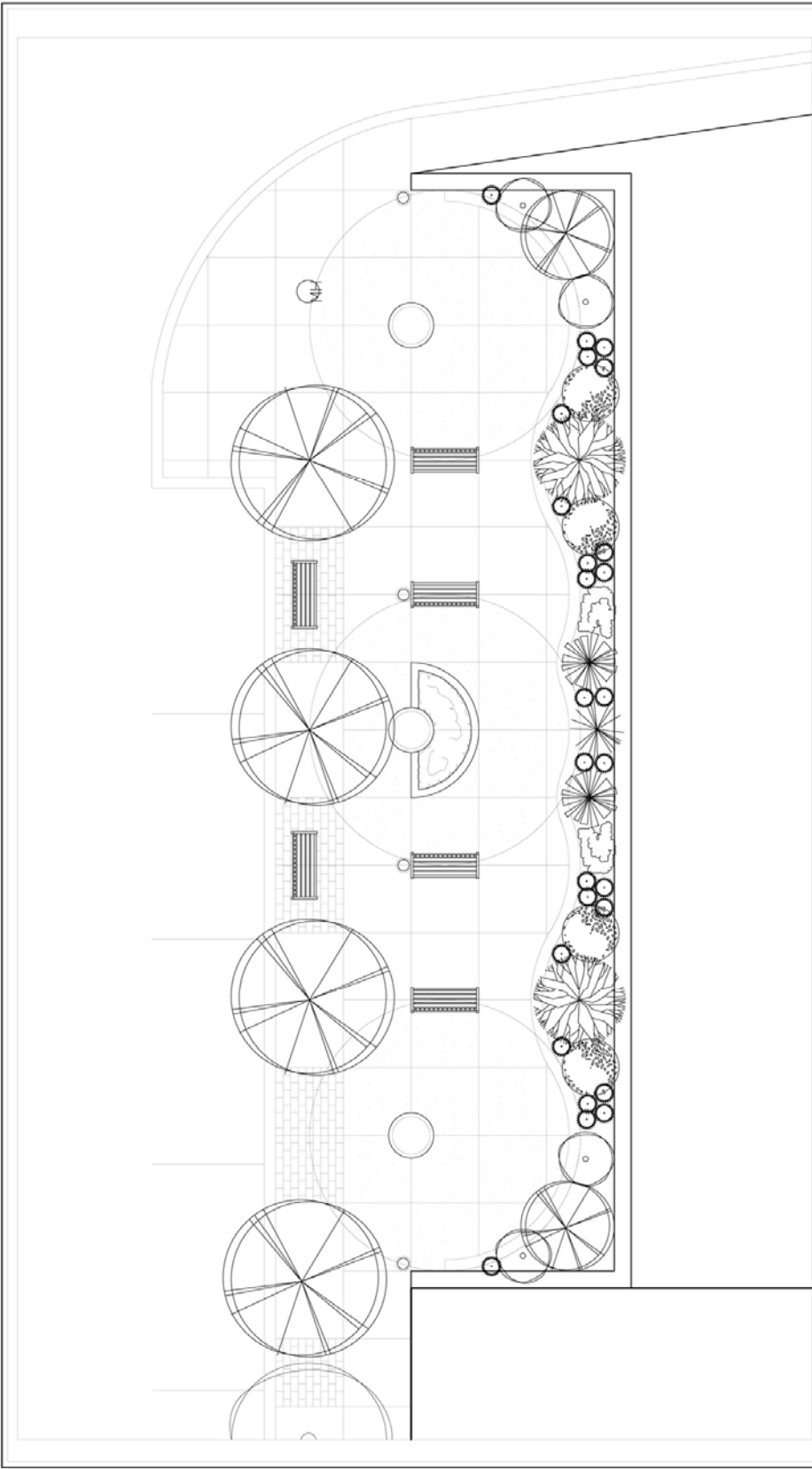
PROJECT OWNER: VILLAGE OF COBLESKILL, NEW YORK	DATE: 03-06-2009	DRAWING: SCHEMATIC DESIGN OF NEW MINI-PLAZA / PUBLIC SPACE MAIN STREET SITE PLAN - DETAIL AT MINI PLAZA	DADRAS ARCHITECTS	9 MAPLE STREET LIBERTY, NY 12754 231 WEST 29TH STREET NEW YORK, NY 10001	SCALE: 1/16" = 1'-0" Orig. no.
	DESIGN REVIEW SUBMISSION				
PROJECT LOCATION: COBLESKILL, NEW YORK	PROGRESS DRAFT: 03-10-09	S1b			



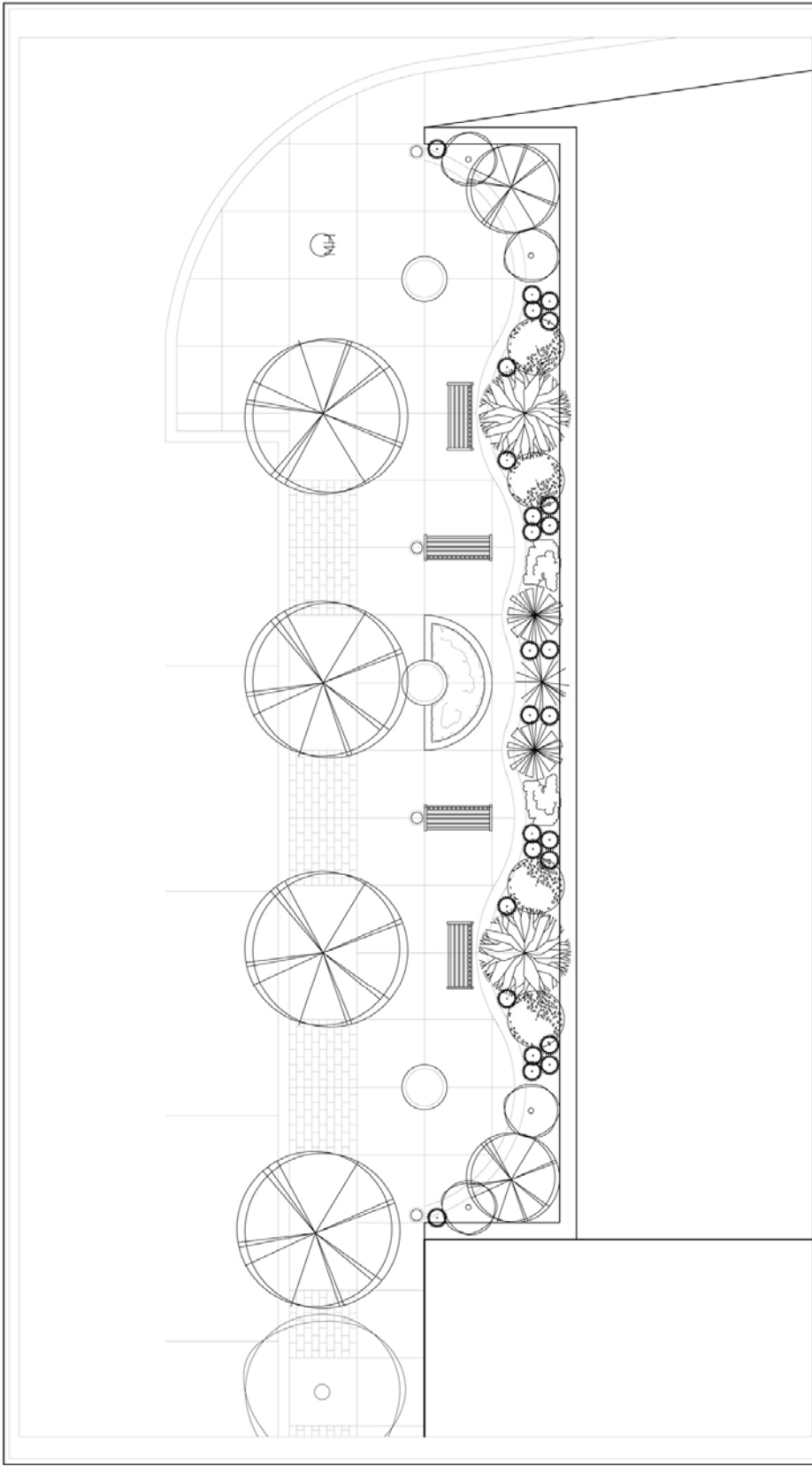
PROJECT OWNER: VILLAGE OF COBLESKILL, NEW YORK		DATE: 03-06-2009		DRAWING: SCHEMATIC DESIGN OF NEW MINI-PLAZA / PUBLIC SPACE		DADRAS ARCHITECTS		9 MAPLE STREET LIBERTY, NY 12754		SCALE: 1/8" = 1'-0"	
PROJECT LOCATION: COBLESKILL, NEW YORK		DESIGN REVIEW SUBMISSION		MAIN STREET SITE PLAN - DETAIL AT EAST END		231 WEST 29TH STREET NEW YORK, NY 10001		Orig. NO.		S1c	
		PROGRESS DRAFT:									
		03-10-09									



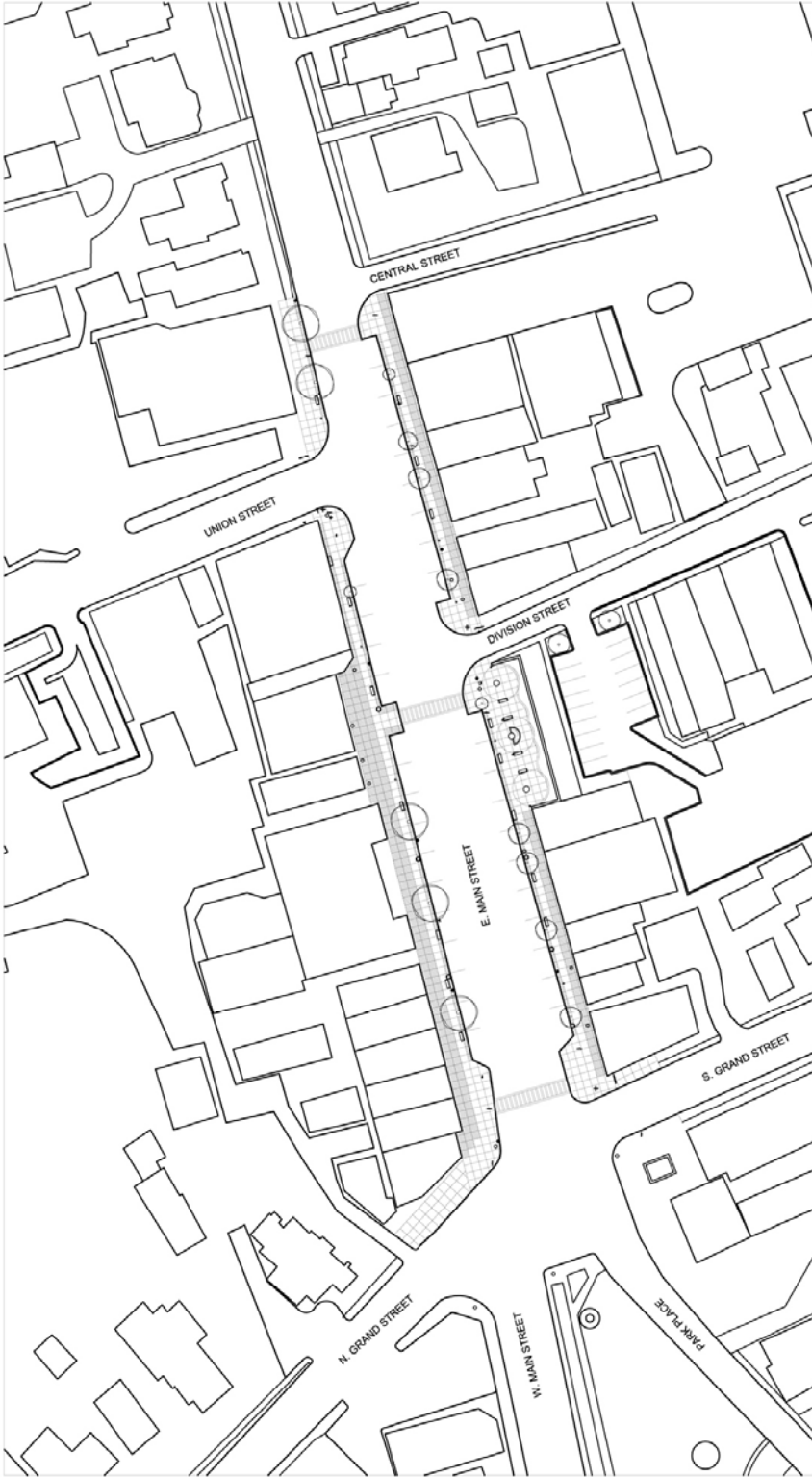
PROJECT OWNER: VILLAGE OF COBLESKILL, NEW YORK	DATE: 03-06-2009	DRAWING: SCHEMATIC DESIGN OF NEW MINI-PLAZA / PUBLIC SPACE 24'-0" DEEP PARK SCHEME	DADRAS ARCHITECTS	9 MAPLE STREET LIBERTY, NY 12754 231 WEST 29TH STREET NEW YORK, NY 10001	SCALE: 1/8" = 1'-0" Only, no.
	DESIGN REVIEW SUBMISSION				
PROJECT LOCATION: COBLESKILL, NEW YORK	PROGRESS DRAFT:				



PROJECT OWNER: VILLAGE OF COBLESKILL, NEW YORK	DATE: 03-06-2009 DESIGN REVIEW SUBMISSION	DRAWING: SCHEMATIC DESIGN OF NEW MINI-PLAZA / PUBLIC SPACE 18'-0" DEEP PARK SCHEME	DADRAS ARCHITECTS	9 MAPLE STREET LIBERTY, NY 12754 231 WEST 25TH STREET NEW YORK, NY 10001	SCALE: 1/8" = 1'-0" Orig. no.
PROJECT LOCATION: COBLESKILL, NEW YORK	PROGRESS DRAFT:				S3



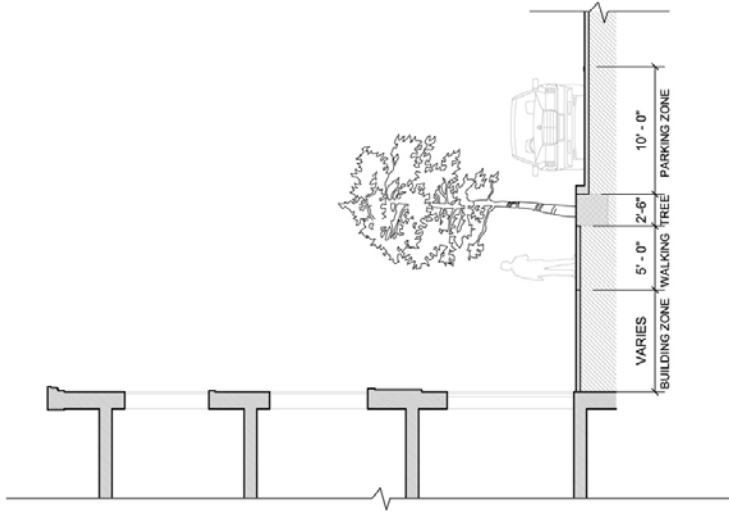
PROJECT OWNER: VILLAGE OF COBLESKILL, NEW YORK	DATE: 03-06-2009 DESIGN REVIEW SUBMISSION	DRAWING: SCHEMATIC DESIGN OF NEW MINI-PLAZA / PUBLIC SPACE 12'-0" DEEP PARK SCHEME	DADRAS ARCHITECTS	9 MAPLE STREET LIBERTY, NY 12754 231 WEST 25TH STREET NEW YORK, NY 10001	SCALE: 1/8" = 1'-0" Orig. NO.
PROJECT LOCATION: COBLESKILL, NEW YORK	PROGRESS DRAFT:				S4



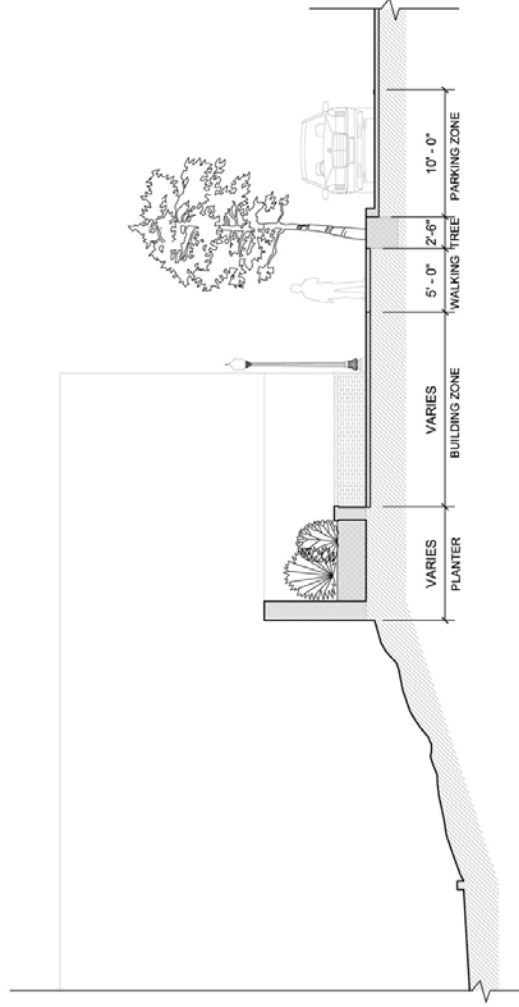
PROJECT OWNER: VILLAGE OF COBLESKILL, NEW YORK	DATE: 03-12-2009 DESIGN REVIEW SUBMISSION PROGRESS DRAFT:	DRAWING: SCHEMATIC DESIGN OF NEW MINI-PLAZA / PUBLIC SPACE MAIN STREET SITE PLAN REVISED SIDEWALK GRID	DADRAS ARCHITECTS 9 MAPLE STREET LIBERTY, NY 12754 231 WEST 25TH STREET NEW YORK, NY 10001	SCALE: 1/64" = 1'-0" Orig. no.
PROJECT LOCATION: COBLESKILL, NEW YORK				S5



PROJECT OWNER: VILLAGE OF COBLESKILL, NEW YORK	DATE: 03-12-2009 DESIGN REVIEW SUBMISSION PROGRESS DRAFT:	DRAWING: SCHEMATIC DESIGN OF NEW MINI-PLAZA / PUBLIC SPACE MAIN STREET SITE PLAN REVISED SIDEWALK GRID WITH ADJUSTED CORNER AT GRANT AND MAIN STS.	DADDRAS ARCHITECTS 9 MAPLE STREET LIBERTY, NY 12754 231 WEST 29TH STREET NEW YORK, NY 10001	SCALE: 1/8" = 1'-0" Orig. 1/8" = 1'-0"
PROJECT LOCATION: COBLESKILL, NEW YORK				S6

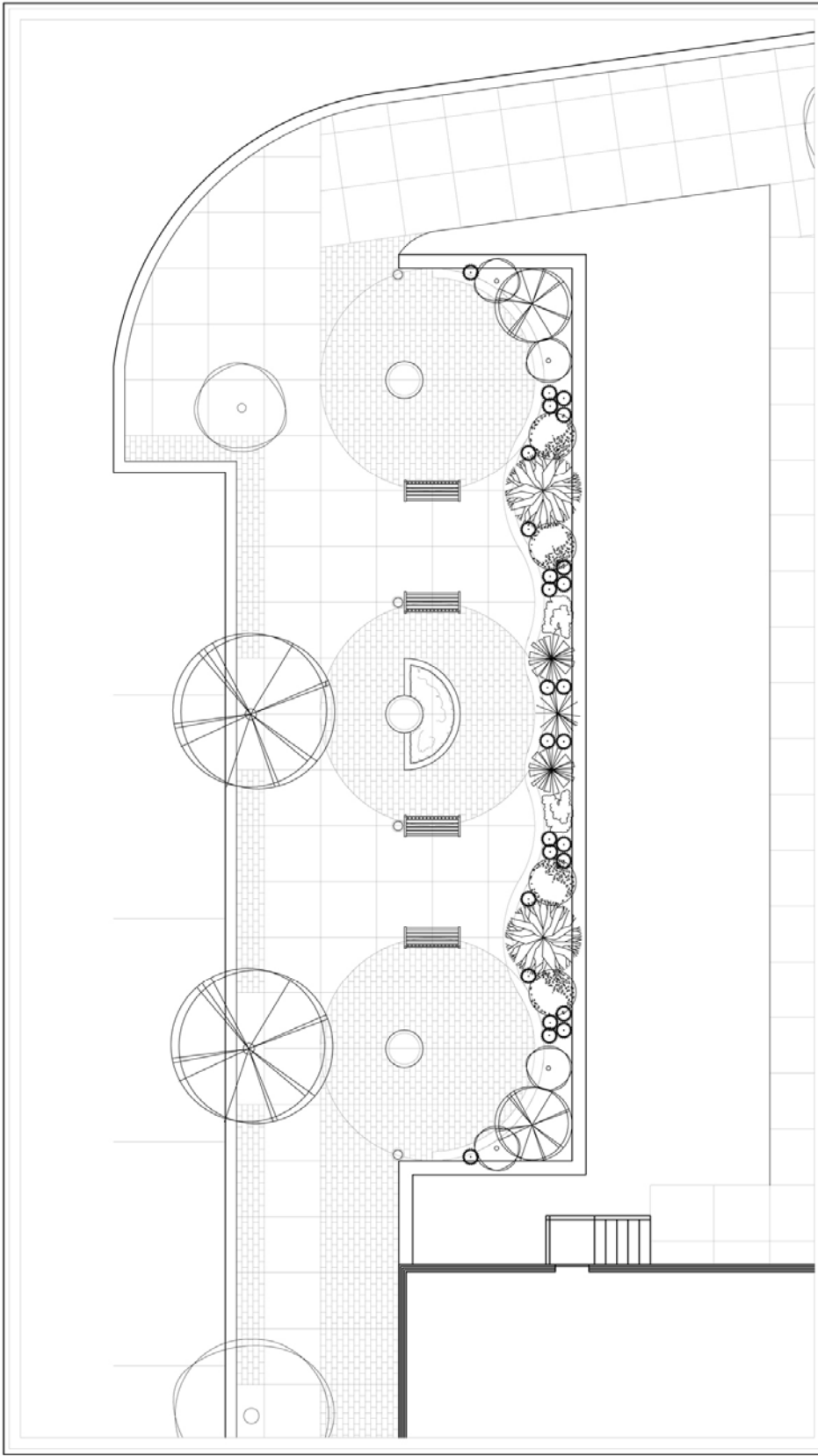


1 Typical Sidewalk Section
SCALE: 1/8" = 1' - 0"

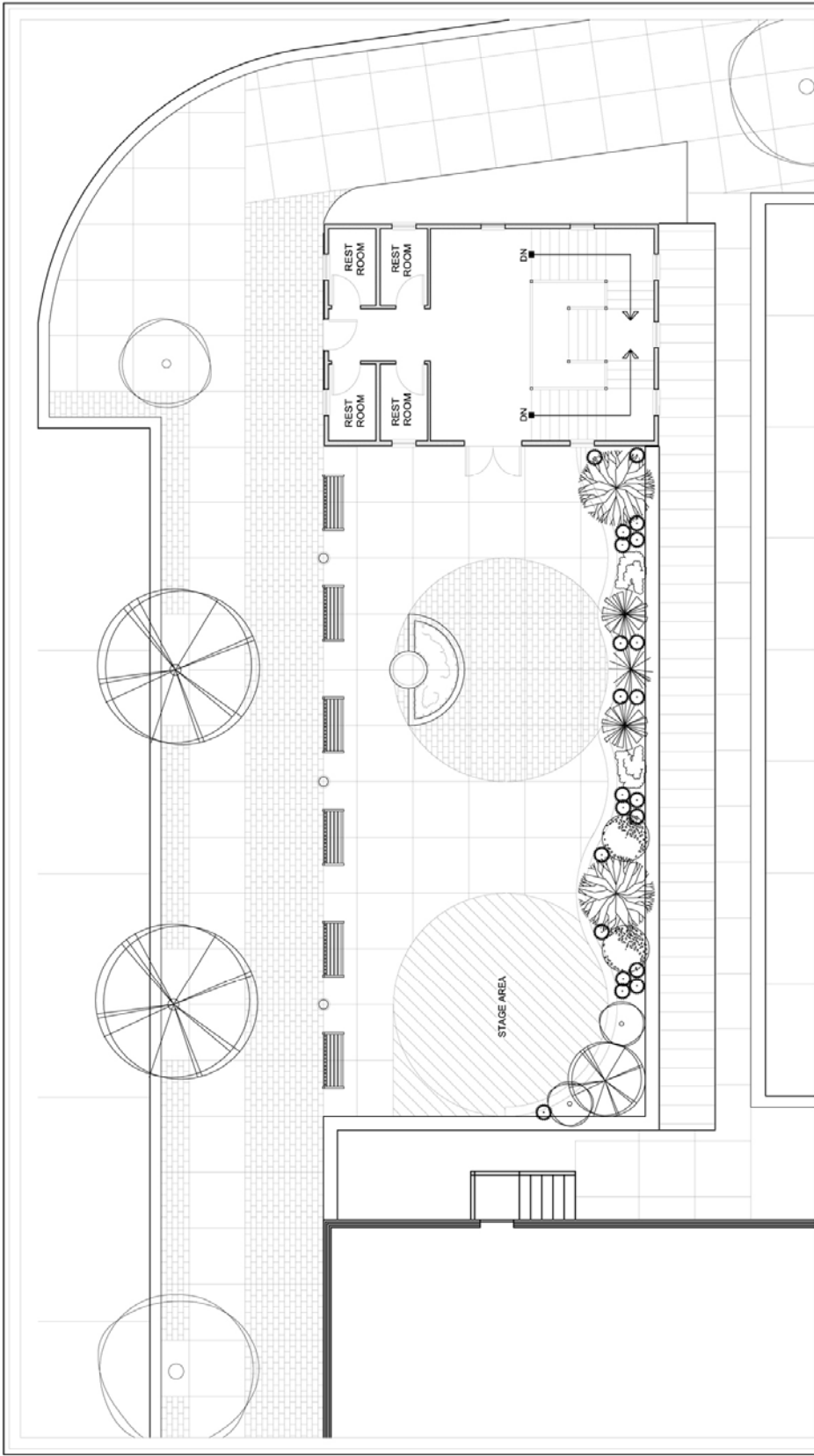


2 Sidewalk Section at Mini Plaza
SCALE: 1/8" = 1' - 0"

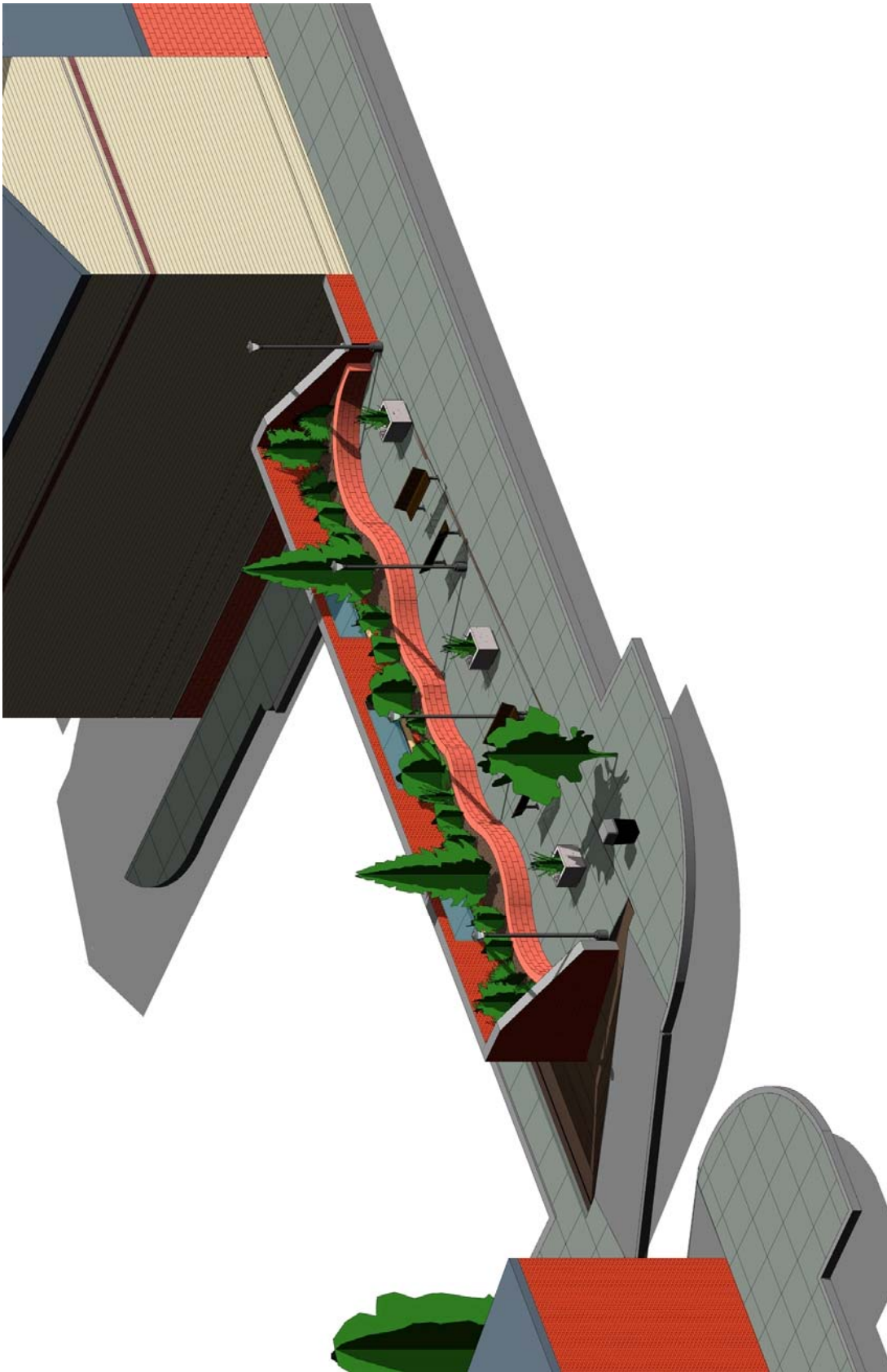
PROJECT OWNER: VILLAGE OF COBLESKILL, NEW YORK	DATE: 03-17-2009 DESIGN REVIEW SUBMISSION	DRAWING: SIDEWALK SECTIONS	SCALE: 1/8" = 1' - 0" Orig. no.
PROJECT LOCATION: COBLESKILL, NEW YORK	PROJECT DRAFT: 		9 MAPLE STREET LIBERTY, NY 12754 231 WEST 25TH STREET NEW YORK, NY 10001 DADRAS ARCHITECTS S7



PROJECT OWNER: VILLAGE OF COBLESKILL, NEW YORK	DATE: 03-24-2009	DRAWING: MINI PLAZA DESIGN STRATEGY PARK LAYOUT WITH SETBACKS AT BUILDINGS AND DIVISION STREET DESIGN "H"	DADRAS ARCHITECTS	9 MAPLE STREET LIBERTY, NY 12754 231 WEST 29TH STREET NEW YORK, NY 10001	SCALE: 1/8" = 1'-0" Orig. No.	S8
	DESIGN REVIEW SUBMISSION					
PROJECT LOCATION: COBLESKILL, NEW YORK	PROGRESS DRAFT:					



PROJECT OWNER: VILLAGE OF COBLESKILL, NEW YORK	DATE: 03-24-2009	DRAWING: MINI PLAZA DESIGN STRATEGY PARK LAYOUT WITH COMBINATION PAVILLION AND CURVED PLANTER DESIGN "J"	DADRAS ARCHITECTS	9 MAPLE STREET LIBERTY, NY 12754 231 WEST 29TH STREET NEW YORK, NY 10001	SCALE: 1/8" = 1'-0" Orig. no.
	DESIGN REVIEW SUBMISSION				
PROJECT LOCATION: COBLESKILL, NEW YORK	PROGRESS DRAFT:				



3-D rendered perspective view of proposed Mini-Plaza design strategy

