

# MALONE, NY

## TECHNICAL ASSISTANCE PACKAGE

November 11 , 2020

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<b>368 W. MAIN</b>	<i>Giuseppe's Pizza</i>
<b>383+385 W. MAIN</b>	<i>Metropolis</i>
<b>428 E. MAIN</b>	<i>Currently Vacant</i>
<b>452 E. MAIN</b>	<i>452 E. MAIN</i>
<b>454-456 E. MAIN</b>	<i>454-456 E. MAIN</i>
<b>459 E. MAIN</b>	<i>The Richardson</i>
<b>462 E. MAIN</b>	<i>Peter A Dumas Law Offices</i>

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SHARS ID 20190215





Before photograph (2020)



Daytime Rendering



**FACADE IMPROVEMENTS:**

- A** - Provide a new cornice along the main street frontage
- B** - New individually raised halo lit letters
- C** - New externally lit blade sign
- D** - Retractable fabric awning (color coordinated with paint scheme)
- E** - New 3 color paint scheme
- F** - Alum. clad wood door with full glass
- G** - Alum. clad wood windows to restore original opening sizes.
- H** - Provide a semi-enclosed exterior seating space with plantings
- I** - Scrape, repair, and repaint existing cornice and masonry surfaces.
- J** - New upper floor alum. clad wood windows.

**PAINT SELECTION:**

SW 7730 FORESTWOOD

SW 6191 CONTENTED

SW 6306 CORDIAL

**DESIGN INTENT:**

This modest two-story, masonry commercial building currently houses one of the handful of restaurants in downtown Malone. It's upper floor is currently vacant, and it allows for informal parking along its side street. The building has been significantly altered over time, including filling in the original storefront openings and boarding up upper floor windows. Conversely, the historic pressed metal cornice still exists and seems to be in reasonable condition. The proposed design looks to accomplish the following objectives:

- Emphasize existing historical architectural details
- Restore original full sized openings both in the storefront and upper floors
- Create an inviting outdoor dining experience buffered from traffic
- Incorporate more appropriate signage/awning materials and styles
- Give back positively to the public realm

**ESTIMATED COST RANGE FOR EXTERIOR:**

**\$95,000 - \$119,500**





**FACADE IMPROVEMENTS:**

- A** - Repair and replace masonry walls as needed
- B** - New upper floor alum. clad wood windows (x16)
- C** - Replace inappropriate shingle awning with metal awning structure
- D** - Provide new structured awning signage with external lighting fixtures
- E** - Provide perpendicular signs beneath awning for individual storefronts
- F** - Provide a new alum. clad wood storefront with transom windows
- G** - Provide additional alum. clad wood doors as optional entry (if needed)
- H** - Build up a concrete ramp to provide accessible entry to the front of 385
- I** - Provide a new cornice over the 385 storefront
- J** - New fiber cement columns, knee wall, and infill around storefronts.
- K** - Scrape and repaint both buildings using 3 color schemes

**PAINT SELECTION 383:**

SW 7069 Iron Ore

SW 2854 Caribbean Coral

SW 2834 Birdseye Maple

**PAINT SELECTION 385:**

SW 2844 Roycroft Mist Gray

SW 7069 Iron Ore

SW 0043 Peristyle Brass

**DESIGN INTENT:**

383-385 North Main is the combination of two 2-story, mixed use buildings dating back to the early 1900s. Currently, the upper floors and the majority of the lower floors are vacant aside from an owner occupied storefront at the corner named "the Focal Point." The current vision for the large space is to create a mixed use building with offices on the top floors and a night club and cafe at the bottom level. The proposed design seeks to accomplish:

**ESTIMATED COST RANGE FOR EXTERIOR:**  
**\$181,200 - \$227,400**

- Provide ample rain and snow cover for the front of a building using an appropriate structured awning
- Create a destination commercial hub that bolsters the nightlife and streetscape of downtown
- Emphasizing the historic characteristics still remaining of the building
- Developing a new storefront for 385 with an accessible entryway







**PAINT SELECTION:**

SW 7735 Palm Leaf	SW 9026 Tarnished Trumpet	SW 6237 Dark Night
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**DESIGN INTENT:**

428 East Main is a 3 story mixed use masonry building with two upper floors of vacant residential space and a currently vacant first floor space. The current owner has goals of renovating the building to develop a rentable first floor space and have 4 upper floor apartments. At some point in the past 50 years the original storefront was “modernized” into the current dated and inappropriate storefront. The following recommendation does the following:

- Provides a more appropriate storefront renovation consistent with preserved historic detailing found on the neighboring building.
- Repairs and maintains the well preserved architectural highlights such as window lintels, sills, and roof cornice.
- Creates desirable, well designed, market rate commercial and residential space within downtown Malone.

**FACADE RECOMMENDATION**

**JCEO BUILDING**

428 East Main Street  
Malone, NY 12953

Historic Post Card (est. 1920s)



Before photograph (2020)



**FACADE IMPROVEMENTS:**

- A** - Alum. clad wood storefront with transoms for energy efficiency
- B** - Alum. clad wood full glass door with transom (x2)
- C** - Alum. clad wood full size window replacements (x6)
- D** - Vertical wall signage/lettering
- E** - Linear lighting fixture to downlight wall signage
- F** - Perpendicular signage with external lighting mount
- G** - Retractable awning over commercial storefront
- H** - Repair and repaint existing cornice and window sill/lintels
- I** - Repair existing masonry surfaces as needed
- J** - New fiber cement trim and knee walls
- K** - New cornice with details similar to adjacent building

**ESTIMATED COST RANGE FOR EXTERIOR:**

**\$66,500 - \$86,300**







Before photograph (2020)

**ESTIMATED COST RANGE FOR EXTERIOR:**  
**\$84,400 - \$103,800**

**FACADE IMPROVEMENTS:**

- A** - Clean and repair existing masonry as needed
- B** - New upper floor alum. clad windows with transoms (x10) (5 front and 5 rear)
- C** - Provide externally illuminated perpendicular signage
- D** - New linear lighting fixture to downlight wall signage
- E** - Individual lettering mounted to building
- F** - New alum. clad wood storefronts with transoms to increase energy efficiency
- G** - New alum. clad wood full glass doors
- H** - New simple cornice to provide break from top to bottom
- I** - Restore brackets to existing masonry cornice
- J** - New fiber cement trim and knee walls
- K** - Paint building using 3 color scheme

**PAINT SELECTION:**

SW 6338 Warming Peach

SW 9148 Smoky Azurite

SW 6356 Copper Mountain

**DESIGN INTENT:**

452 East Main Street is a small 2 story mixed use building with a vacant residential upper floor and a currently utilized commercial space at ground level. The upper floor has a highly visible array of 5 undersized vinyl windows as well as a storefront renovation stretching to the neighboring building that is inconsistent in both materiality and style with the upper floor. This particular part of Main Street has the benefit of incredibly large sidewalks and ample street trees - making it a prime location for future outdoor seating. The facade recommendation seeks to accomplish:

- Developing a storefront that has a language consistent with the upper floor,
- Separating the building from its neighbor,
- Utilizing a color scheme that blends well with the existing historic masonry work,
- Repairing and restoring existing masonry elements,
- Maintaining a historic building for another 50+ years





FACADE RECOMMENDATION  
454-456 East Main Street  
Malone, NY 12953



Before photograph (2020)



FACADE IMPROVEMENTS:

- A - Clean and repair existing masonry and pressed metal cornice as needed
- B - New upper floor alum. clad windows (x26) (14 front, 12 rear)
- C - Remove aluminum cladding (rear) and repair/replace existing wall material
- D - Replace (rear) first floor roof surface + relocate roof drain
- E - Individual lettering mounted to building with cornice mounted pin lights
- F - New alum. clad wood storefronts to increase energy efficiency
- G - New alum. clad wood full glass doors with transoms (x3)
- H - New pressed metal cornice with brackets
- I - Repair and re-use existing marble knee wall base
- J - New 3 color building paint scheme
- K - Vinyl window decal signage

PAINT SELECTION:

SW 6328 Fireweed

SW 7013 Ivory Lace

SW 6992 Inkwell

DESIGN INTENT:

454-456 East Main Street is a 3-story, mixed use building with vacant residential upper floors and a currently utilized commercial space at ground level that is connected to the neighboring building. The Italianate detailing on the pressed metal upper floor cornice and the brick detailing is in fine condition - however the existing storefront is dated and reflects a very different style and time period. Currently the rear facade has several issues including roof leakage and damage, a need for insulation on the rear exterior walls, and several window openings that have been covered over or filled in with undersized vinyl windows inappropriate for the character of the building. The facade recommendation seeks to accomplish:

ESTIMATED COST RANGE FOR EXTERIOR:  
\$168,500 - \$208,300

- Developing a storefront with a consistent architectural language with the rest of the building
- Engaging the large, desirable, shaded sidewalk space outside the building
- Using the existing marble clad knee wall as a base for the new storefront windows





The Richardson

459 East Main Street  
Malone, NY 12953

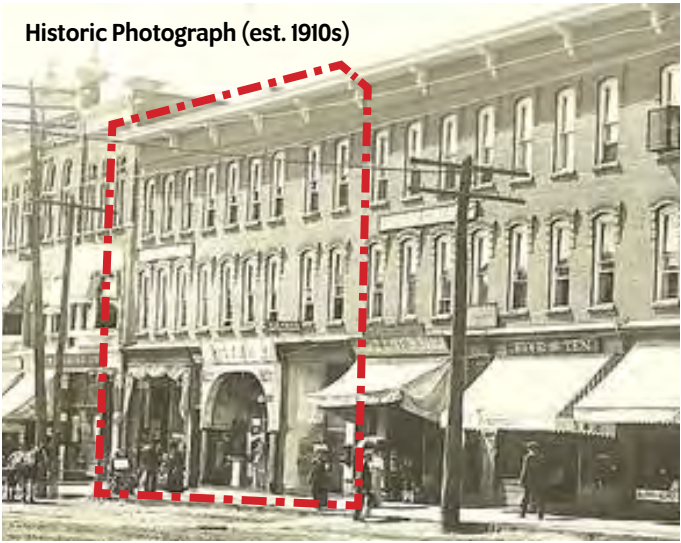


FACADE IMPROVEMENTS:

- A - Clean and repair existing masonry as needed
- B - Relocate "THE RICHARDSON" signage to avoid confusion with commercial signage
- C - New linear lighting fixtures (x3) for each commercial signboard area
- D - Remove existing EIF signboard and knee walls and replace with fiber cement trim and paneling
- E - Provide a new built up fiber cement cornice beneath the existing one to hide electrical service to lighting
- F - New Alum. clad wood storefront windows with transoms (x2)
- G - New Alum. clad wood full glass doors to match existing (x2)
- H - New individual raised signage lettering mounted to fiber cement wall face. (x3)
- I - Paint building using 3 color scheme
- J - Uncover and replace/repair transom windows

PAINT SELECTION:

SW 9150 Endless Sea	SW Escapade Gold	SW 9152 Let It rain
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DESIGN INTENT:

The Richardson has recently undergone an extensive renovation project to include two floors of modern, high end apartments that included the installation of an elevator to the rear of the building. The current storefronts uses the same EIF material used at the rear elevator shaft for their signboards. Currently, the signboard zone has issues with legibility, as it appears oversized and lacks definition between separate commercial tenants. The proposed recommendation would:

- Separate the three individual storefronts to better serve their tenants
- Reflect the level of craft and investment from the interior to the exterior
- Restore traditional main street elements such as large storefront windows, awnings, and signboards
- Brings down the size of the signboard area and removes inappropriate materials from the facade
- Breathes new life into a historic storefront and increases streetscape appeal

ESTIMATED COST RANGE FOR EXTERIOR:

\$73,800 - \$92,500







**FACADE IMPROVEMENTS:**

- A** - Restore and repair masonry sills and lintels as required (replace with stone)
- B** - Alum. clad wood double glazed storefront windows with transoms (similar to existing)
- C** - Alum. clad wood full glass doors (x2)
- D** - Alum. clad wood half glass doors for residential entries (x2)
- E** - Fiber cement trim and knee walls
- F** - New alum. clad wood upper floor windows and transoms to match existing (x57)
- G** - Re-open enclosed doorway/windows and provide new alum. clad wood window
- H** - Replace existing 4 bay window units with 3 bay window unit (x2) (Matches historic)
- I** - New perpendicular signage (optional)
- J** - Repair + Replace masonry window sills and lintels
- K** - New 3 color paint scheme to match existing cornice/window trim.

**PAINT SELECTION:**

SW 6187 ROSEMARY

SW 6277 SPECIAL GRAY

SW 2821 DOWNING STONE

**DESIGN INTENT:**

462 East Main is a 3-story, masonry building currently being used as the law offices of Peter A Dumas. It is of mixed use - currently with 2 floors of vacant upper floor apartments and an office occupancy on the ground level. The existing historic fabric of the building is still largely in tact, with original openings, materials, and details visible and well preserved. The proposed recommendation accomplishes:

- Providing a more appropriately detailed storefront to better match the original with large full sized windows, transom glass, and a cornice.
- A color choice that better suits the existing masonry color tones
- Creating a more historically sensitive facade restoration

**ESTIMATED COST RANGE FOR EXTERIOR:**

**\$162,825 - \$206,200**

