

Apartments at the Belmont

Multifamily Housing – Belmont, NY
42 Schuyler Street
Belmont, New York



Preservation League of NY 2010 Award for Excellence in Historic Rehabilitation

Client:

Arbor Development
16 West William Street
Bath, New York

Owner Contact:

Mr. Jeff Eaton (607) 776-7664

Architect: ADG Architecture

Principal-In-Charge: Dan Glasow
Project Architect: Jason Simmons

Design Consultants:

Structural Engineers: Jensen Engineering
Mechanical / Electrical Engineers: CW Engineering

Construction Cost: \$4,900,000

Schedule:

Design: 16 Weeks
Construction: 10 Months
Completion: November 2010

Project Details:

Square Footage: 36,686
Unit Count : 19 Units (mix of one and two bedroom, 3 accessible)

Project Description:

The project consists of the conversion of the existing three story historic Belmont Hotel into multifamily apartment facility containing 19-units and amenities. The existing building is wood-frame construction, with exterior masonry bearing walls. The design approach was to minimize changes to the building exterior and accommodate the mixed use program as efficiently as possible while retaining important historic features of the interior, especially in the original hotel lobby, bar and dining room. The building had severe structural deficiencies including the collapse of the rear wing. The project reintroduced the two story wing, which reflects the overall massing, materials and fenestration patterns of the main building and of the wing that was lost, while providing a new entrance exclusively for the building residents and two handicapped accessible grade level units.

Scope of Services:

Design services included development of floor plans and elevations that met the owner's requirements for unit count and mix, along with the desired ancillary spaces. Floor plans, elevations, section, square footage calculations, outline specification, energy analysis and ResCheck were all provided for the funding application process. Construction documents were provided for construction, permit and bidding. Construction administration services were provided throughout the full construction process, including job meetings, site visits, shop drawing review and as-built coordination.

