

# Lake Street Apartments

Independent Senior Housing – Hammondsport, NY

41 Lake Street  
Hammondsport, New York



**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  
Civil Engineers: ..... Allen Engineering

**Construction Cost:**        \$2,960,557

**Schedule:**

Design: ..... 16 Weeks  
Construction: ..... 12 months  
Completion: ..... June 2009

**Project Description:**

The project consists of the conversion of the existing two story historic Town Hall(original town schoolhouse and library) into multifamily apartment facility containing 21-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 corridors and stage area. The building had several structural deficiencies which meant reframing and stabilizing portions of the floor framing. The project introduced a one story addition in the rear of the building providing an accessible grade level entry. Existing wood windows were refurbished and exterior spaces maintained the original ceiling heights.

**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 and energy analysis 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.

