

# BUILDING

## *Fulton County's Future*

Investment & Development in Fulton County, New York

Volume 2 September 2017



Mohawk Harvest Cooperative Market has become a catalyst and inspiration for adaptive reuse in downtown Gloversville. After the market proved its profitability and community value in another location, a collective of private citizens formed Schine Memorial Hall LLC to purchase the 1881 Kasson Opera House on Main Street to house Mohawk Harvest and other tenants and serve as a stable anchor for downtown revitalization efforts.

## Why Adaptive Reuse?

Across the country, neglected buildings that might have been demolished are being reborn. Closed schools are being converted into condominiums, old factories into thriving high-tech headquarters, rundown churches into restaurants and old supermarkets into theaters. The developers profit, the community is enriched and even the environment benefits, because adaptive reuse is inherently green.

Fulton County has a wealth of affordable properties currently being creatively reimagined and others waiting for the right person of vision. Many of these buildings are made with awe-inspiring old brick and first-growth timber not available in today's market. They have gravitas, history and prime locations in a growing county that is committed to an expedited and predictable development process. The selection of development opportunities and ongoing projects featured in this bulletin are illustrative of a much deeper inventory.

To find out more, contact Jim Mraz, Planning Director at 518.730.4412 or [jmraz@fultoncountyny.gov](mailto:jmraz@fultoncountyny.gov).

### DO THE MATH



**51 East Fulton Street, Gloversville**  
**\$58,500 ÷ 15,000 SF = \$3.90 per SF**

3-story brick with strong foundation and full basement in a high-traffic area. Great potential for adaptive reuse to housing/retail.



**16 East Main Street, Johnstown**  
**\$99,900 ÷ 12,000 SF = \$8.33 per SF**

Landmark 1881 brick building, in heart of downtown. Easily converted to a multi-family building or restaurant incubator. 4-parcel, 14,020-square-foot listing includes off street parking in rear.



**99 North Main Street, Gloversville**  
**\$55,000 ÷ 6,000 SF = \$9.17 per SF**

Brick commercial building suitable for retail, office or club. Front and rear access on first floor, and separate entrance and utilities for second floor.

# A 180-degree turn from a high-cost, high-stress lifestyle



**39 North Main Street, Gloversville**  
**\$90,000 ÷ 6,534 SF = \$13.77 per SF**

1877 downtown brick building perfect for retail on the street floor and apartments and professional suites on upper floors.



**27-35 West Main Street, Johnstown**  
**\$299,000 ÷ 18,217 SF = \$16.41 per SF**

Flexible and versatile downtown row building currently housing four retail spaces on ground floor and huge, open-plan living space on second floor, all with separate heating, central air and upgraded wiring. Third floor ready to fit.



**100 West Main Street, Johnstown**  
**\$225,000 ÷ 6,600 SF = \$34.09 per SF**

Three-story brick on the liveliest corner in downtown Johnstown. New roof, great potential for retail, restaurant, etc. on first floor.



**2 Union Place, Johnstown**  
**\$399,000 ÷ 9,400 SF = \$42.45 per SF**

1798 historic restaurant building with upstairs potential for living quarters.



Fulton County is an attractive answer for families looking for a welcoming, affordable place with beautiful landscapes and world class recreational assets. Fulton County's Development Strategy recognizes the importance of having thriving downtowns in the Cities of Gloversville and Johnstown.

"The Cities of Gloversville and Johnstown will be safe, welcoming and energetic places, alive with restaurants, shops, galleries, museums and entertainment venues, parks and farmers' markets. We will live, work and enjoy life together along bustling

streets lined with preserved historic buildings with magnificent architecture that offer a variety of reasonably priced housing for residents of all ages, abilities and incomes."

## IN THE CITY OF GLOVERSVILLE PLANS INCLUDE:



- Completing the Estee Commons Phase II Project downtown to create 37 units of subsidized senior housing.
- Implementing streetscape improvements along Harrison Street, which serves as the entrance corridor to downtown from NYS Route 30A.
- Creating an attractive and functional public space on vacant land at the Four Corners in the heart of downtown.
- Transforming the former downtown Sears & Roebuck Building into a business incubator, base of operations for the Fulton County Center for Regional Growth and the Gloversville Downtown Development Specialist and temporarily, the home of the Gloversville Public Library as its Andrew Carnegie Beaux Arts Building undergoes a \$9 million restoration.
- Renovating Parkhurst Field, the oldest continuously used baseball field in the United States, to a facility that would attract Little League teams/tournaments from across the county.
- Installing new curbing, sidewalks and landscaping on South Main Street in downtown.
- Redeveloping Burr Street with new market-rate and affordable housing and actively promoting neighborhood building.
- Creating a link between downtown and the FJ&G Rail Trail.

**We have a vision and a strategy. We know what we want. We know how to make it happen.**

## IN THE CITY OF JOHNSTOWN PLANS INCLUDE:

- Creating a Downtown Historic District to attract private investment into rehabilitation of historic buildings using Historic Tax Credits.
- Obtaining state grants to assist downtown property owners with facade improvements.
- Providing more landscaping along key streets, street furniture, bike racks, public art, signage and history installations.
- Reconfiguring downtown's Sir William Johnson Park as a more vibrant public space and destination.
- Encouraging the redevelopment of the former Superb Glove Building on Crescendoe Road and the former Conroy Glove Building on South Market Street into high density housing.
- Converting the Main Motors Building on West Main Street into a restaurant and mixed use development.
- Developing a Cayadutta Creek Greenway from Washington Street 2.6 miles to the FJ&G Rail Trail, with a Hale Creek spur to North Chase Street.
- Developing a "City Center Park" adjacent to downtown on the east side of North Perry Street.



*Great things are happening in Fulton County*

## THEY DID THE MATH

A profoundly significant transformative awakening is happening in Fulton County. There is a new awareness of the central, leading position vibrant urban centers assume in the building of a dynamic 21st-century community. This new positive spirit is manifesting itself in the form of major private investment and plans for much greater investment in the near future. A few examples:



### Johnstown Professional Office Complex

The former Johnstown Hotel on Main Street in Johnstown was fully renovated for Class A professional offices. Spaces range from 500-9,000 S.F. with off-street parking spaces, handicap accessibility, elevator and wide open corridors.

### City National Complex

Scott Hohenherst, a lifelong Gloversvillian who owns national cleaning solution supplier Empire Chemical Corporation, is redeveloping the former City National Bank Building (next to Schine Memorial Hall and Mohawk Harvest Cooperative Market on Main Street.) Home to Gloversville's local bank from 1887 to 2006, the stately 4-building complex will include a restaurant, a community meeting and performance space, high-end residential, retail and office space. Hohenherst seeks to underwrite part of the \$2.2 million cost of the project with Downtown Revitalization Initiative funds.



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## INCOMPARABLE VALUES



### **Former Grandoe Glove Building**

Anthony and Jenny Cerasia purchased the former Grandoe Glove complex at 74 Bleecker Street in Gloversville and are turning it into 32 luxury apartments for young professionals and retirees. High-ceilings, exposed pipes and hard-surface counter tops will retain an industrial feel, while a rooftop terrace/sun deck and a courtyard gathering area will promote a sense of community. The couple has invested about \$2 million into other adaptive reuse projects in the city, including apartment buildings at 345 N. Main Street, 51 Yale Street and 110 N. Main Street

Photo of the Cerasias reprinted with the permission of *Fulton County Express*.



### **Knox Building**

Susan Casey has acquired and renovated several Gloversville buildings, including the five-story Renaissance revival Knox Building on South Main Street, one block south of the “Four Corners.” She has already sensitively remodeled the ground floor with private funds, preserving the historic character of the building. She plans to repurpose the upper four floors as office and residential units.