



ACKERT ARCHITECTURE, PC



**1326 AND 1330 COUNTY ROUTE 7 FEASIBILITY STUDY
FOR
ANCRAM OPERA HOUSE THEATER, INC**



The study is developed with funding assistance from Housing Trust Fund Corporation and NYS Homes & Community Renewal. The document is property of Housing Trust Fund Corporation and Angram Opera House Theater, Inc. SHARS ID# 20190220.



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EXISTING CONDITIONS PHOTOGRAPHS AND DRAWINGS



EXISTING CONDITIONS PHOTO SURVEY
THE ANCRAM OPERA HOUSE AND 1326 COUNTY ROUTE 7



Front Elevation



Looking South towards the town center



Looking North away from the town center



Ancram Opera House Front Entry Porch



EXISTING CONDITIONS PHOTO SURVEY
1326 COUNTY ROUTE 7 : EXTERIOR



CREATE NEW ROOF LINE

**OPEN ACCESS TO NEW
CONNECTING PORCH**

**AREA FOR NEW
CONNECTING PORCHES**

North Elevation



West (Front) Elevation



REMOVE CANOPY

NEW OPENINGS

**AREA FOR NEW
CONNECTING PORCHES**



North and East Elevations



NEW BACK PORCH AND ENTRY

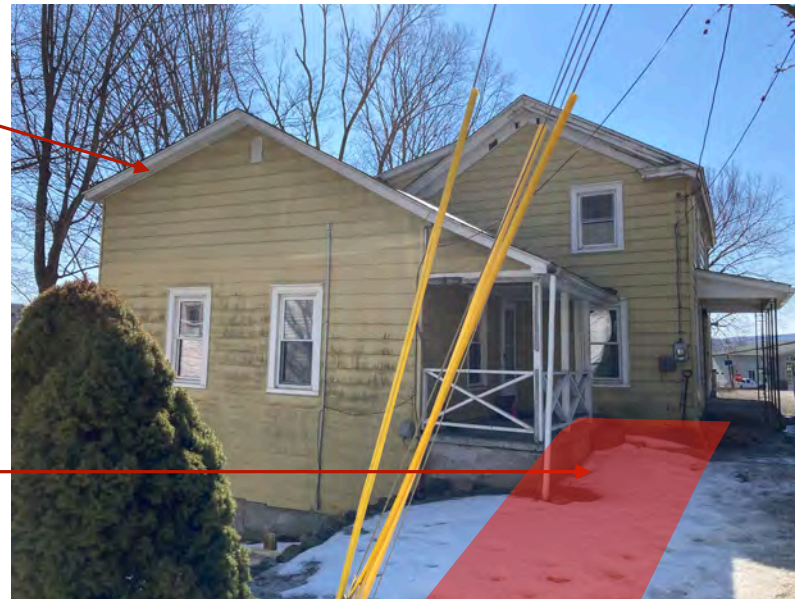
South and East Elevations



EXISTING CONDITIONS PHOTO SURVEY
1326 COUNTY ROUTE 7 : EXTERIOR



North Elevation



CREATE NEW ROOF LINE

NEW ADA RAMP

Area between the two buildings



**AREA FOR NEW
CONNECTING PORCHES**

REMOVE CHIMNEY



South Elevation



Looking North towards the Opera House



EXISTING CONDITIONS PHOTO SURVEY
 1326 COUNTY ROUTE 7
 FIRST FLOOR INTERIOR: KITCHEN, ENTRY, STAIRWELL



View into Existing Kitchen

- RAISE CEILING
- MAINTAIN LOCATION
RENOVATE KITCHEN
- NEW DOOR FROM
REAR ENTRANCE
PORCH



Existing Entry Area

- CREATE A SEPARATE KITCHEN FROM
MEETING AREA
- RESTORE WOOD FLOOR
BOARDS



- RAISE CEILING
- NEW SHARED ENTRY
AREA WITH NEW
BATHROOM
AND MEETING SPACE
- PROVIDE ACCESS TO
EXTERIOR



View into Existing Entry



- NEW STAIR
- CREATE NEW BATHROOM
ENTRY

Existing Stair



EXISTING CONDITIONS PHOTO SURVEY

1326 COUNTY ROUTE 7

FIRST FLOOR INTERIOR: BATHROOM, KITCHEN

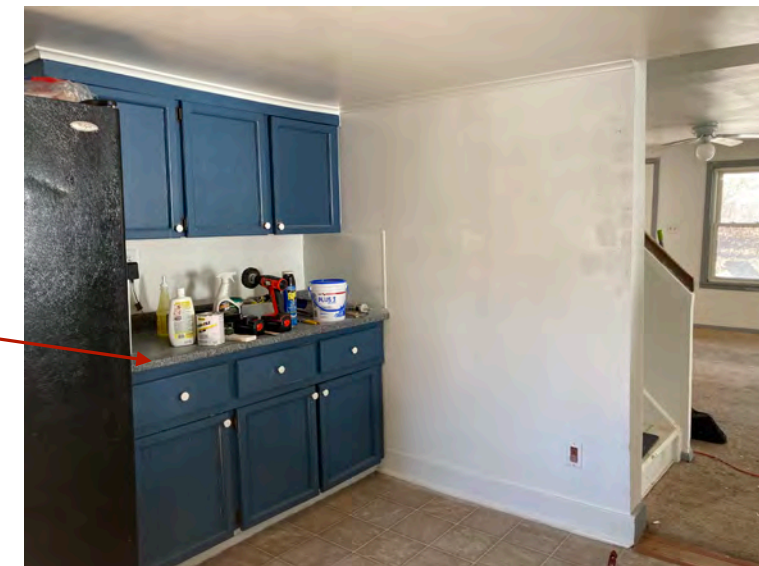


First Floor Bathroom

NEW FIXTURES AND FINISHES



REPLACE CABINERY AND APPLIANCES



Kitchen



EXISTING CONDITIONS PHOTO SURVEY
1326 COUNTY ROUTE 7
SECOND FLOOR INTERIOR: BATHROOM, BEDROOM, STAIR



Stair



**RETAIN OLD TIMBER POST
AND BEAM FRAMING**

Second Floor Bathroom



RETAIN FIXTURES WHERE POSSIBLE

**RETAIN OLD TIMBER POST
AND BEAM FRAMING**

**SAVE PANEL DOORS
FOR RE-USE**
**REFINISH WIDE FLOOR
BOARDS WHERE POSSIBLE**



Hallway



Bedroom



EXISTING CONDITIONS PHOTO SURVEY

1326 COUNTY ROUTE 7

INTERIOR SECOND FLOOR: STAIR, BEDROOM, DORMER STORAGE AREA

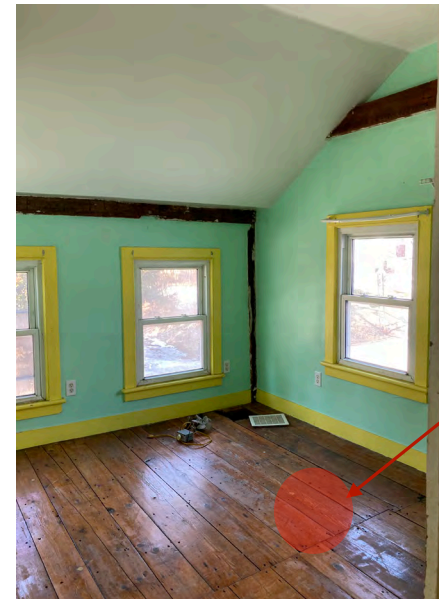


Stair



**REFINISH WIDE FLOOR
BOARDS WHERE POSSIBLE**

Bedroom



**REFINISH WIDE FLOOR
BOARDS WHERE POSSIBLE**



**INSULATE AND FINISH CEILING
REMOVE FLOOR TO
RAISE KITCHEN CEILING BELOW**



**INSULATE AND FINISH CEILING
REMOVE FLOOR TO
RAISE KITCHEN CEILING BELOW**

Dormer Storage Area



EXISTING CONDITIONS PHOTO SURVEY

1326 COUNTY ROUTE 7

BASEMENT: FURNACE, STAIR WELL, PRESSURE TANK



Stair



REPLACE STAIR

Laundry Area



REMOVE STONE LEDGE AND PROVIDE NEW LAUNDRY MACHINES

**REFINISH BASEMENT AND PROVIDE NEW INSULATION
REPLACE FURNACE AND PROVIDE NEW HYDRONIC HEATING SYSTEM**



Mechanical Equipment



REFINISH AND REMOVE ALL DEBRIS, POUR NEW SLAB, REMOVE LOOSE STONE



EXISTING CONDITIONS PHOTO SURVEY
ANCRAM OPERA HOUSE, EXISTING ENTRY AND OFFICE SPACE



Main Entry Doors

**ENLARGE LOBBY SPACE
PUSH WALL BACK**



Entrance Lobby looking North into Office

**ENLARGE LOBBY SPACE
PUSH WALL BACK**



**CONVERT TO NEW
ADA BATHROOM
FOR PATRONS**



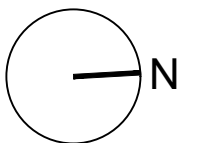
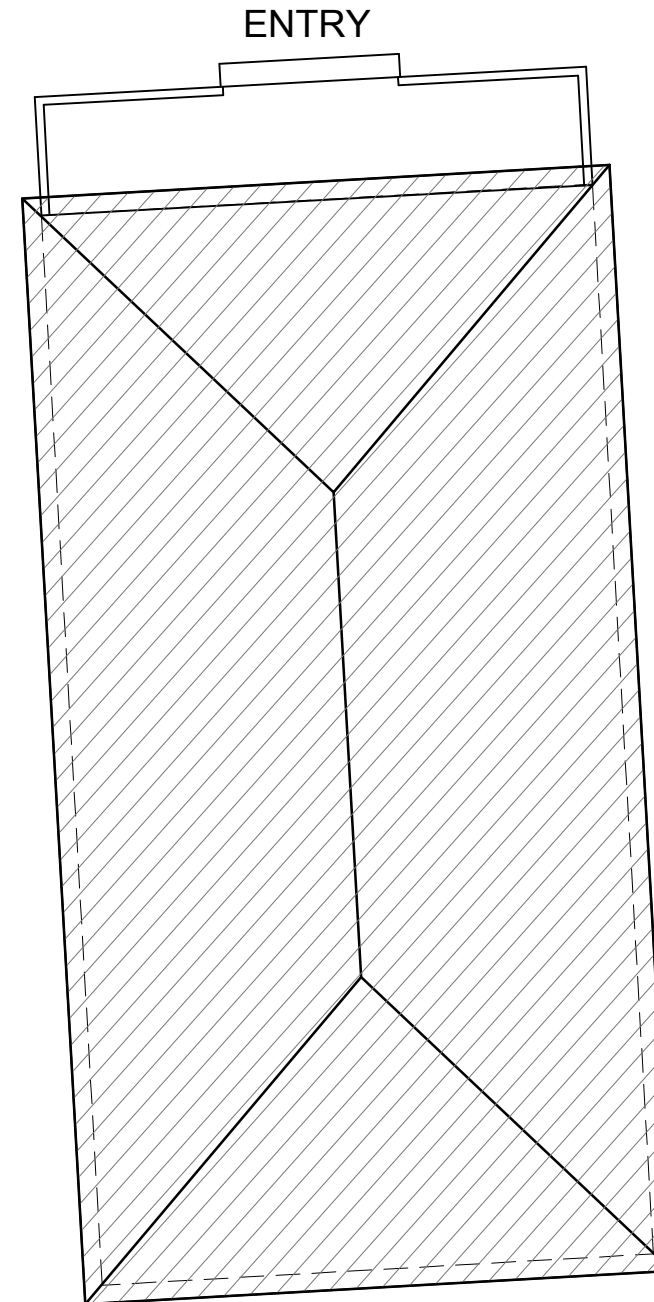
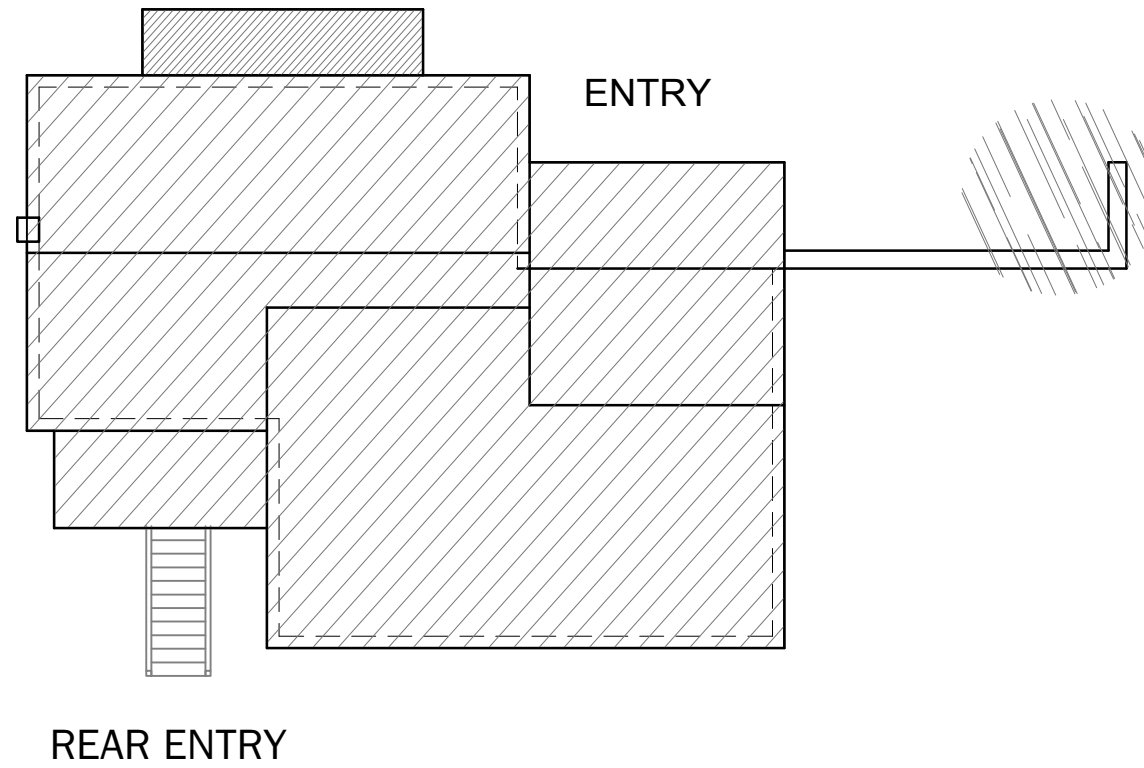
Office Space



COUNTY ROUTE 7

1326 COUNTY ROUTE 7

1330 COUNTY ROUTE 7
ANCRAM OPERA HOUSE



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HILLSDALE, NY 12529

EXISTING SITE PLAN



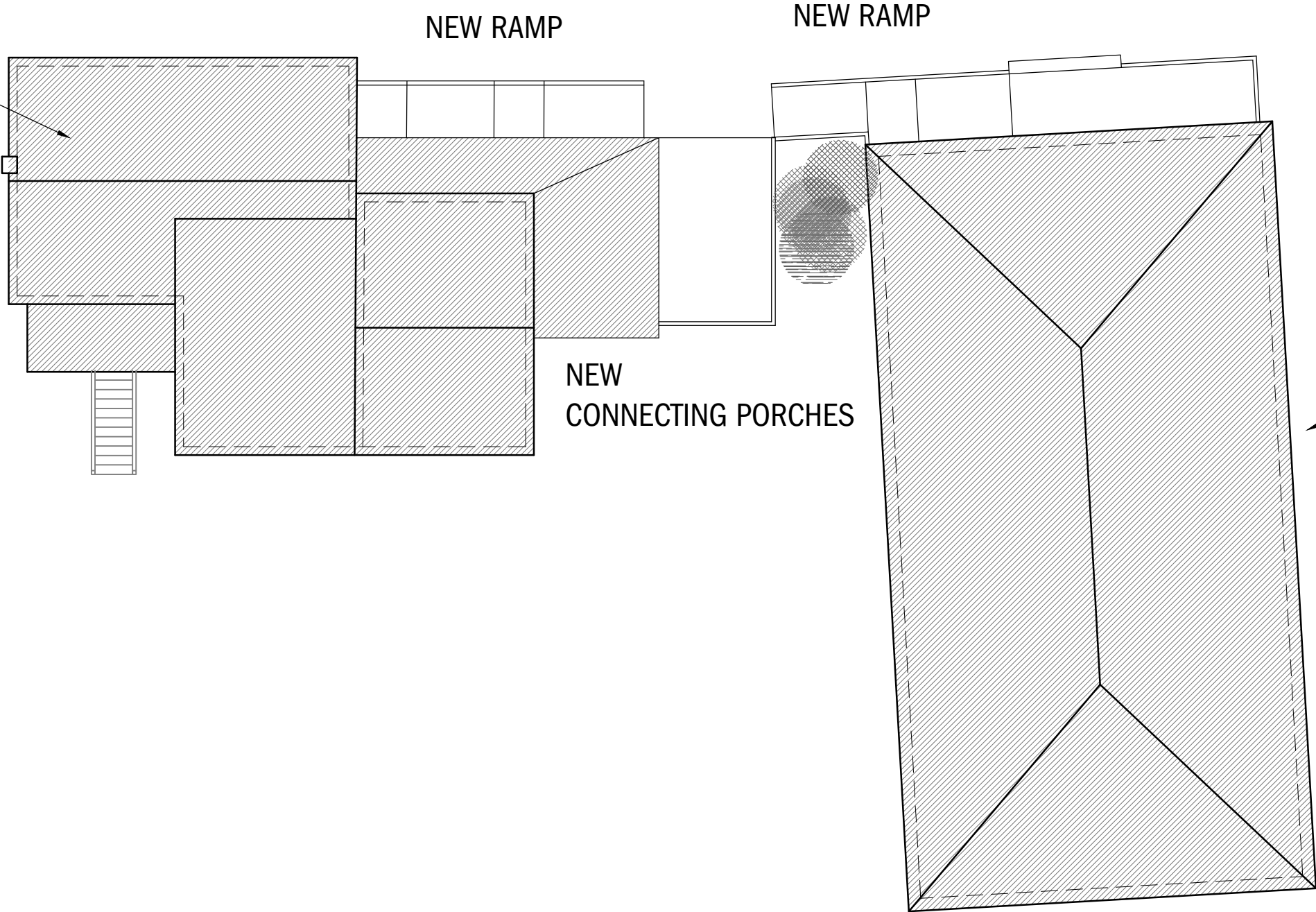


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PROPOSED PLANS, ELEVATIONS AND VIEWS

COUNTY ROUTE 7

1326 COUNTY
ROUTE 7
CONKLIN HOUSE

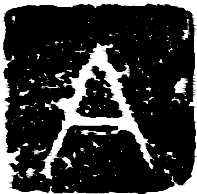


NEW RAMP

NEW RAMP

NEW
CONNECTING PORCHES

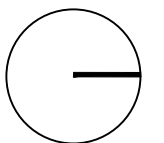
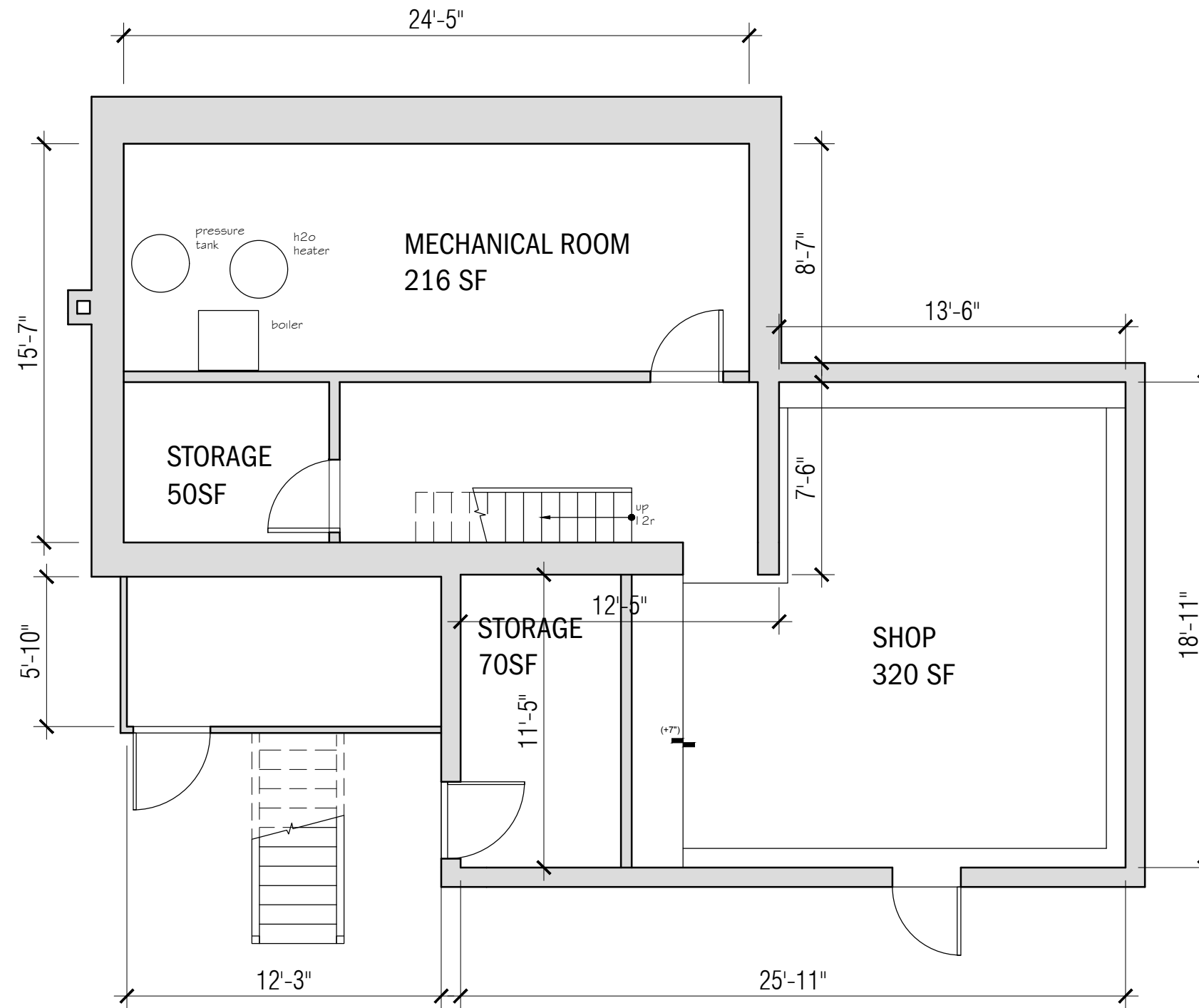
1330 COUNTY
ROUTE 7
ANCRAM OPERA
HOUSE



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PROPOSED SITE PLAN
1376 CR 7

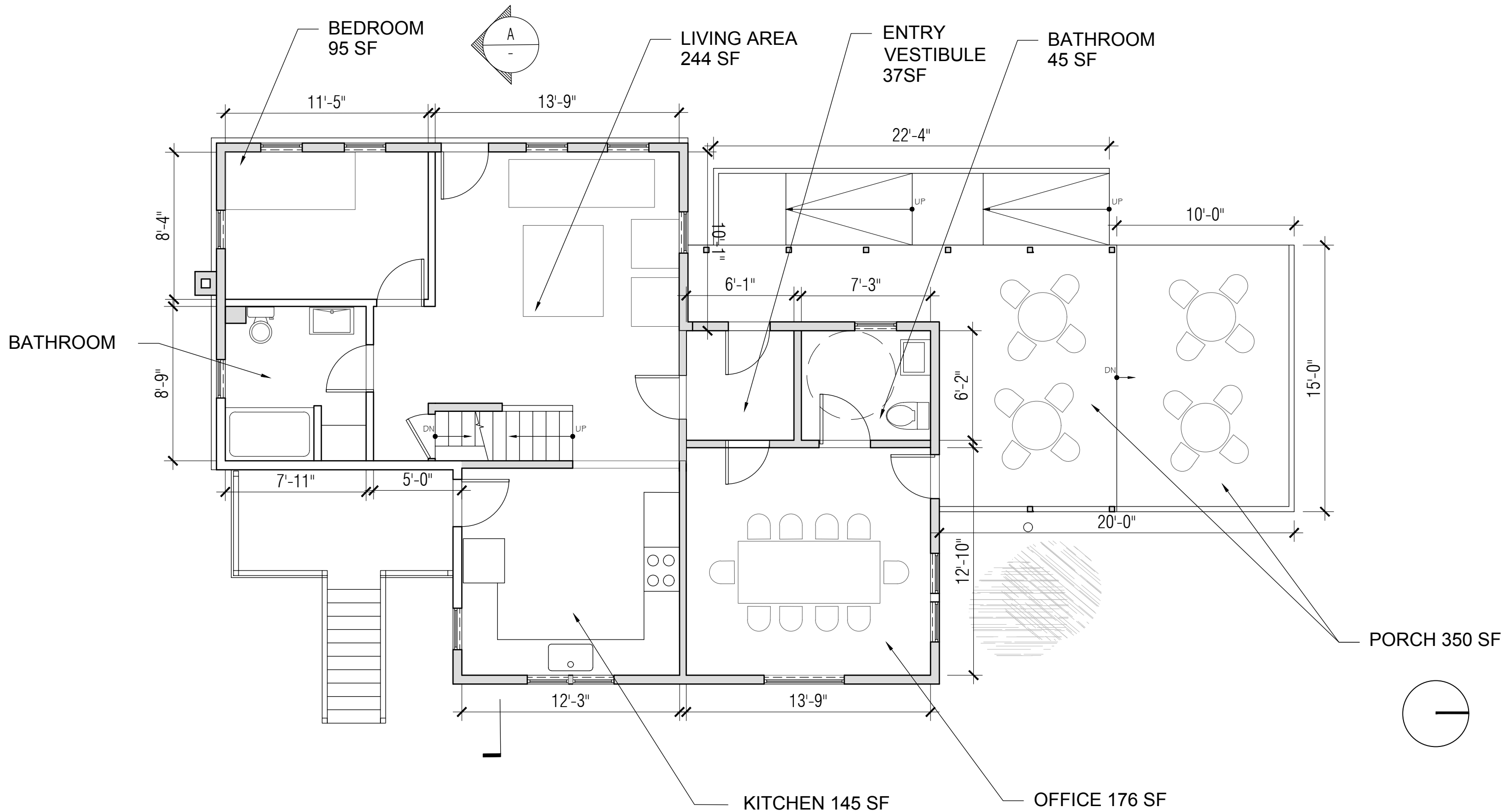




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PROPOSED BASEMENT PLAN
 1326 CR 7

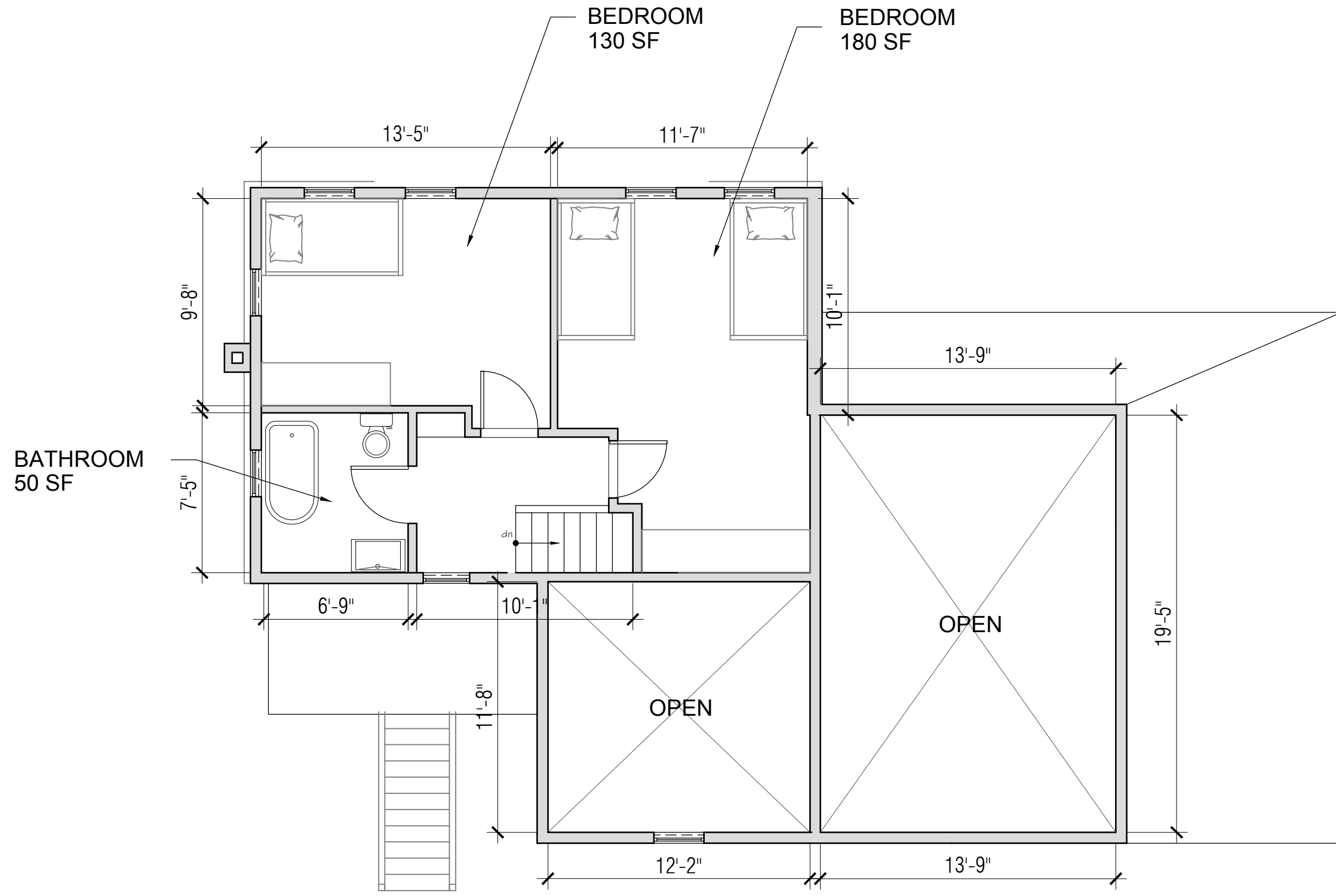




ACKERT ARCHITECTURE, PC
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 HILLSDALE, NY 12529

PROPOSED FIRST FLOOR
 1326 CR 7

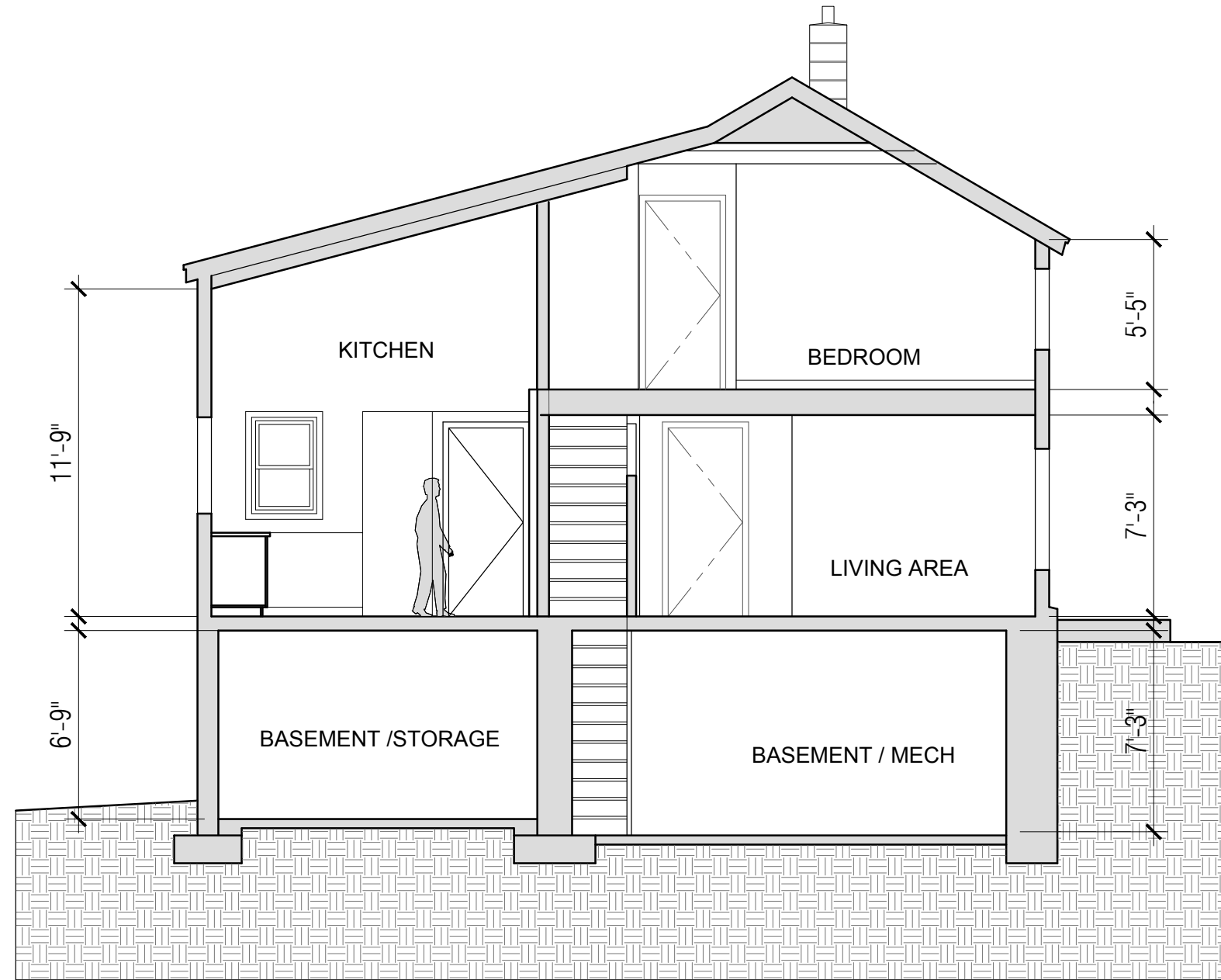




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PROPOSED SECOND FLOOR
 1326 CR 7

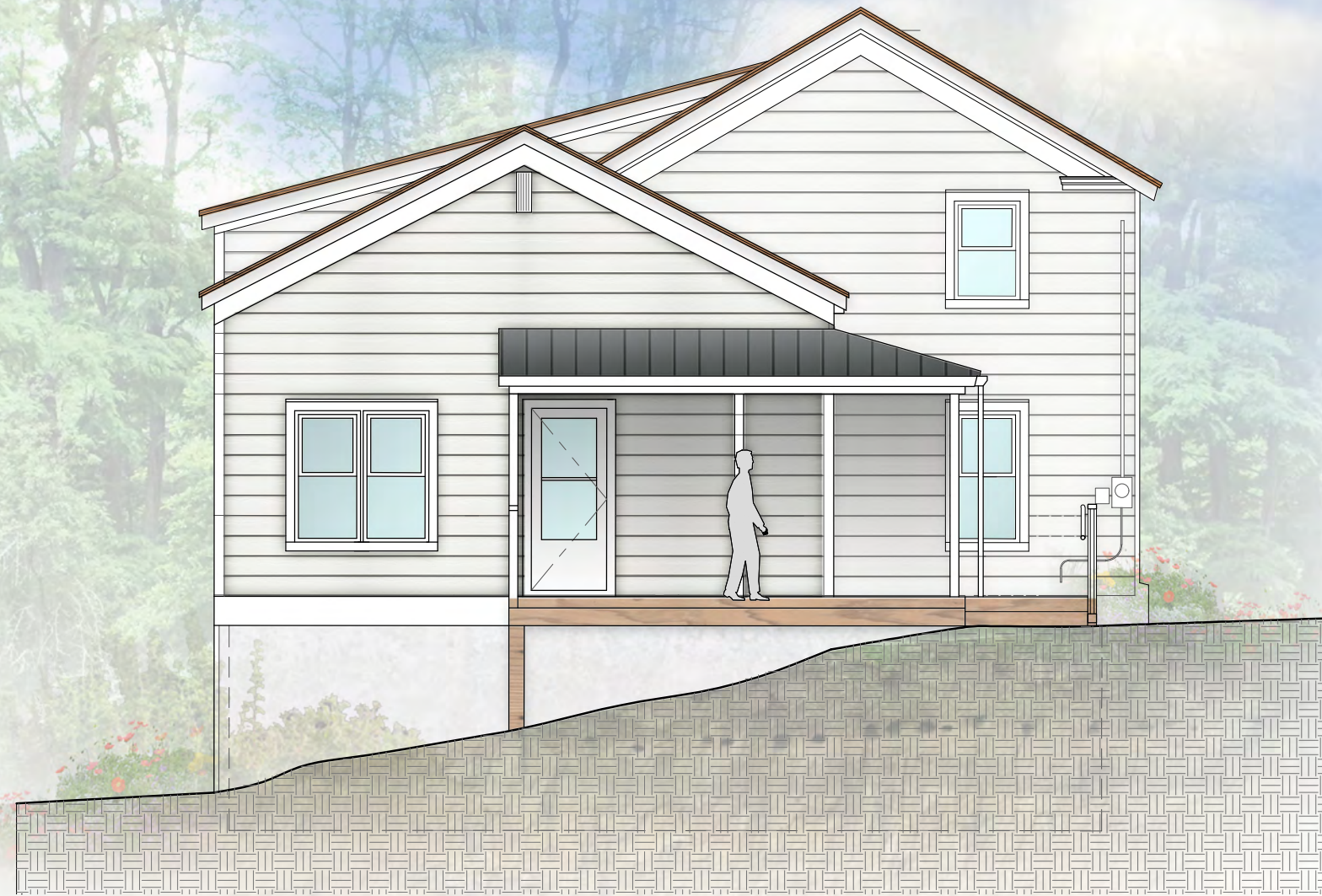




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PROPOSED SECTION A-A
1326 CR 7





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PROPOSED NORTH
ELEVATION
1326 COUNTY RTE 7





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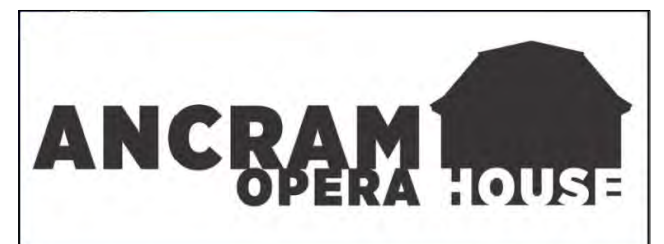
PROPOSED WEST
ELEVATION
1326 COUNTY RTE 7





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PROPOSED SOUTH
ELEVATION
1326 COUNTY RTE 7





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PROPOSED EAST
ELEVATION
1326 COUNTY RTE 7



NEW RAMP
ENTRANCE

COUNTY RTE 7

UP

EXISTING ENTRY PORCH

7'-5"

LOBBY
107 SF

NEW ADA WC
55 SF

7'-4"

STORAGE
20 SF

THEATER



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PROPOSED BATHROOM PLAN
1330 CR 7





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FRONT VIEW FROM COUNTY ROUTE 7



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AERIAL VIEW LOOKING SOUTH



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VIEW FROM PORCH LOOKING NORTH



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VIEW LOOKING NORTH ALONG CR 7