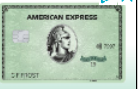




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FEATURED

Huntington Apartments in Seneca Falls expects to accept tenants in January

By DAVID L. SHAW dshaw@ftimes.com
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A look at the work being done on the Huntington Building in Seneca Falls from the canal side of the property.
Photo provided

SENECA FALLS — It was a project that almost didn't happen.

The iconic Huntington Building, an 1870s manufacturing plant at 201 Fall St., was headed toward demolition to make way for a new convenience store and gas station. Instead, it is being converted into 53 apartments, with construction expected to be completed by December.

That will be followed by tenants moving into the renovated space in January.

"Our interest is in preserving historic buildings as we have done in several other projects for buildings in similar or worse condition," said Bret Garwood, CEO of Home Leasing Inc. of Rochester, owner and developer of the property. "Our mission is to improve the lives of our residents and communities in which we work. When completed these projects have become a great source of pride to the communities."

Home Leasing owns 27 housing properties. Twenty-four of those are in New York State, along with two in Pennsylvania and one in Maryland. It has projects in Farmington, Macedon and Penn Yan.

Of the 53 units now under construction in Seneca Falls, 27 are designated for homeless veterans who will receive on-site services from Eagle Star Housing.

The building, renamed Huntington Apartments, will consist of a mix of studio and one-bedroom apartments. There will be one superintendent unit, and the remaining 25 units will be available to households earning up to 50% and 60% of the area median income.

The building's restoration involved masonry restoration, window replacement, converting inside space to apartments, and reconstruction of the building's original fourth floor mansard roof.

On the south side of the building, additions will provide a new entrance, elevator lobby and additional housing units. Home Leasing contracted Preservation Studios to lead the project through the New York State Historic Preservation Office and National Park Service processes to obtain historic tax credits.

The apartments have Energy Star appliances and central air conditioning. There is a community room, playground, fitness center, secure interior bicycle storage, in-unit residential storage, interior trash and recycling rooms, and on-site management staff with 24/7 emergency maintenance services.

All utilities are included in the rent. A Downtown Revitalization Initiative state grant obtained by the town helped fund the \$18.7 million project.



