

GUEST HANDBOOK

Bell Loft

UTICA, NEW YORK — WINTER EDITION

WELCOME

Welcome to Bell Loft

We are glad you are here. You are in the heart of downtown Utica, on Bleecker Street, the city's food block, and a short walk or drive from everything guests come for: hockey at the arena, the trains at Union Station, the Munson art museum and the Stanley Theatre.

This handbook covers the door, the keys, where to eat, what is on this winter and who to call. If you need anything at all, message us on Airbnb. We are happy to help.

Your hosts at Bell Loft

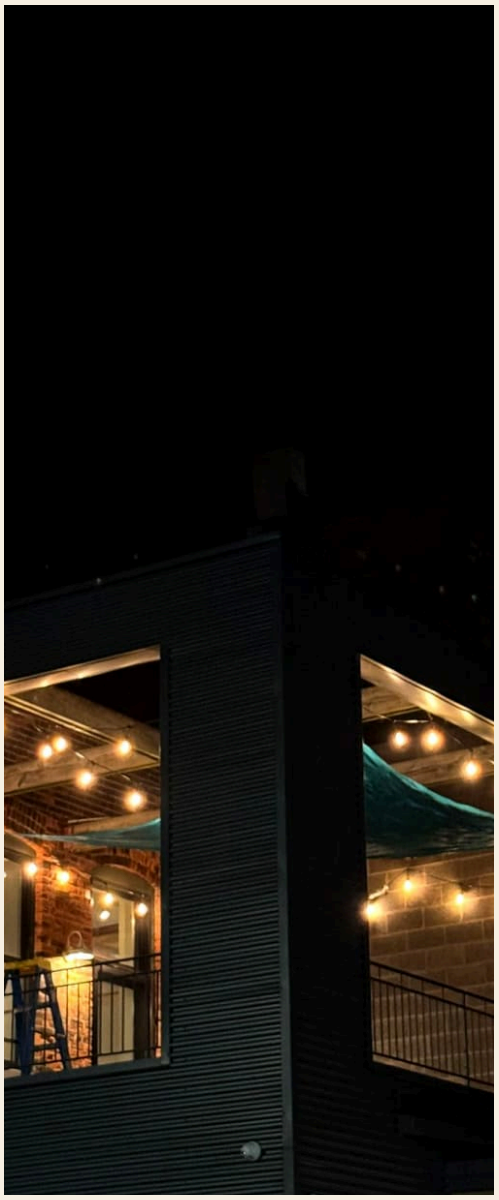
ONE BUILDING, TWO ADDRESSES

Bell Loft is at 110 Fulton Street (upper). The building itself is 251–255 Bleecker Street and stretches from Fulton Street to Bleecker Street, so you will see both addresses around the neighborhood.

FULTON STREET SIDE
110 Fulton St (upper)
Your entrance

ONE BUILDING

BLEECKER STREET SIDE
251–255 Bleecker St
Food block



The rooftop patio after dark

AT A GLANCE

WIFI NETWORK
110 Fulton Up

WIFI PASSWORD
In your check-in message

CHECKOUT
11:00 AM

ADDRESS
110 Fulton Street (upper)
Utica, NY 13501

Getting in

Check-in is self-service. Your personal lockbox code arrives by Airbnb message before you check in, and it expires at your scheduled checkout.

1 Find the entrance

The entrance is at the rear parking lot, at the very end of Fulton Street. Fulton is a short one-way street.

2 Open the lockbox

Open the key lockbox with your code. Inside are 2 keys.

YOUR LOCKBOX CODE **{{LOCKBOX_CODE}}**

3 Pick the right key



Purple stub
The house



Green stub
The garage

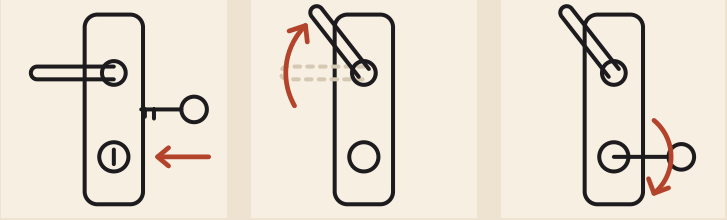


Your front door: 110 Fulton St

THE 3-BOLT DOOR

The exterior door has a 3-bolt lock. It only locks when the handle is lifted all the way up.

Locking from outside

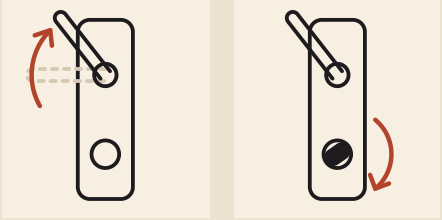


1 Put the key in

2 Lift the handle fully up

3 Turn the key

Locking from inside



1 Lift the handle up

2 Turn the knob

Please keep the main door locked at all times.

Settling in





WIFI

NETWORK — 110 Fulton Up

PASSWORD — In your check-in message

TRAVELING WITH A BABY

The crib

A crib and crib mattress are in the master bedroom closet. Feel free to move the crib to the bedside. Please bring your own crib sheets and baby blankets.

ON SITE

Parking and the garage

Parking is on site for loft guests, and there is plenty of it. Garage use is by permission only and may carry an extra charge. It is available on request for bikes and smaller cars. Message us first if you would like to use it.

A SMALL FAVOR

Towels

We provide plenty of towels. Please use them economically: the laundry is small, and towels take a long time to wash and dry.

LIVING

75-inch TV with soundbar
WiFi
Dedicated workspace
Books and board games
Air conditioning and central heating

KITCHEN

Gas stove and oven
Refrigerator and freezer
Dishwasher
Microwave
Keurig coffee maker and kettle
Toaster and blender
Dishes, cookware and wine glasses

ROOFTOP

Private rooftop patio
BBQ grill
Outdoor dining table

SLEEP & BATH

Bed linens, extra pillows and blankets
Room-darkening shades
Bathtub and walk-in shower
Hair dryer
Walk-in closet

FAMILIES

Crib and crib mattress
High chair

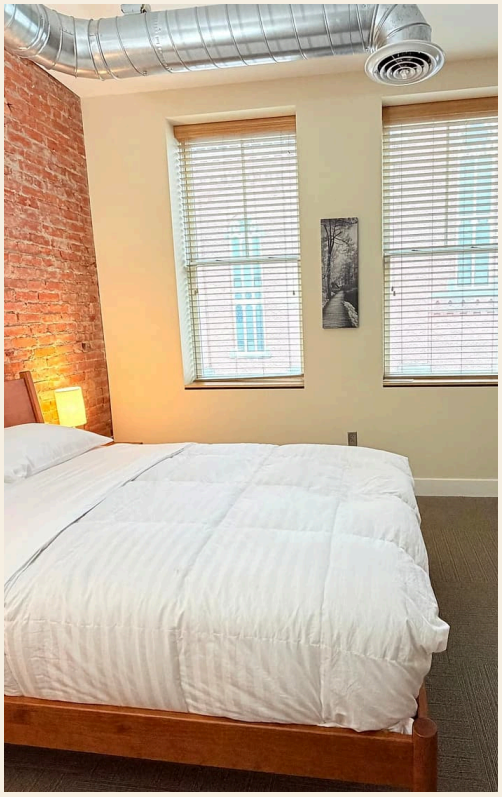
PRACTICAL

Washer and dryer in the loft
Iron and drying rack
Private entrance
Self check-in with key lockbox
On-site parking









THE LOFT

Make yourself at home

Skylights over the kitchen, brick chiseled out by hand, a rooftop under string lights and church bells on the hour. Three bedrooms and two baths across a pair of 19th-century buildings, rebuilt by Bonacci Architects, with room for six.

Two buildings, one story

Bell Loft sits on top of two buildings from the days when the Erie Canal ran through downtown Utica. They were joined in the 1880s, housed a century of shops, went dormant and were scheduled for demolition before an architect and his wife made them their home. Today the building is on the National Register of Historic Places.



The Bleecker Street front before the renovation



The storefront, empty and boarded

c. 1840 — **The first building**
The left-hand building, as you face the front from Bleecker Street, goes up around 1840.

c. 1860 — **A second one beside it**
A second building rises next door around 1860, with an alley between the two.

Canal years — **Goods by boat**
Both back onto the Bleecker Basin, an offloading arm of the Erie Canal. Shops trade on the first floor, with storage above. The old canal was abandoned in the 1920s, then filled in and paved as Oriskany Street.

Late 1880s — **Two become one**
The Bleecker Street front is remodeled to look like a single building, and openings are cut between the two.

1900s — **A hundred years of shopfronts**
A bicycle shop, a paint store, Gerald's Men Shop, a food bank, and T.R. Afterhours, the late-night breakfast spot that longtime Uticans still tell stories about.

2000s — **Scheduled for demolition**
The empty building lands on the endangered buildings list and is scheduled to come down, along with its neighbors on the 200 block. Preservation-minded Uticans go looking for buyers who will save it instead.

2009 — **Bought by an architect**
Architect David Bonacci and his wife, Regina, buy the building in late fall and start a phased renovation that takes almost two years.

2011 — **Home and office**
His office opens downstairs. The couple finish the loft and its rooftop terrace upstairs, and live and work here for nearly 14 years. The Landmarks Society of Greater Utica gives the restoration a 2011 Award of Merit.

2018 — **On the National Register**
The building is listed on the National Register of Historic Places as a contributing building in the Downtown Genesee Street Historic District. St. John's, across the street, is listed with it.

WHY BELL LOFT

The name is borrowed from the bells of Historic Old St. John's Church, a few feet away across Bleecker Street. They ring every hour and give the block the feel of an old European town. The church fills the windows of the third bedroom and the dining room, and it is a charming view.

1819
The parish is founded. It is the first Catholic church in the Diocese of Syracuse and the fourth oldest in New York State.

CANAL ROOTS
It grew with the Irish immigrants who came to build the Erie Canal.

1869–1893
The present brick church, the third St. John's on the street, is built from 1869 to 1872. Its towers are added in 1893.

A SAINT
St. Marianne Cope received her First Communion and Confirmation here.

THE PEOPLE WHO SAVED IT

Saved, rebuilt and shared

David Bonacci is an architect who has worked on many of Utica's historic buildings, and he and his wife, Regina, made this one their own. They bought it in 2009, rebuilt it over two years and lived here for nearly 14. His firm, Bonacci Architects, went on to design the conversion of the 1905 Commercial Travelers building at 70 Genesee Street into apartments. This history is theirs, and so is the loft you are standing in.

LOOK FOR IT WHILE YOU ARE HERE

1

The staircase

The stairs from the Fulton Street entrance stand where the alley once ran between the two buildings. At the top, turn right for the 1840s building or left for the 1860s one.

2

The bookcase

The bookcase in the living room was once the only way through from one side to the other.

3

The brick

Every brick wall in the loft was covered in plaster. It was chiseled off by hand.

4

The front

From Bleecker Street, look for what seems to be a covered window. It is a trace of the two original buildings.

A NOTE FROM YOUR HOST

We came to Bleecker Street for the office downstairs. The loft upstairs had to come with it, and it turned out to be the bonus.

I host it for the love of it, as a hobbyist rather than a professional. Renting it long-term would earn more, but a historic gem like this deserves to be shared with travelers.

Most of our guests are regulars: cheerleading parents, hockey parents, Adirondack bikers who like the garage for locking up their bikes overnight, college professors and visiting nurses.

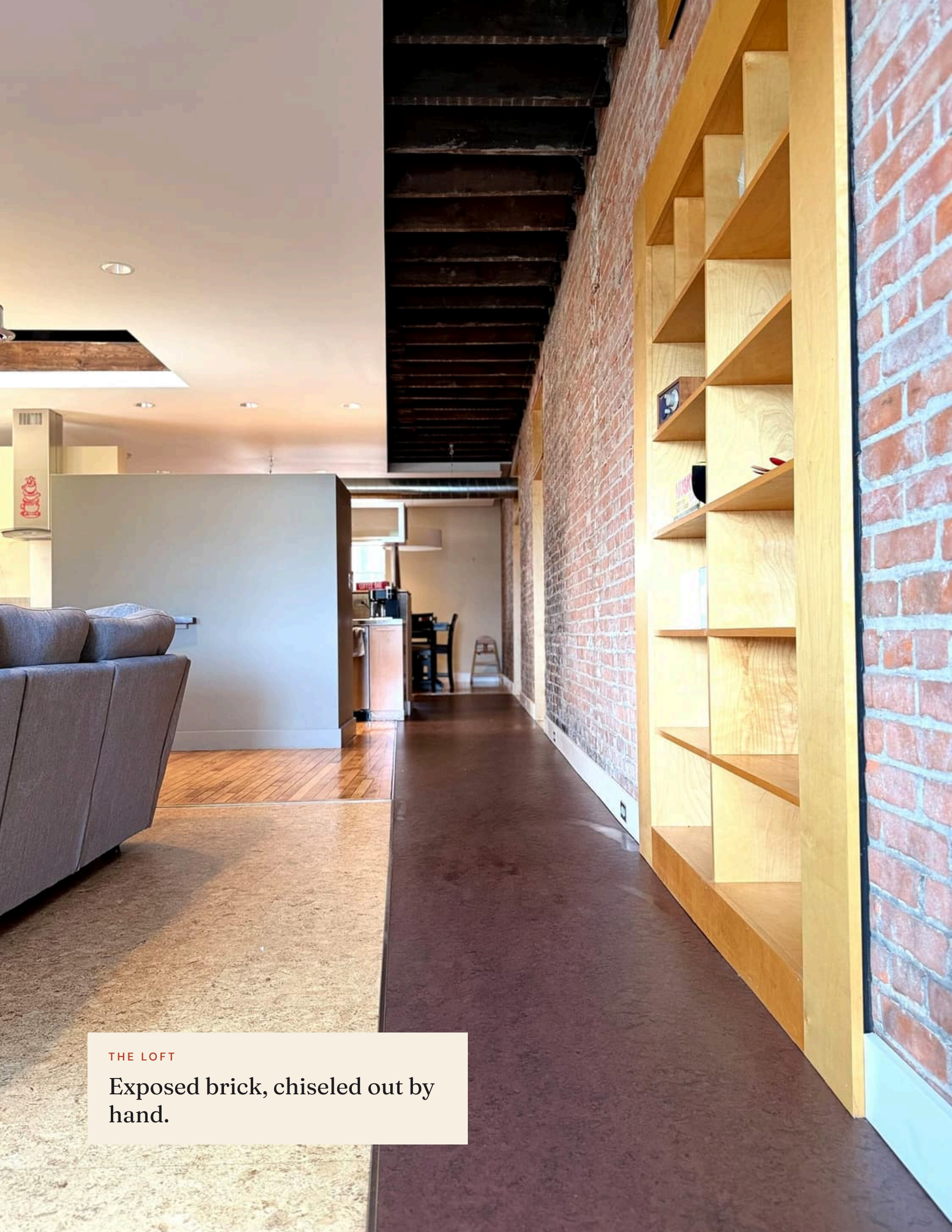
I live in Pittsford, New York, now, and I am still an active host. A local co-host who lives about 10 minutes away looks after the routine cleaning.

Make yourself at home while you are here. There are no quiet hours to observe indoors.

You can find us on Vrbo too, though most guests book through Airbnb.

Yogi Adhikari, co-owner and host

History and photos courtesy of David and Regina Bonacci, with details from the National Register nomination for the Downtown Genesee Street Historic District, the Landmarks Society of Greater Utica's 2011 awards, the parish history of Historic Old St. John's and The Catholic Sun.



THE LOFT

Exposed brick, chiseled out by hand.

GUESTS SAY

Five stars, every stay

5.0

Rated 5.0 out of 5 on Airbnb

We thoroughly enjoyed our stay! The apartment was incredibly spacious, clean, and comfortable. We were traveling with our two teenagers who loved having their own rooms and space to spread out. ... We have already booked again for when we are attending upcoming Hamilton activities. What a gem!

★★★★★ **Kay** Portland, Maine

Great place! Stairs might be difficult for some guests but once you're inside you will find the place spacious and welcoming. Great separation of the bedrooms gives plenty of privacy. Coffee bar was great and provided everything you need. Thank you, Yogi.

★★★★★ **Patti** Cape Coral, Florida

Clean, beautiful place to stay. Very interesting design and architecture. Walkable to nice restaurants. Great for cyclists because of access to spacious garage. Responsive host.

★★★★★ **Robert** Cincinnati, Ohio

The loft was very clean and spacious. We enjoyed our stay and would highly recommend to anyone! Thanks Yogi!!

★★★★★ **Jennifer** Greenlawn, New York

Great communication. Easy check in. Very spacious. Beds were comfortable. Has everything you need.

★★★★★ **Sheri** Airbnb guest

Great place. We would all stay again!

★★★★★ **Robert** Rochester, New York

Top 5%

Guest favorite, in the top 5% of homes on Airbnb

Definitely one of the nicest and cleanest places we have stayed using Airbnb. Very impressed with the loft. Everything was brand new and gorgeous! Kitchen was lovely. Lots of space! Had that modern NY loft style, only better!

★★★★★ **Margaret** Kearny, New Jersey

The inside is VERY spacious and unique, and was also clean and inviting. My kids enjoyed the “vibes” of the apartment, and we loved spending time on the patio. My daughter loved using the fireplace!

★★★★★ **Courtney** Jackson, Michigan

This is a great loft, one of the best experiences I have had using Airbnb. ... The renovation of the building was done very well, and grateful its history was saved.

★★★★★ **Jeffrey** Canandaigua, New York

We loved the character of the apartment and the story behind it! very unique and we definitely would stay again!

★★★★★ **Danielle** Fort Erie, Canada

The loft was amazing. Such cool architectural touches. Everyone felt super relaxed and right at home. The layout was perfection and the use of space was phenomenal. There were comfortable places for everyone to sleep. No one wanted to leave!

★★★★★ **Amanda** Clarks Summit, Pennsylvania

This listing was/is amazing and has everything you need/want in an AirB&B. Large bedrooms, lots of seating, well equipped kitchen, easy to find location and fabulous architecture.

★★★★★ **Tom** Ottawa, Canada

Superhost

Yogi is an Airbnb Superhost

The neighborhood is super walkable with awesome restaurants and coffee shops nearby. ... Love the industrial loft feel, comfy beds, and great bathrooms. Hanging out on the outside patio was so fun!

★★★★★ **Katie** Bellevue, Kentucky

Great place to stay in Utica. Modern adaptation of a historic building. Walkable to so many places including the Erie Canal, train station, hockey rink, restaurants. We will be back!

★★★★★ **Rob** Airbnb guest

Stayed here for my daughter’s cheer competition in Utica and it was a 10 out of 10 would recommend anyone to stay here

★★★★★ **Kiara** Airbnb guest

This is a fantastic location for a family—or smaller extended family—coming to the Utica-Hamilton-Clinton area for college events. ... So much room, place to make and eat meals—huge dining area— if you’re not going out to eat, and all conveniences available

★★★★★ **Liz** Boston, Massachusetts

Can't say enough about how wonderful our stay was. So comfortable and clean and we had everything we needed and more! We will be back!

★★★★★ **Vicki** Rush, New York

Came up and needed a place for a night for a hockey tournament. Wish it was open all weekend would have stayed at this loft cool place definitely on the list for next year’s tournament.

★★★★★ **Mel** Waterford, Connecticut

Reviews from Airbnb guests, quoted from the listing.

Start next door

You are on Bleecker Street, Utica's food block. Start next door, then work through the four dishes this city is known for.

249
BLEECKER ST

NEXT DOOR · ABOUT A 1-MINUTE WALK

Dragon's Cafe

A Bosnian and Mediterranean cafe that does both hometowns: chicken riggies and ćevapi, plus a Bosnian burger, goulash, burek and krempita. It also covers breakfast on the block.

ADDRESS
249 Bleecker St, next door

PHONE
315-272-3860

THE UTICA CLASSICS

Four dishes to try by name

1 **Chicken riggies**
Rigatoni with chicken and peppers in a spicy cream sauce, invented in the Utica area.

2 **Utica greens**
Sautéed escarole with prosciutto, hot peppers, breadcrumbs and cheese.

3 **Tomato pie**
Thick, focaccia-like crust with tangy tomato sauce and a dusting of Romano, served at room temperature in squares.

4 **Halfmoons**
A soft, cake-like cookie frosted half chocolate, half vanilla, created in Utica at Hemstrought's in 1920.

Where to find them

RIGGIES & GREENS

Chesterfield's Tavolo

131 N. Genesee St · About 0.9 mi · 5 min drive or 15–18 min walk

The successor to the beloved Chesterfield's. Riggies and Utica greens are the signature order, plus wood-fired pizza.

THE WHOLE UTICA MENU

It's a Utica Thing! Kitchen & Bar

350 Leland Ave · About 1.5 mi · drive

A whole menu built around Utica dishes: riggies, Utica greens, tomato pie and house-made pasta.

UPSIDE-DOWN PIZZA

O'Scugnizzo Pizzeria

614 Bleecker St · About 0.4 mi · walk

A Utica institution since 1914, famous for upside-down pizza (toppings and cheese under the sauce) and tomato pie.

TOMATO PIE

Roma Sausage & Deli

2029 Bleecker St · About 1.9 mi east · drive

Self-described "Utica's Best Tomato Pie," plus house-made sausage.

THE ORIGINAL HALFMOON

Hemstrought's Bakeries

900 Oswego St · About 1.0 mi

"Home of the Original Halfmoon Cookie," baked from the 1920 recipe.

HALFMOONS & JELLY BUNS

Holland Farms Bakery & Deli

50 Oriskany Blvd, Yorkville · About 2.8 mi · drive

The other halfmoon heavyweight, plus tomato pie and jelly buns.

PUSTIES & CANNOLI

Florentine Pastry Shop

667 Bleecker St · About 0.45 mi · 10 min walk

On Bleecker since 1945: pusties (pasticciotti), cannoli and halfmoons.

COFFEE

Utica Coffee Roasting Co.

92 Genesee St · About 0.6 mi

The local roaster's cafe: coffee plus breakfast sandwiches.

HOUSE-BREWED BEER

Nail Creek Pub & Brewery

720 Varick St · About 0.95 mi · 5 min drive

House-brewed beer and pub food in the brewery district, with a Friday fish fry.

BEFORE YOU GO Hours, prices and schedules change, so we have left them out. Please check with each place before you go.

All close to home

FROM THE LOFT	MILES	
The Polar Express	0.6	13 min walk or 4 min drive
Stanley Theatre	0.6	12 min walk
Munson	0.7	15 min walk or 4 min drive
Nexus Center	0.85	5 min drive
NBT Bank Arena	0.9	5 min drive or 18 min walk
Saranac Brewery	1	5 min drive or 20 min walk
Oneida County History Center	1.3	6 min drive
Utica Children's Museum	1.4	6 min drive

HOCKEY, SOCCER & SHOWS

01 NBT Bank Arena

About 0.9 mi · 5 min drive or 18 min walk

Billed this season as NBT Bank Arena at the Utica Memorial Auditorium (formerly Adirondack Bank Center).

Utica's main indoor arena and the home of the Utica Comets.

WHO PLAYS	Utica Comets (AHL hockey), Utica City FC indoor soccer and Utica University men's hockey, plus concerts and comedy.
TICKETS	The arena box office is EmpireStateTix.
BEFORE YOU GO	Game schedules and tickets: empirestatetix.com or the box office. Utica City FC: uticacityfc.com.

400 Oriskany St W, Utica, NY 13502 · Box office 315-790-9070

Rinks, rails and galleries

THREE ICE RINKS

02 Nexus Center

About 0.85 mi · 5 min drive

A sports complex attached to the arena by an indoor walkway, with three NHL-size ice rinks. Youth hockey, lacrosse and soccer tournaments run most weekends.

PUBLIC SKATING	The Nexus does not keep a regular public-skate schedule. Sessions are posted as they are scheduled.
BEFORE YOU GO	Public skating dates and prices: nexusutica.com/public.

300 Oriskany St W, Utica, NY 13502 · 315-790-6504

ADIRONDACK RAILROAD AT UNION STATION

03 The Polar Express

About 0.6 mi · 13 min walk or 4 min drive

The holiday train from Utica Union Station: hot chocolate and cookies, a reading of The Polar Express, caroling, Santa boarding at the "North Pole" and a silver bell for every child. Pajamas encouraged.

WHEN	Select dates in the holiday season. It sells out every year, so book before you arrive.
GOOD TO KNOW	Book your group in one reservation to sit together. Tickets are picked up in person at the station with ID. The email confirmation is not a boarding pass.
BEFORE YOU GO	Dates, departure times and fares: adirondackrr.com.

Utica Union Station, 321 Main St, Utica, NY 13501 · 1-800-819-2291

ART MUSEUM & FOUNTAIN ELMS

04 Munson

About 0.7 mi · 15 min walk or 4 min drive

Utica's art museum, with the 1852 Fountain Elms mansion next door.

IN WINTER	Fountain Elms is decorated for the holidays, and the museum runs holiday concerts, family workshops and an art market.
BEFORE YOU GO	Hours, admission and the events calendar: munson.art.

310 Genesee St, Utica, NY 13502 · 315-797-0000

Kids, shows and a pint

60+ HANDS-ON EXHIBITS

05 Utica Children's Museum

About 1.4 mi · 6 min drive

Six galleries and more than 60 hands-on exhibits, including a two-story Climber, World Market, Build It Up and a toddler "Cove." Look for the glass rotunda.

GOOD FOR	Toddlers through about age 9. Teens will likely be underwhelmed.
BEFORE YOU GO	Hours and admission: uticachildrensmuseum.org.

106 Memorial Pkwy, Utica, NY 13501 · 315-808-7529

A 1928 MOVIE PALACE

06 Stanley Theatre

About 0.6 mi · 12 min walk

A lavish 1928 movie palace with 2,963 seats, hosting touring music, comedy, ballet and tribute shows.

IN WINTER	The Nutcracker and holiday concerts fill the December schedule.
BEFORE YOU GO	Shows and tickets: thestanley.org or Ticketmaster.

259 Genesee St, Utica, NY 13501

F.X. MATT BREWING, SINCE 1888

07 Saranac Brewery

About 1.0 mi · 5 min drive or 20 min walk

A family-owned brewery founded in 1888, makers of Saranac ales and Utica Club, and the anchor of the Varick Street brewery district.

TASTING BAR	The tasting bar and gift shop are in the 1888 Tavern on the first floor. Tours are booked through the brewery.
BEFORE YOU GO	Tasting bar hours and tours: saranac.com.

830 Varick St, Utica, NY 13502 · 315-624-2399

History and a winter walk

LOCAL HISTORY

08 Oneida County History Center

About 1.3 mi · 6 min drive

A local-history museum at the corner of Avery Place. Look for the cannon in the front yard.

GOOD TO KNOW	The center follows Utica City School District winter-weather closures, and its research library is by appointment only (315-735-3642).
BEFORE YOU GO	Hours, admission and exhibits: oneidacountyhistory.org.

1608 Genesee St, Utica, NY 13502

TRAIL CLOSED · GO TO LOCK 20 INSTEAD

09 Erie Canalway Trail

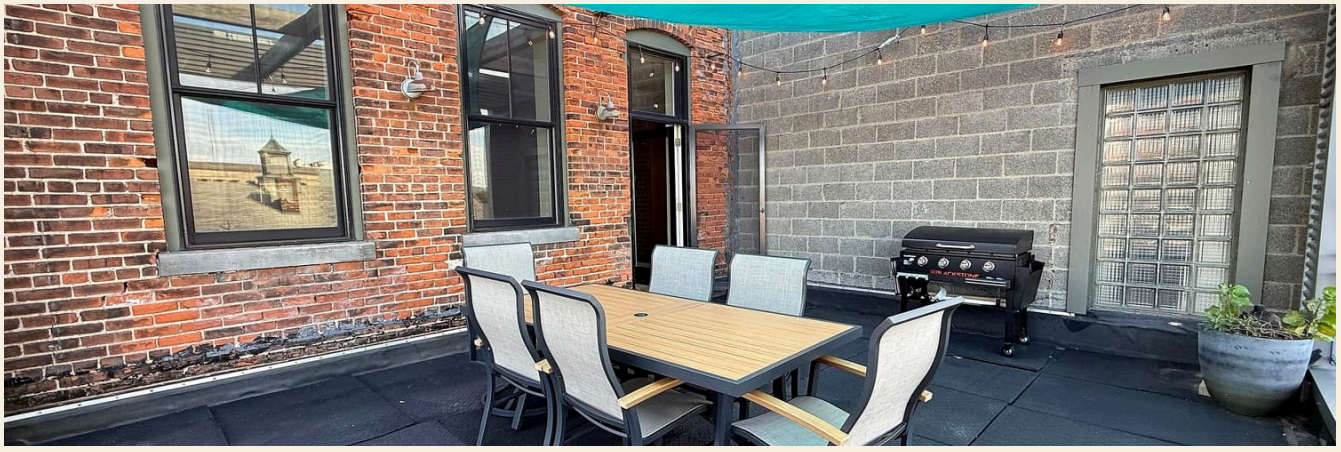
Lock 20: about 6–7 mi · 12–15 min drive

The Utica segment of the Erie Canalway Trail is closed for rebuilding through Dec 31, 2026. The signed detour runs on-road, so we do not recommend it with kids this winter.

THE ALTERNATIVE	Lock 20 Canal Park in Marcy: a working 1917-era lock with a viewing platform, picnic tables and river views.
IN WINTER	The canal's navigation season is over, so you likely won't see boats locking through. Go for the lock itself and a winter walk.

Lock E20, 9028 River Rd, Marcy, NY 13403

BEFORE YOU GO Hours, prices and schedules change, so we have left them out. Please check with each place before you go.





THE GREAT ROOM

Room for everyone after the game.

This winter in Utica

What a Utica winter is known for. We have left out the dates and times on purpose, because schedules move. Each line says where to look.

1 Utica Comets hockey

NBT BANK ARENA

AHL home games through the winter, about a 5-minute drive from the loft.

DATES & TICKETS
empirestatetix.com

2 The Polar Express

UNION STATION

The holiday train with hot chocolate, caroling and Santa. It sells out every year.

DATES & TICKETS
adirondackrr.com

3 The Nutcracker and holiday concerts

STANLEY THEATRE

Ballet, tribute shows and holiday concerts in a 1928 movie palace.

DATES & TICKETS
thestanley.org

4 Holidays at Munson

MUNSON

The Fountain Elms mansion decorated for the season, plus concerts, workshops and an art market.

DATES & TICKETS
munson.art

5 Utica City FC indoor soccer

NBT BANK ARENA

Indoor soccer at the arena, a 5-minute drive away.

DATES & TICKETS
uticacityfc.com

6 Public skating

NEXUS CENTER

Public skating sessions on the Nexus rinks, posted as they are scheduled.

DATES & TICKETS
nexusutica.com/public

BEFORE YOU GO Hours, prices and schedules change, so we have left them out. Please check with each place before you go.

The useful page

GROCERIES

Price Rite Marketplace

501 Bleecker St · About 0.25 mi east · 5 min walk

Discount supermarket with a strong international selection.

315-798-4460

PHARMACY

Garro's Drugs

430 Bleecker St · About 0.18 mi · 4 min walk

Independent pharmacy since 1910, with free delivery.

315-732-6915

LAUNDROMAT

Done Rite Laundry Center

1707 Oriskany St W · About 1.6 mi · drive

Self-serve and wash & fold.

EMERGENCY ROOM

Wynn Hospital (MVHS)

111 Hospital Drive · About 0.6 mi west

24-hour Emergency Department. In an emergency, call 911.

315-917-9966

URGENT CARE

WellNow Urgent Care

1904 Genesee St · About 1.2 mi

Walk-in care. There is a second WellNow at 230 N. Genesee St.

315-275-3067

GOOD TO KNOW

There is no 24-hour convenience store near the loft. Price Rite and Garro's are the reliable stops, so pick up what you need during the day.

GETTING AROUND

Centro bus · Route 12 (Bleecker St)

Route 12 runs along Bleecker and Mohawk streets and serves Union Station. Check centro.org for schedules and fares.

Amtrak · Union Station

Union Station (321 Main St, station code UCA) is about 0.6 mi from the loft. Three Amtrak routes stop here: the Empire Service (New York City to Niagara Falls), the Maple Leaf (New York City to Toronto) and the Lake Shore Limited (New York City or Boston to Chicago).

WINTER WEATHER

NOVEMBER		DECEMBER	
47°F HIGH	33°F LOW	36°F HIGH	23°F LOW

Expect freezing temperatures, a real chance of snow any day, lake-effect squalls, icy sidewalks and short days: about 9 hours of daylight at the winter solstice. Pack heavy coats, boots, hats and gloves, and allow extra drive time.

BEFORE YOU GO Hours, prices and schedules change, so we have left them out. Please check with each place before you go.

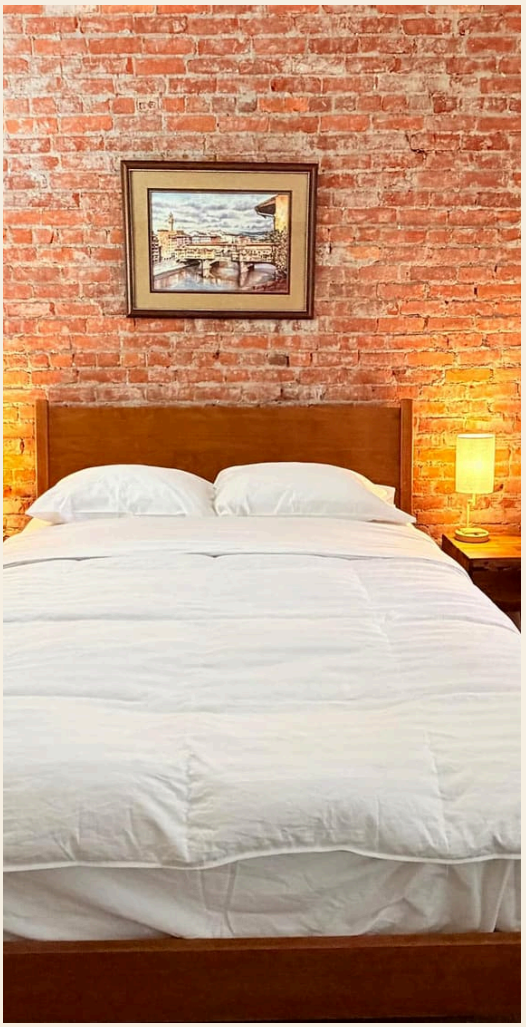


Checkout

11 AM

Checkout is 11:00 AM. A few small things before you head out:

- [ ] Lock the door behind you: lift the handle all the way up, then turn the key.
- [ ] Return both keys to the lockbox and scramble the code. Your code expires at checkout.
- [ ] If you used the crib, no need to move it back. Just leave it where it is.
- [ ] Expecting snow overnight? Give yourself a little extra time in the morning. Utica sidewalks can be icy.



NOT READY TO GO?

The loft is often available Sunday nights. Message us to extend.

Thank you for staying

We hope Utica treated you well, whether it was the train, the game or a plate of riggies next door.

If you have a moment, a review really helps a small listing like ours. If anything could have been better, please tell us first. We would love the chance to fix it for next time. You are welcome back anytime.

Your hosts at Bell Loft

BOOK YOUR NEXT STAY

airbnb.com/h/110fulton

Scan the code to open the Bell Loft listing on Airbnb.

bell-loft.com

COLOPHON & IMAGE CREDITS

Photographs are the host's own photos of Bell Loft, except the two historic photos of the building, courtesy of David and Regina Bonacci.

Illustrations and diagrams were drawn for this handbook.

Typeset in Fraunces and DM Sans, both used under the SIL Open Font License.

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