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BRIAN THOMAS, AICP
COMMISSIONER

SCENIC & HISTORIC PRESERVATION COMMISSION COMMON COUNCIL CHAMBERS AUGUST 21, 2017 4:00 PM

S&H Case No.: 33-17

212 Rutger Street

Applicant: Rescue Mission of Utica, Inc.

Owner: Rescue Mission of Utica, Inc.

Zone: S&H

Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-294 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to plant a hedge row at the above referenced property.

The applicant is proposing to plant a hedge row of approximately 20' in length and 4' high along the rear/side of the property. The Zoning Board of Appeals requested the applicant to plant the shrubbery to shield a designated smoking area for the tenants of the property. They are proposing Emerald Green Arborvitae, Maresi Viburnum and Malus flowering Crab Apple Sargentii. These particular products were chosen with the historic nature and area in mind and were chosen by a professional landscaper who lends himself specifically to historic designations such as this.

S&H Case No.: 34-17

811 Edwards Street

Applicant: Nick Matt

Owner: FX Matt Brewing Company

Zone: S&H

Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-294 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to construct an addition at the above referenced property.

F.X. Matt Brewing Company is proposing to expand operation and facilities at the existing Brew House facility located at 811 Edwards Street. The proposed building expansion will consist of a two-story addition located directly adjacent to the existing seven-story Brew House structure and the one-store Boiler Building. The exterior finishes and building elements of the addition will closely match the exterior finishes and character of the existing surrounding structures. These materials include red brick exterior walls, brick pilasters with cast stone pediments, cast stone perimeter banding, cast stone window sills and aluminum frame historic replica windows.

Large display windows will be placed on the south exterior wall to display the new stainless steel brewing tanks located within the building. The display windows will be aluminum-framed storefront with tinted glass. Aluminum framed storefront with metal infill panels will be located at the lower portions of the exterior wall below the large display windows and culture stone will be placed below these windows to resemble a historic stone foundation wall. An integrated wood bench will be located at the base of the south wall which will be supported by brick pilasters. Signage will read "FX MATT BREWING" to be placed on the upper portion of the wall with a matching font and material to the existing building signage.

S&H Case No.: 35-17
103, 105, 107 Pleasant Street
Applicant: Nelson Associates
Owner: Michael Leary

Zone: S&H
Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-294 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to construct a parking lot at the above referenced properties.

Utica Community Health Center is requesting to construct a parking lot on the corner lots of Oneida Street and the Parkway. The parking lot will accommodate parking for 23 employees. The applicant is proposing to install an ornamental wrought iron fence with brick piers and plantings. A combination of Blue Juniper and Dwarf Alberta Spruce plantings will be utilized. Two 10' – 12' high lamp poles will be added at each corner to match the Parkway Recreation Center. The fence brick piers will match both the Fastrac brick piers and the adjacent residential porch piers. Security cameras will also be installed which will be mounted on the light poles. Signage will be added to maintain proper traffic flow onto Oneida and Pleasant Streets.

S&H Case No.: 29-17
1501 Genesee Street
Applicant: Rowida Mini Mart, Inc.
Owner: Rowida Mini Mart, Inc.

Zone: S&H
Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-294 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to make exterior improvements at the above referenced property.

The applicant is proposing to remove the existing overhead doors and replace them with aluminum and glass storefront style windows. The overhead doors will be infilled with SIP panels – beige color. The entire building will be finished the stucco.

The Commission voted to table the application and requested elevation drawings to reflect the following alterations:

1. Brick piers on the front face of the building highlighting the entrance;
2. Brick façade under each of the windows;
3. All windows shall extend to the height of the existing window – windows on the front shall all be symmetrical;
4. Sidelights on the door or a full glass double door unit; and
5. Proposed lighting and signage for the entire site.

S&H Case No.: 31-17
216 Rutger Street
Applicant: RW Projects Inc.
Owner: Fiordaliza Fernandez

Zone: S&H
Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-294 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to install replacement windows and paint the structure at the above referenced property.

The applicant is proposing to install Waterford white vinyl replacement double hung windows to the entire home. The windows will be the same size as the existing windows on the house. The applicant is also proposing to paint the exterior of the home. The applicants are choosing a color from the Benjamin Moore Historic Paint colors and will seek assistance from the Commission on the color choice.

The Commission voted to table the application and requested the applicant to provide further details of the proposed windows to include a sample, along with a full catalog spec of the windows and an invoice for the windows detailing the sizes ordered. The paint colors will be discussed once the decision on the windows has been made.

S&H Case No.: 32-17
Genesee Street Facades
171 Genesee Street
193 Genesee Street
254 Genesee Street
285 Genesee Street
287 Genesee Street
302 Genesee Street
Applicant: Bonacci Architects

Zone: S&H
Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-294 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to make exterior improvements at the above referenced properties.

- **Project: 171 Genesee Street**

Scope of Work:

The front facade will receive the following:

- Remove existing aluminum and glass storefront including doors, transoms display windows and sidelight
- Remove existing box sign
- Remove existing green marble where shown on drawing
- Remove existing cement arch infill, ceiling, ceiling lights and framing where shown
- Remove existing single pane glass window units where shown; exiting wood mullions and trim to remain
- New thermally broken fixed and operable window units with 1" insulated glass (tempered where indicated)
- New thermally broken storefront with 1" insulated glass. Relocate east wall (rear) storefront per new entry partial floor plan
- New aluminum and glass entrance door with 1" tempered, insulated, hinge, closer and panic hardware
- New framing for arched ceiling at alcove
- New aluminum frames and 1" insulated spandrel glass, where shown
- Repoint brick
- Scrape, prep, prime and paint all existing masonry in (2) color schemes; colors to be determined
- Scrape, prep, prime and paint existing wood window mullions, surrounds and trim; color to be determined
- Add new steel reinforced wood trim mullion where shown for additional structural support of new insulated glass unit

- **Project: 193 Genesee Street**

Scope of Work:

The front facade will receive the following:

- Remove repair and reset cracked granite steps where shown per national parks guidelines
- Remove all existing sealant where shown; provide new sealant with weeps
- Cut and reweld existing railing support to allow for repairs to cracked/damaged granite steps as shown. Reinstall vertical post. Reinstall diagonal braces with new stainless steel fasteners
- Remove damaged stone at each side of stairs to the extent shown. Install new stone and mortar to match existing color, texture, profile and hardness to match existing.

Alternate #1:

- Sandblast existing pipe rail to bare metal, prime and paint (2 coats epoxy), Color: Black
- Remove existing handrail section and replace with new pipe rail to match
- Torch cut and remove damaged pipe section where shown. Replace (weld) with new pipe section to match existing
- Wire brush, sand, prime, and repaint (2 coats) exposed ferrous metal hinges, match existing color and finish

Alternate #2:

- Provide custom exterior grade LED digital sign boards to fit within (2) existing metal sign cabinets
- Provide concealed power and data cabling to each sign board
- Provide computer software per owners sign program requirements

- **Project: 254 Genesee Street**

Scope of Work:

The front facade will receive the following:

- Scrape, sand, prep and paint all metal and wood fascia; color to be determined for approval by the City of Utica Scenic and Historic Commission
- Scrape, sand, prep and paint all exposed previously painted wood and metal on all four elevations including but not limited to porch elements, canopies, brackets, trim, doors, casings, window sash and trim
- Alternate No. 1: Scrape, sand, prep and refinish previously exposed "stained" wood including main exterior door and vestibule surround and porch ceiling

- **Project: 285 Genesee Street**

Scope of Work:

The front facade will receive the following:

- Remove existing wood entrance double doors at Genesee Street. Second floor for refurbishing

- Remove existing exterior wall sconces (carriage lights) at upper front porch entry. Refinish and reinstall with LED bulbs of equal illumination
- Remove, refinish and reinstall exterior handrail following stair reconstruction
- Remove existing wood stair treads, risers and stair enclosure. Reconstruct stair with "IPE" tread and risers and "Azek" boards and panels for enclosure; match existing design. Access door not required. Provide clear sealer on "IPE" and paint "Azek" per approved color scheme
- Scrape, prep, prime and paint all wood elements on the entire Genesee Street façade at all levels per approved color scheme
- Scrape, prep, prime and paint masonry at front entry porch per approved color scheme
- Provide new wiring, switch and recessed LED down light at ceiling of entry porch. Locate light at former light location
- Alternate No. 1: Scrape, prep, prime and paint all wood elements on the northeast and southeast facades per approved color scheme

- **Project: 287 Genesee Street**

Scope of Work:

The front facade will receive the following:

- Remove all existing aluminum and glass storefront at lower level of Genesee Street façade. Install new thermally broken clear anodized storefront with 1" bronze tint insulated (glass to match glass tint at 2nd floor) and 1" insulated smooth faced aluminum panels
- Alternate No. 1: Remove existing double entry doors and hardware where shown. Provide new 3'-0" wide clear anodized aluminum and glass entry door with sidelight as shown. Provide new continuous hinge, door closer and exit hardware.
- Alternate No. 2: Power Wash (low pressure) existing limestone and aluminum trim above storefront on Genesee Street façade.

- **Project: 302 Genesee Street**

Scope of Work:

The front facade will receive the following:

- Provide new fabric awnings over aluminum rigid frame where shown. Color: "Sunbrella" Taupe
- Provide 12"h. x ½" d. aluminum numbers (black)
- Provide 12"h. x 1-1/2" d. aluminum letters (black)
- Provide (3) gooseneck LED lights (black) including brackets, power supply, switch and dusk to dawn sensor
- Remove existing wood cupola and repair existing asphalt roofing shingles to match
- Provide (2) new vinyl pre-fab cupolas (24" sq. x 32" h. +/-) with shingle roof to match
- Scrape, prep, prime, and paint all trim "hardie" panel siding on the Genesee Street façade