



ROBERT M. PALMIERI
MAYOR

CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT

1 KENNEDY PLAZA, UTICA, NEW YORK 13502

PH. 315-792-0181 | FAX. 315-797-6607

BRIAN THOMAS, AICP
COMMISSIONER

SCENIC & HISTORIC PRESERVATION COMMISSION COMMON COUNCIL CHAMBERS

MAY 21, 2018 4:00 PM

S&H Case No.: 04-18

98 Genesee Street

Applicant: Vincent Ficchi

Owner: Vincent Ficchi

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 has initiated removing and reinstalling the entire west, rear brick wall and replacing with similar brick dependent upon weather conditions. The west, rear wall has existing windows which are to be replaced with Pella Series 450 ProLine windows, two lites over two lites with black aluminum sub-buck surround around the Pella window to match the existing width of the jams and headers as were approved for the front of the building on February 24, 2014 by the Commission.

The applicant has constructed a maintenance stairwell with roof access. The new stairwell roof will be standing seam copper. The exterior wall finish of the stairwell will be clapboard or tin staggered panels which will patina over time, similar to the copper roofing.

The applicant has stated that the west wall was collapsing and has since been removed due to safety reasons. It has been structurally framed in and is awaiting to be re-bricked.

At the previous meeting,) the Commission voted to table the application and requested that the applicant submit the original drawings from Bonacci Architects along with photos of the structure prior to any work or alterations on the west side of the building.

S&H Case No.: 09-18

2702 Genesee Street

Applicant: Andrew Brown

Owner: Erin Brown

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 update the

landscaping at the above referenced property.

The applicant is proposing to install plantings around the foundation in the front of the building along with around the area of the sign. The soil will be removed and replaced with planting material. The existing shrubs and fencing will be removed. They will be shaping the planting beds, planting shrubs, installing edging with weed treatment and bark mulch.

The applicant is proposing to remove the existing paver sidewalks and replace them with concrete sidewalks. A natural stone border will be placed around the sign.

The following will be included in the plantings:

- 4 Blue Star Junipers
- 6 Knockout Shrub Rose
- 2 Limelight Hydrangea
- 4 Boxwood B & B
- 4 Dwarf Alberta Spruce
- 1 Day Lily
- 6 Annual Flower Baskets

S&H Case No.: 10-18

305 Pleasant Street

Applicant: Yanuk Excavating LLC

Owner: Safeguard Properties

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 demolish the structure at the above referenced property.

The applicant is proposing to demolish the above referenced house due to a fire at the home several years ago. The applicant stated that the house has been abated for asbestos. The applicant is proposing to market the property after demolition for new construction.

The following was received from Walz Consulting & Engineering – Charles W. Walz IV, PE:

This engineer was contacted by Yuri Yanik on 4/4/18 to perform a structural inspection of the existing home at 305 Pleasant Avenue Utica, New York. My observations and conclusions from this inspection is detailed below.

Exterior:

The exterior of the structure has fire damage on the east wall of the building extending from the front of the building to the roof of the building. Some windows remain from the original structure and some have been removed and are boarded with ply wood. All doors have been removed and boarded up. Existing cedar shake siding is fire damaged and in general poor condition on all four sides of the existing building. Concrete foundation block above grade around the perimeter of the existing building are in fair condition with some missing mortar joints. Areas of foundation backfill erosion were also observed during this inspection. Photos of the general observed conditions are attached to this report in Appendix A.

Basement:

The existing basement floor has a sink hole in floor and missing section of the concrete slab. No structural footings were observed under the structural steel columns. The foundation wall had an area where the concrete foundation blocks were missing and the structural backfill is aggrading in the basement area. This engineer observed water coming thru the concrete block foundation. There was mold present in this portion of the home. Photos of the general observed conditions are attached to this report in Appendix B.

Interior floors:

Both floors of the existing structure have multiple rooms where the lath plaster wall covering has been half removed from the walls and ceilings. Also present on each floor was paint peeling on the existing wood work and moldings. There is a high probability that the existing paint contains lead and all molding should be removed. The ceilings in most of the interior rooms have partial failures. There is evidence of previous asbestos abatement in the structure several locations still have the containment poly in place. The floors and walls are not level or plumb and both exhibit signs of differential settlement. Most insulation was missing and insulation that was still intact is not up to current New York State Building Code standards. Photos of the general observed conditions are attached to this report in Appendix C.

Conclusion


Based on this non-destructive structural inspection the existing structure needs numerous required repairs. Based on my observations it is my professional opinion that the existing structures foundation needs extensive repair. This will require structural jacking of the home to replace sections of the concrete block wall foundation. As well as removing the existing concrete basement slab and constructing the proper footings under the existing steel load bearing columns. After the wall and footing repairs a have cured the home could be lowered back onto the repaired foundation and a new basement slab could be poured. Based on the amount of water infiltrating the foundation the existing homes entire foundation would need to be excavated down to the footings and have drainage tile installed conforming to section 405 of the NYS Building Code. Upon completion of the drainage tile installation the existing foundation walls will need to parge coated to conform with section 406 of the NYS Building Code.

Removal of all fire damage material on the building's exterior will be required as well as removal and replacement of all siding and exterior sheathing. Replacement of all windows and doors will be required to conform with the energy code requirements for u-factor and fire egress as required by the NYS Building code.

The interior of the existing home will require a total gutting of all lath and plaster, ceilings, moldings and floorings. Once the existing coverings are removed all the existing window and door headers should be checked and resized to conform to the current NYS Building Code requirements. A licensed engineer will need to run a ResCK of the existing buildings insulation envelope to spec the required insulations. After this is complete the new wall, floor, ceiling, paint and moldings could be applied.

The extensive required repairs detailed above will cost more than the existing structure is worth or would be worth after the repairs were made. Therefore, it is the opinion of this engineer that the existing structure should be demolished as soon as possible. The structure is not in immediate danger of failure or collapse now but prolonged exposure to the elements in its current condition will only weaken the structure. I am available to discuss this report. If you have any questions please do not hesitate to contact me.

Respectfully Submitted



Charles W. Walz IV, P.E.



S&H Case No.: 11-18
1641 Genesee Street
Applicant: CNY Conservancy
Owner: CNY Conservancy

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 a memorial garden at the above referenced property.

A memorial garden will be placed on the property. The garden will consist of the existing sculpture which will be relocated to the center of the 24" circle garden. Around the circle garden will be a stone dust path leading to the grass. Five equally spaced and equally sized gardens will be arched around the stone dust path in tribute to the five Shaheen children. The gardens will consist of annuals, boxwoods and perennials. The garden will be placed 10' from the building face.

S&H Case No.: 12-18
9-11 Hopper Street
Applicant: Kler Eh Soe
Owner: Kaw Thoo Lei Market LLC

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 signage at the above referenced property.

The applicant is proposing to install two (2) 4' x 4' - 10 mm white coroplast signs with UV gloss film laminated to advertise the Asian food market and the computer repair and sales store.

S&H Case No.: 13-18
12 Bank Place
Applicant: Nicholas Velardi
Owner: The Mayro Bldg. LLC

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 and replace signage at the above referenced property.

The applicant is proposing to remove and replace all of the dilapidated wood on the face of the storefront. It will be painted Dorset Gold HC-8 for the base of the building and Van Buren Brown HC-70 for the trim areas.

The applicant is proposing to reface the existing sign which will be Van Buren Brown for the face of the sign and Dorset Gold for the text of the sign.

S&H Case No.: 14-18
200 Genesee Street
Applicant: Bonacci Architects
Owner: Steve Kronick

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 exterior doors at the above referenced location.

The applicant is proposing to remove the existing doors and replace them with new dark bronze aluminum (thermally broken) doors, sidelights and transoms with insulated glass. The new doors and frames will match the existing.