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SCENIC & HISTORIC PRESERVATION COMMISSION COMMON COUNCIL CHAMBERS

APRIL 22, 2019 4:00 PM

S&H Case No.: 06-19
632 Varick Street
Applicant: Silverscape Property Management
Owner: Steven Mancuso

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 new building at the above referenced property.

The applicant is proposing to construct a two-story structure with an additional roof-top patio. The new structure will be a wood framed building and will tie into the existing two story deck which is remaining from the previous demolition. The interior space will be approximately 1,438 sf.

The applicant is proposing a rustic brick veneer for the exterior materials of the new structure.

This application will require Site Plan review and approval from the City of Utica's Planning Board.

The Commission voted at the previous meeting to hold a design review meeting with the applicant and his representatives.

S&H Case No.: 11-19
1205, 1207, 1219, 1220, 1232 &
1234-36 Kemble Street
Applicant: C. Lewis Tomaselli Architects
Owner: Kembleton 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 at the above referenced properties.

The existing porches at the Kembleton properties have deteriorated over the years and are in need of repair and/or material replacements. Temporary repairs have been made which do not match the detailing of the porches and need to be replaced. Painting is peeling and detailed wood railings, columns, stairs and skirting are rotting.

The Project will consist of the replacement of detailed wood materials in kind, fiber cement decking and where possible, vinyl railing systems and columns that match the existing railing profile and detailing. All colors for the new materials will match the existing colors.

1205 Kemble Street

- Repair/replicate existing Newall posts, railing and balusters; sizes, profiles and colors to match existing.
- Repair all pipe handrails. Scrape paint and sand before new paint finish. Color to match existing.
- Remove existing porch skirting and install new composite skirting. Profiles and colors to match existing.
- Remove existing porch stair treads. Replace with new P.T. stringers and composite treads. Color to match existing.
- Remove existing porch decking and replace with new composite decking with concealed fasteners. Color to match existing.
- Scrape paint from all porch areas. Fully prime with oil primer, tinted to match final coat and finish with two (2) coats latex house paint. Color to match existing.

1207 Kemble Street

- Remove existing Newall posts and panel insert railings. Reconstruct with new composite Newall posts and composite panel insert railings. Sizes, profiles and colors to match existing.
- Remove existing porch skirting and install new composite skirting. Profiles and colors to match existing.
- Remove existing porch steps. Replace with new P.T. stringers and composite treads. Color to match existing.
- Remove existing porch decking and replace with new composite decking with concealed fasteners. Color to match existing.
- Scrape all peeling paint from porch areas. Fully prime with oil primer, tinted to match final coat, and finish with two (2) coats latex house paint. Color to match existing.
- Remove and replace existing column bases with composite trim. Sizes, profiles and colors to match existing.

1219 Kemble Street

- Remove existing Newall posts and panel insert railings. Reconstruct with new composite Newall posts and composite panel insert railings. Sizes, profiles and colors to match existing.
- Remove existing porch skirting and install new composite skirting. Profiles and colors to match existing.
- Remove existing porch stair treads. Replace with new composite treads. Color to match existing.
- Remove existing porch decking and replace with new composite decking with concealed fasteners. Color to match existing.
- Scrape all peeling paint from porch areas. Fully prime with oil primer, tinted to match final coat, and finish with two (2) coats latex house paint. Color to match existing.

1220 Kemble Street

- Remove existing Newall posts and railings. Install new Certainteed Kingston vinyl railing system with traditional baluster and flat cap Newall posts. Color to match existing.
- Remove existing porch skirting and install new composite skirting. Profiles and colors to match existing.
- Remove existing side steps. Replace with new P.T. stringers and composite treads. Color to match existing.
- Remove existing porch decking and replace with new composite decking with concealed fasteners. Color to match existing.
- Scrape all peeling paint from porch areas. Fully prime with oil primer, tinted to match final coat, and finish with two (2) coats latex house paint. Color to match existing.
- Patch/repair damage to porch roof. All new roof materials to match existing.

1232 Kemble Street

- Remove existing Newall posts and railings. Install new Certainteed Kingston vinyl railing system with traditional baluster and flat cap Newall posts. Color to match existing.
- Remove existing porch skirting and install new composite skirting. Profiles and colors to match existing.
- Remove existing front steps. Replace with new P.T. stringers and composite treads. Color to match existing.
- Remove existing porch decking on first and second floor porches and replace with new composite decking with concealed fasteners. Color to match existing.
- Repair/replace existing second floor column bases with new composite trim. Profile and color to match existing.
- Remove existing slatted second floor porch ceiling and replace with new moisture resistant beadboard. Color and profile to match existing.
- Scrape all peeling paint from porch areas. Fully prime with oil primer, tinted to match final coat and finish with two (2) coats latex housing paint, color to match existing.

1234-36 Kemble Street

- Remove existing Newall posts and railings. Install new Certainteed Kingston vinyl railing system with traditional baluster and flat cap Newall posts. Color to match existing.
- Remove existing porch skirting and install new composite skirting. Profiles and colors to match existing.
- Remove existing front and side steps. Replace with new P.T. stringers and composite treads. Color to match existing.
- Remove existing porch decking and replace with new composite decking with concealed fasteners. Color to match existing.
- Scrape all peeling paint from porch areas. Fully prime with oil primer, tinted to match final coat, and finish with two (2) coats latex house paint. Color to match existing.

S&H Case No.: 12-19

Zone: S&H

One Rutger Park

Cert. of Appropriateness

Applicant: Steven Grant

Owner: Landmarks Society of Greater Utica

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:

- Demolish dilapidated plywood fence and deteriorated reinforced concrete posts at rear of Howard Avenue frontage.
- Demolish post 1973 era plywood economy grade walls at north facing library veranda. Reinstall two downspouts and exterior lighting. Demolish concrete stoop. Retain original four wood trelliswork roof supports and restore as required to original appearance.
- Reinstall original 1854 exterior wood glazed double library doors at re-opened library veranda.