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# CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT

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BRIAN THOMAS, AICP  
COMMISSIONER

## SCENIC & HISTORIC PRESERVATION COMMISSION COMMON COUNCIL CHAMBERS

JUNE 24, 2019 4:00 PM

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S&H Case No.: 13-19  
419 Mandeville Street  
Applicant: Sakib Duracak  
Owner: Sakib Duracak

Zone: S&H  
Cert. of Appropriateness

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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 erect a fence and install windows at the above referenced property.

The applicant is proposing to erect a 54" high black aluminum architectural fence on the front property line along the sidewalk. Two gates will be installed to allow access to the property.

The applicant is also proposing to replace the windows on the second floor. He is proposing to use Wincore 7700 window series double hung replacement windows with a sunburst window pediment segment at the top of the window.

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

Zone: S&H  
Cert. of Appropriateness

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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.

The Commission reviewed the plan submitted and stated that they would really like to work with the applicant to come up with a design that will work well with the neighborhood.

The Commission suggested that a new plan reflect a design similar to 616 Varick Street (MV Winery). They would like to see stacked windows along with a roof from the front to the back on the top floor to cover the roof top deck.

They would like to obtain a look that the deck area is an additional floor from the front elevation.

On April 22, 2019, the Commission voted to table the application and requested a full set of exterior drawings to be emailed for distribution and comments to reflect the suggestions listed above. The applicant can remove the existing decking from the site.

The applicant emailed a drawing of the proposed building which was distributed to each Commission Member.

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S&H Case No.: 19-19

1426-1432 Genesee Street

Applicant: Genesee Court, Inc.

Owner: Genesee Court, Inc.

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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 erect a fence at the above referenced property.

The applicant is proposing to replace a previously existing wood fence with a 6' high black aluminum style fence with decorative rings along the top of the fence.

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S&H Case No.: 20-19

1200 State Street

Applicant: James Daly Tobin Architects/Ron Draper

Owner: Munson Williams Proctor Institute

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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 rehabilitate an existing front porch along with replace the roof at the above referenced property.

Porch:

1. Removal and replacement of decayed railings, balusters, flooring, cornice.
2. Removal and replacement of decayed columns, plinth or capital.
3. Removal and replacement of non-original lattice below porch floor.
4. Removal and replacement of existing asphalt gutter liner within cornice gutter.
5. Removal and replacement of decayed sections of existing porch tongue & groove flooring.
6. Removal and replacement of decayed entrance stairs.

Roof:

1. Remove the existing slate roofing, felt underlayment, water diverter, built in gutter, downspouts, valley flashing, ridge roll, plumbing vent flashing and snow guards to the existing wood roof deck.
2. Over the existing wood roof deck, install ½" thick CDX plywood (5 ply fir) sheathing.
3. Over the entire roof area, install Certainteed Winterguard underlayment.
4. At the front porch, install 3 ply Certainteed Flintlastic granular surfaced self-adhering rolled roofing consisting of a nailed base sheet, a self-adhering mid ply and a self-adhering granular cap sheet.
5. At the main roof area, install Certainteed Carriage House laminated fiberglass asphalt shingles.
6. Install Certainteed preformed hip and ridge shingles.
7. Custom fabricate and install new built-in gutter, valley flashing, drip edge, rake edge, water diverter, step flashing and plumbing vent flashing made of 16 oz cold rolled copper.
8. Install pre-manufactured round corrugated downspouts made of 16 oz copper.
9. At the spire roof area, install new step flashing, counter flashing and valley flashing. Remove and reinstall the slate shingles as required to install new valley flashing. The spire roof is not being replaced.
10. Install Alpine Model #225 3 pipe brass snow guards to replace the existing snow guards.

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S&H Case No.: 21-19  
1016 Dudley Avenue  
Applicant: Lady Martinez  
Owner: Dimas Lopez

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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 reconstruct a porch at the above referenced property.

The applicant is proposing to reconstruct the dilapidated porches with similar materials as existing. They are proposing to extend the first floor of the porch to the edge of the house. The applicant stated that they have additional turned spindles to match the existing spindles on the porch. This portion of the porch will be covered with a roof, however will not have a second floor porch installed. The existing second floor porch will be reconstructed to match what is currently existing.

The porches will be treated lumber, therefore will not be painted until the wood has had time to cure. All construction will be Codes compliant.

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S&H Case No.: 22-19  
1705 Genesee Street  
Applicant: Utica Sign and Graphics  
Owner: John Clapper

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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 a 2' x 12' white painted wood sign with black painted lettering. The sign will read "John Paolo's Xtreme Beauty Institute." It will have four channel posts and will be parallel to Genesee Street.

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S&H Case No.: 23-19  
2107 Genesee Street  
Applicant: Joseph A. Caroli  
Owner: George Carpenter

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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 improvements to the front porch at the above referenced property.

1. Install temporary roof supports;
2. De-construct the existing porch;
3. Build treated 2" x 12" frame;
4. Install Gray Trex Decking;
5. Install eight (8) new 6" x 6" columns with white PVC wrapping, white crown moulding kits and white bed moulding;
6. Install PVC hand rails between posts;
7. Re-assemble and paint (gray) existing stairs/risers;
8. Prep and paint existing wrought iron stair hand rails (white);
9. Prep and paint cinder block foundation on sides of the porch;
10. Repair and aluminum wrap two (2) columns against the house.

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S&H Case No.: 24-19  
2014 Genesee Street  
Applicant: Uptown Theatre for Creative Arts  
Owner: Uptown Theatre for Creative Arts

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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 add to the mural and restore the marquee at the above referenced property.

The applicant is proposing to expand the mural on the southwest side of the building (facing Mavis), directly next to a similar mural that was installed by the Utica Mural Project last spring. They will be working with local artists Tony Thompson and Tom Sblendario. The art work depicts a growing community of entertainment enthusiasts and the predominant colors include blue, orange and black.

The applicant is also proposing to restore the Uptown Theatre's marquee sign on Genesee Street. Rusted elements will be replaced with new metal work and repainted. Plexiglass will be replaced with new materials. All lighting will be replaced with eco-friendly LED lights.

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S&H Case No.: 25-19  
One Rutger Park  
Applicant: Steven Grant  
Owner: Landmarks Society of Greater Utica

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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:

1. Remove dilapidated mid-20<sup>th</sup> Century sunroom/nursing home room enclosures at rear south east veranda to expose original 1854 open covered veranda configuration and exterior walls, doors and windows. Remove interior paint colors covering now newly exposed exterior walls to uncover original 1854 faux stone color scheme. Repair/replace components such as columns, as required to match original appearance (material, design and color). Uncover the north window at the laundry room which is sealed with a plywood insert. Reinstall the original exterior glazed service corridor door which has been removed and reused at the non-original north woodhouse wall. Remove non-original wood shingles covering original 1854 horizontal wood siding and veranda components at WC/scullery/stores/pantry wood frame addition at the rear of service wing. Remove interior horizontal drop ceilings to expose underside of original sloping open veranda roof. Repair rafters, rafter ends, soffits and fascia as required to match previous SHPO approved standards at restored north facing open veranda roof. Replace missing rafter ends as required to match original. Restore masonry walls to faux stone block finish. Paint wood siding, eaves, soffit, fascia, and columns grey to match original color scheme. Paint exterior window trim, door trim and doors black to match original color scheme.
2. Remove existing exterior wood wall siding panels at service/woodhouse portion of south veranda to allow investigation of condition of deteriorated original wood sills, wood columns and column footings. Remove existing exterior horizontal wood sheathing as required to investigate original configurations and evaluate their condition. Repair/replace structural elements as required. Replace horizontal wood siding to match original per original 1854 plans and elevation locations. Remove interior paint colors now covering exterior walls. Restore components as required to match original 1854 appearance (material, design and color). Restore masonry walls to faux stone block finish. Paint wood siding, eaves, soffit, fascia, and columns grey to match original color scheme. Paint exterior window trim, door trim and doors black to match original color scheme.
3. Repair/replace entire rear south veranda roof, soffits, fascia, cornice, rafters and rafter ends as required, per SHPO approved standards used at north colonnade/veranda roof renovation projects. Remove deteriorated,

unused roof top HVAC and other components. Paint components grey to match original 1854 grey color scheme.

4. Remove unused mid-20<sup>th</sup> century nursing home era CMU furnace chimney at south wall corner of boudoir/drawing room. Repair/replace resulting openings in roofs, eaves and damaged soffit/fascia. Restore missing faux stone block wall finish to match original.
5. Change paint color on all operable and fixed window sash and storm windows from historically incorrect grey tone to original black. Maintain black exterior doors color.
6. Repair/replace metal fencing on Howard Avenue and Rutger Street with period appropriate, black, open metal fencing similar to remaining 1905 period fence remnants. Maintain existing access gates/portals at corner of Rutger Street and Howard Avenue, at Rutger place gates, at side Howard Avenue service wing side door entry, and at rear service window access drive. Provide matching new black open metal fencing to replace dilapidated wood fence which was recently removed at rear of Howard Avenue property frontage.
7. Remove post 1905 concrete slabs between sidewalk and masonry wall at Rutger Street frontage. Provide topsoil and seed to re-install lawn.
8. Lighting
  - a. Exterior pendant veranda lighting – replace existing mid-20<sup>th</sup> century, ceiling mounted, main entry porch light fixture with period appropriate LED black pendant fixture on 3-4 foot black chain.
  - b. Security lighting and cameras – Restore building mounted security lighting removed during veranda restorations with similar fixtures in inconspicuous neutral colors and locations. Install security cameras and related signage as required.
  - c. Install building showcase accent lighting at Rutger Street façade/towers.

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S&H Case No.: 26-19  
1509-1511 Genesee Street  
Applicant: Eric O’Bryant  
Owner: Boyd E. Bissell Sr.

Zone: S&H  
Cert. of Appropriateness

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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 replace the roofing system at the above referenced property.

The applicant has stated that the structural rehabilitation for the interior of the building was completed during 2018. The exterior rehabilitation of the building is planned for this year and will include a new metal framed structural roof system to match the interior framing system installed last year. The exterior finish of the roofing system is to match historic photos and known finishes. The roof will be replaced with a synthetic, high quality slate roof shingle system closely matching the design and color for the 1870’s era roof that was originally installed. Exterior cornice and freeze boards that have long been removed or in disrepair will be replaced with an extruded aluminum system designed to match the original intent to include the different variations noted on the plans. Color scheme on finishes are to match existing finishes found and those discovered during historical research.