



# CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502  
PH. 315-792-0181 | FAX. 315-797-6607

ROBERT M. PALMIERI  
MAYOR

BRIAN THOMAS, AICP  
COMMISSIONER

## SCENIC & HISTORIC PRESERVATION COMMISSION AGENDA JANUARY 24, 2022 4:00 PM

---

S&H Case No.: 01-22  
1011 Miller Street  
Applicant: Cesar Hernandez  
Owner:

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 and replace the roof with new shingles on a portion of the roof and the applicant is also proposing to replace the flat roof.

The applicant is proposing to remove and replace the windows on the house. The applicant will provide a description of the style of window at the meeting.

---

S&H Case No.: 02-22  
3 Derbyshire Place  
Applicant: Christopher Pelli  
Owner: Christopher Pelli

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 28 existing windows and replace them with double or triple pane glass with black trim. The applicant is looking to utilize a replacement window that replicates the original look of the home. They are also proposing to replace a rear door on the home.

---

S&H Case No.: 03-22  
309 Genesee Street  
Applicant: Mannion O'Connor/Bonacci Architects  
Owner: DeSales Center, 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 add an exterior elevator tower to the existing building to make each floor ADA

accessible. The addition will be composed of EIFS that is similar in color to the existing limestone as well as brick that is similar in color to the existing brick and Omega panel that is similar in color to the updated windows. New energy efficient vinyl windows, as previously approved and installed, that are similar in style to the existing windows, will be added to the new elevator tower. The addition will be the same height as the existing building and will be positioned to blend in with the existing window layout of the south elevation.

The existing chain link fence will remain at a shortened length and the existing playground equipment will be relocated as needed. A portion of the parking lot will be removed to create a new walk way to the elevator entrance. The portion of the parking lot will be re-stripped to create new accessible parking spots.

---

S&H Case No.: 04-22

Zone: S&H

239 Genesee Street

Cert. of Appropriateness

Applicant: Philip S. Sbarra, R.A.

Owner: Lahinich Utica III, LLC

---

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 restore three (3) existing wood and glass storefronts that have retained the most original features. These include the existing nail salon on the Genesee Street elevation, the existing IMS Wellness storefront and the existing Jade Fox storefront on Bank Place. New insulated glass display windows will be installed, including new transoms with simulated divided lights, similar to those in the historical photos. New panelized wood knee walls similar to the original design will be installed. Rotted wood trim will be replaced with profiles to match existing and all wood will be painted black. All other storefronts will be replaced with new black aluminum and glass storefronts detailed similar to original wood and glass storefronts. Every other storefront will be configured with recessed center entrances similar to original storefronts. The adjacent storefronts will be flush to preserve valuable interior tenant space. Although not original, the existing Bella Regina storefront is mostly from the building's period of significance and will be mostly kept as is. Existing glass and culture stone veneer will be replaced with insulated glass and tire veneer more consistent of the Art Deco aesthetic of the storefront.

All exterior wood windows will be replaced with new black aluminum clad wood one over one double hung windows with sash and frame profiles to match the original windows. Existing steel windows will be replaced with black aluminum windows to match the steel window frame profiles.

The existing steel building cornice on Genesee Street and Bank Place facades will be repaired and painted to match the original limestone color. The exposed brick where the cornice has been removed will be protected with a parge coat painted the limestone color to recall the original cornice. All other brick on the building will be cleaned and repaired where necessary. The existing structural unsafe brick chimney stack will be removed as it is no longer necessary.

At the roof, existing parapet copings and roof fascias will be replaced with pre-finished aluminum to match the limestone accents. All steel skylights at the two story roof will be replaced with energy efficient black aluminum and glass skylights. Ventilators on the existing skylights will be retained and mounted to the new skylights, if feasible.