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SCENIC & HISTORIC PRESERVATION COMMISSION
AUGUST 25, 2025 4:00 PM
AGENDA

Tabled Items

S&H Case No.: 17-25	Zone: S&H
1420 Oneida Street	Cert. of Appropriateness
Applicant: Housing Visions Consultants, Inc.	
Owner: Housing Visions Consultants, Inc.	

In accordance with the requirements contained in Section 2-29-44 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to demolish and rebuild the existing structure at the above referenced property.

The existing building will be demolished in its entirety. A new wood framed, slab on grade building will be constructed. It will be reconfigured to contain (4) 1-bedroom units. The façade facing the street will match the existing building in design and materials, including windows and trim, fiber cement siding, and asphalt shingle roofing. The front porch that wraps around the side of the building will be recreated along with the detail features.

The existing building is severely deteriorated. The foundation walls are constructed of stone and there are significant areas of deteriorated mortar joints. Wood floor framing is sagging, creating slopes and low spots at both the first and second floors. The existing piers at the base of the front porch are failing. Wood decking, skirting and railings are deteriorated and rotten in some locations, creating unsafe conditions. Second floor wood decking and trim is deteriorating. Existing roofing is nearing its life expectancy.

The Commission discussed the entire project collectively. The Commission questioned what the estimated cost of construction will be for each of the structures. They stated they would like to see a comparison of rehab costs versus demolition and reconstruction costs. They also questioned if there was a demolition plan such as all at one time or in phases.

The Commission also requested what types of materials will be used on the exterior of the newly proposed structures such as fiber cement, composite materials or vinyl siding.

The Commission mutually agreed that, after viewing the renditions of the newly proposed buildings, they do not have concerns with the proposed construction.

The Commission voted to table the application for demolition. The Commission requested:

1. A project timeline/demolition phasing
2. Financial report – cost estimate/comparison of rehab costs versus demolition and reconstruction costs
3. Any additional supporting information.

In accordance with the requirements contained in Section 2-29-44 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to demolish and rebuild the existing structure at the above referenced property.

The existing building will be demolished in its entirety. A new wood framed, slab on grade building will be constructed. It will be reconfigured to contain (2) 3-bedroom units. The facade facing the street will match the existing building in design and materials, including vinyl windows and trim, fiber cement siding, and asphalt shingle roofing. The front porch and second floor extension will be reconstructed, along with their detailing.

The existing foundation walls are constructed of stone. Some portions show signs of deterioration and require repointing and rebuilding. Existing lally columns in the basement are severely corroded and require replacement. Wood framed floors are sloped in areas. The existing piers at the base of the front porch are failing. Wood decking, skirting and railing are deteriorated and rotten in some locations, creating unsafe conditions. Existing roofing is nearing its life expectancy.

The Commission discussed the entire project collectively. The Commission questioned what the estimated cost of construction will be for each of the structures. They stated they would like to see a comparison of rehab costs versus demolition and reconstruction costs. They also questioned if there was a demolition plan such as all at one time or in phases.

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3. Any additional supporting information.

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The existing building will be demolished in its entirety. A new wood framed, slab on grade building will be constructed. It will be reconfigured to contain (2) 3-bedroom units. The facade facing the street will match the existing building in design and materials, including vinyl windows and trim, fiber cement siding, and asphalt shingle roofing. The front porch will be reconstructed, along with its detailing.

The existing foundation walls are constructed of stone. Some portions show signs of deterioration and require repointing and rebuilding. Existing lally columns in the basement are severely corroded and require replacement. Wood framed floors are sloped in areas. The existing piers at the base of the front porch are failing. Wood decking, skirting and railing are deteriorated and rotten in some locations, creating unsafe conditions. Existing roofing is nearing its life expectancy.

The Commission discussed the entire project collectively. The Commission questioned what the estimated cost of construction will be for each of the structures. They stated they would like to see a comparison of rehab costs versus demolition and reconstruction costs. They also questioned if there was a demolition plan such as all at one time or in phases.

The Commission also requested what types of materials will be used on the exterior of the newly proposed structures such as fiber cement, composite materials or vinyl siding.

The Commission mutually agreed that, after viewing the renditions of the newly proposed buildings, they do not have concerns with the proposed construction.

The Commission voted to table the application for demolition. The Commission requested:

1. A project timeline/demolition phasing
2. Financial report – cost estimate/comparison of rehab costs versus demolition and reconstruction costs
3. Any additional supporting information.

S&H Case No.: 20-25

1540 Oneida Street

Applicant: Housing Visions Consultants, Inc.

Owner: Housing Visions Consultants, Inc.

Zone: S&H

Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-44 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to demolish and rebuild the existing structure at the above referenced property.

The existing building will be demolished in its entirety. A new wood framed, slab on grade building will be constructed. It will maintain the current configuration of (2) 3-bedroom apartment units. The facade facing the street will match the existing building in design and materials, including vinyl windows and trim, vinyl siding, and asphalt shingle roofing. The character of the building, gable roof, two story front porch, and lap siding will be recreated. Shake siding will be installed within the gables. Minor adjustments to window/door layouts will occur.

The existing building is severely deteriorated. The foundation walls are constructed of stone and there are significant areas of deteriorated mortar joints, with one section bulging inward. Wood floor framing is sagging, creating slopes and low spots at both the first and second floors. The existing piers at the base of the front porch are failing. Wood decking, skirting and railings are deteriorated and rotten in some locations, creating unsafe conditions. Second floor wood decking and trim is deteriorating. Existing roofing is nearing its life expectancy.

The Commission discussed the entire project collectively. The Commission questioned what the estimated cost of construction will be for each of the structures. They stated they would like to see a comparison of rehab costs versus demolition and reconstruction costs. They also questioned if there was a demolition plan such as all at one time or in phases.

The Commission also requested what types of materials will be used on the exterior of the newly proposed structures such as fiber cement, composite materials or vinyl siding.

The Commission mutually agreed that, after viewing the renditions of the newly proposed buildings, they do not have concerns with the proposed construction.

The Commission mutually agreed that, after viewing the renditions of the newly proposed buildings, they do not have concerns with the proposed construction.

The Commission voted to table the application for demolition. The Commission requested:

1. A project timeline/demolition phasing
2. Financial report – cost estimate/comparison of rehab costs versus demolition and reconstruction costs
3. Any additional supporting information.

S&H Case No.: 21-25
1542-44 Oneida Street

Applicant: Housing Visions Consultants, Inc.
Owner: Housing Visions Consultants, Inc.

Zone: S&H
Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-44 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to demolish and rebuild the existing structure at the above referenced property.

The existing building will be demolished in its entirety. A new wood framed, slab on grade building will be constructed. It will be a new configuration containing (6) 1-bedroom apartment units. The facade facing the street will borrow architectural elements from other buildings within the historic neighborhood. While the building will be (3) stories tall, the architectural elements will visually reduce the scale of the building, helping it blend with the adjacent buildings.

The existing building is severely deteriorated. The foundation walls are constructed of stone and significant moisture is present in the basement. A beam supporting the first floor is twisted, and some of the wood framing is rotting. The existing piers at the base of the front porch are failing. Wood decking, skirting and railings are deteriorated and rotten in some locations, creating unsafe conditions. What used to be a porch previously has been enclosed at the rear of the building, however it does not have a foundation and the insulation at the floor is falling out. Existing roofing is nearing its life expectancy.

The Commission discussed the entire project collectively. The Commission questioned what the estimated cost of construction will be for each of the structures. They stated they would like to see a comparison of rehab costs versus demolition and reconstruction costs. They also questioned if there was a demolition plan such as all at one time or in phases.

The Commission also requested what types of materials will be used on the exterior of the newly proposed structures such as fiber cement, composite materials or vinyl siding.

The Commission mutually agreed that, after viewing the renditions of the newly proposed buildings, they do not have concerns with the proposed construction.

The Commission mutually agreed that, after viewing the renditions of the newly proposed buildings, they do not have concerns with the proposed construction.

The Commission voted to table the application for demolition. The Commission requested:

1. A project timeline/demolition phasing
2. Financial report – cost estimate/comparison of rehab costs versus demolition and reconstruction costs
3. Any additional supporting information.

S&H Case No.: 22-25

1547 Oneida Street

Applicant: Housing Visions Consultants, Inc.

Owner: Housing Visions Consultants, Inc.

Zone: S&H

Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-44 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to demolish and rebuild the existing structure at the above referenced property.

The existing building will be demolished in its entirety. A new wood framed, slab on grade building will be constructed. It will be reconfigured to contain (4) 1-bedroom units. The facade facing the street will match the existing building in design and materials, including vinyl windows and trim, vinyl siding, and asphalt shingle roofing. The front porch and second floor extension over the porch will be reconstructed, along with their detailing.

The existing foundation walls are constructed of stone. Notable cracking can be observed in the bearing wall that separates the basement into two chambers. Wood framed floors are sloped in areas and low spots are present. Existing roofing is nearing its life expectancy.

The Commission discussed the entire project collectively. The Commission questioned what the estimated cost of construction will be for each of the structures. They stated they would like to see a comparison of rehab costs versus demolition and reconstruction costs. They also questioned if there was a demolition plan such as all at one time or in phases.

The Commission also requested what types of materials will be used on the exterior of the newly proposed structures such as fiber cement, composite materials or vinyl siding.

The Commission mutually agreed that, after viewing the renditions of the newly proposed buildings, they do not have concerns with the proposed construction.

The Commission mutually agreed that, after viewing the renditions of the newly proposed buildings, they do not have concerns with the proposed construction.

The Commission voted to table the application for demolition. The Commission requested:

1. A project timeline/demolition phasing
2. Financial report – cost estimate/comparison of rehab costs versus demolition and reconstruction costs
3. Any additional supporting information.

In accordance with the requirements contained in Section 2-29-44 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to demolish and rebuild the existing structure at the above referenced property.

The existing building will be demolished in its entirety. A new wood framed, slab on grade building will be constructed. It will be reconfigured to contain (4) 1-bedroom units. The facade facing the street will match the existing building in design and materials, including vinyl windows and trim, vinyl siding, and membrane roofing. The front porch that wraps the side of the building will be recreated along with its detailing.

The existing building is severely deteriorated. The foundation walls are constructed of stone and there are significant areas of deteriorated mortar joints, with one section bulging inward. Wood floor framing is sagging, creating slopes and low spots at both the first and second floors. The existing piers at the base of the front porch are failing. Wood decking, skirting and railings are deteriorated and rotten in some locations, creating unsafe conditions. Second floor wood decking and trim is deteriorating. Existing roofing is nearing its life expectancy.

The Commission discussed the entire project collectively. The Commission questioned what the estimated cost of construction will be for each of the structures. They stated they would like to see a comparison of rehab costs versus demolition and reconstruction costs. They also questioned if there was a demolition plan such as all at one time or in phases.

The Commission also requested what types of materials will be used on the exterior of the newly proposed structures such as fiber cement, composite materials or vinyl siding.

The Commission mutually agreed that, after viewing the renditions of the newly proposed buildings, they do not have concerns with the proposed construction.

The Commission mutually agreed that, after viewing the renditions of the newly proposed buildings, they do not have concerns with the proposed construction.

The Commission voted to table the application for demolition. The Commission requested:

1. A project timeline/demolition phasing
2. Financial report – cost estimate/comparison of rehab costs versus demolition and reconstruction costs
3. Any additional supporting information.

In accordance with the requirements contained in Section 2-29-44 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to demolish and rebuild the existing structure at the above referenced property.

The existing building will be demolished in its entirety. A new wood framed, slab on grade building will be constructed. It will be reconfigured to contain (4) 1-bedroom units. The facade facing the street will match the existing building in design and materials, including vinyl windows and trim, vinyl siding, and membrane roofing. The front porch and adjacent bay window will be reconstructed, along with their detailing.

The existing building is severely deteriorated. Cracks and delamination can be seen in the foundation in various locations. Structural supports have buckled and are on the verge of failing. The existing piers at the base of the front porch are failing. Wood decking, skirting and railing are deteriorated and rotten in some locations, creating unsafe conditions. Second floor wood decking and trim is deteriorating. Existing roofing is nearing its life expectancy.

The Commission discussed the entire project collectively. The Commission questioned what the estimated cost of construction will be for each of the structures. They stated they would like to see a comparison of rehab costs versus demolition and reconstruction costs. They also questioned if there was a demolition plan such as all at one time or in phases.

The Commission also requested what types of materials will be used on the exterior of the newly proposed structures such as fiber cement, composite materials or vinyl siding.

The Commission mutually agreed that, after viewing the renditions of the newly proposed buildings, they do not have concerns with the proposed construction.

The Commission mutually agreed that, after viewing the renditions of the newly proposed buildings, they do not have concerns with the proposed construction.

The Commission voted to table the application for demolition. The Commission requested:

1. A project timeline/demolition phasing
2. Financial report – cost estimate/comparison of rehab costs versus demolition and reconstruction costs
3. Any additional supporting information.

S&H Case No.: 25-25

1553 Oneida Street

Applicant: Housing Visions Consultants, Inc.

Owner: Housing Visions Consultants, Inc.

Zone: S&H

Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-44 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to demolish and rebuild the existing structure at the above referenced property.

The existing building will be demolished in its entirety. A new wood framed, slab on grade building will be constructed. It will be reconfigured to contain (4) 1-bedroom units. The facade facing the street will match the existing building in design and materials, including vinyl windows and trim, vinyl siding, and asphalt shingle roofing. The front porch and turret like structure will be reconstructed, along with their detailing.

The existing foundation walls are constructed of stone. Some portions show signs of deterioration and require repainting and rebuilding. Existing lally columns in the basement are severely corroded and require replacement. Wood framed floors are sloped in areas. The existing piers at the base of the front porch are failing. Wood decking, skirting and railing are deteriorated and rotten in some locations, creating unsafe

conditions. Existing roofing is nearing its life expectancy.

The Commission discussed the entire project collectively. The Commission questioned what the estimated cost of construction will be for each of the structures. They stated they would like to see a comparison of rehab costs versus demolition and reconstruction costs. They also questioned if there was a demolition plan such as all at one time or in phases.

The Commission also requested what types of materials will be used on the exterior of the newly proposed structures such as fiber cement, composite materials or vinyl siding.

The Commission mutually agreed that, after viewing the renditions of the newly proposed buildings, they do not have concerns with the proposed construction.

The Commission mutually agreed that, after viewing the renditions of the newly proposed buildings, they do not have concerns with the proposed construction.

The Commission voted to table the application for demolition. The Commission requested:

1. A project timeline/demolition phasing
2. Financial report – cost estimate/comparison of rehab costs versus demolition and reconstruction costs
3. Any additional supporting information.

New Business

S&H Case No.: 27-25	Zone: S&H
94 Genesee Street	Cert. of Appropriateness
Applicant: Sai Hla Kham	
Owner: Baggs Square Properties, LLC	

In accordance with the requirements contained in Section 2-29-44 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 utilize existing black 4' x 16' dibond aluminum panels above the storefront to install digitally printed vinyl graphics for signage for the restaurant.

The backing will remain black with gold lettering applied. The sign will read "Nadi Ayar – Asian Cuisine, Sushi & Noodle" with a gold insignia.

S&H Case No.: 28-25	Zone: S&H
2717 Genesee Street	Cert. of Appropriateness
Applicant: Aron Kolb Architecture PLLC	
Owner: Dr. John Mecca DDS	

In accordance with the requirements contained in Section 2-29-44 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 scrape, sand and paint the existing exterior siding, fascia and soffits. The

color will match the existing. The exterior rear stair and rear brick wall that is in disrepair at the south façade will be removed. The exterior windows will be replaced with new aluminum storefront windows in anodized aluminum finish to match the existing main entry storefront. The sidewalks will be replaced in kind with new concrete sidewalks.

S&H Case No.: 29-25

165 Genesee Street

Applicant: Philip S. Sbarra Project Architect, PC

Owner: Enessa Carbone/167 Genesee St. LLC

Zone: S&H

Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-44 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 replace the existing non-historic storefront with a new period correct storefront to consist of a single recessed door on the right side, new 3 bat fixed glass storefront window over a panelized knee wall. The new door and window will be flanked by decorative pilasters on each side with a signage fascia board across the top crowned with a decorative cornice. All windows and the door will be dark bronze, aluminum clad wood with historically appropriate profiles. All storefront trim and panels are to be painted dark bronze to match the windows and door. Signage (name to be determined) will be applied solid cast letters in the off-white color to match existing building trim above. Above the storefront a large 3 bay clerestory window will be installed to allow for additional natural light to flood the high ceiling first floor space. The window will be surrounded with EIFS to mimic a limestone panel colored to match the painted brick above. Applied cast letters stating the building address or name of the building will be applied at the center of this panel above the window. On each side of these letter will be dark bronze, period correct "gooseneck" down lights. At the upper levels, all windows will be replaced with beige (to match existing) aluminum clad wood windows with historically appropriate profiles to match existing sizes and styles. All existing window trim will be painted off-white to match existing. Existing brick will be repainted and painted to match existing if needed.