



# Department of Planning, Housing, & Community Development

**Mayor, Richard C. David**  
Director, Dr. Juliet Berling

**Meeting Date:** 22, October 2015  
**Sent To:** Commission on Architecture & Urban Design Members  
**Subject:** **113 Liberty Street – Determination of Significance**  
**Tax ID:** 144.75-2-30  
**Case:** CAUD 2015-76

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## **A. Review Requested**

Margaret Scarinzi submitted an application for Design Review on behalf of the Applicant, The Broome County Land Bank Corporation for the premises located at 113 Liberty Street, Tax Map number 144.75-2-30. The owner intends to demolish the buildings. The buildings are older than forty (40) years old, and must be reviewed by The Commission on Architecture and Urban Design (CAUD) before a demolition permit(s) can be issued.

## **B. Proposal**

The Applicant has proposed to demolish the residential home onsite. The buildings, while structurally stable, has been identified as “blighted” by the Land Bank. The Applicant suspects that there is some amount of asbestos in the building. The locations of possible contamination are unknown at this time, subject to an interior review of the property. Additionally, the Applicant has noted that the roof has been leaking leading to mold throughout the interior. Future plans will offer the sale of the lot to the neighboring property owner through the Land Bank’s “Side Lot Program”. Alternatives include offering the site for a community garden or community park.

## **C. Staff Findings**

### Demolition Criteria:

1. *An outstanding example of a structure or memorial representative of its era, either past or present.*

There is no information to support these criteria.

2. *One of the few remaining examples of past architectural style or combinations of styles.*

This home is an example of Queen Anne in the vernacular style. Queen Anne in the vernacular style is synonymous with working class and industrial worker housing in the late 19<sup>th</sup> century. There are numerous examples of the Queen Anne in this format throughout this neighborhood and the City.

3. *The place where an historical event of significance to the City, region, state or nation, or representative activity of a past era took place.*

There is no evidence that any events of historic significance occurred at this home.

*It is Staff's opinion that the property does not meet the criteria for listing as a Local Landmark*

## **D. Property History and Condition**

<b>Year of Construction</b>	pre-1890
<b>Land Use</b>	R-3 Residential, Building is vacant.
<b>Significance</b>	The home is designed in the Queen Anne style. The style of this home is quite vernacular and has few motifs – one of which is the fish-scale shingles at the pediment of the entryway of the porch. The property located at 113 Liberty Street does not appear on Sanborn Maps until 1891 when a slide was created for the area of this property. It is likely that this home was constructed sometime before this date, as the development of this neighborhood preceded 1890 as represented on the 1887 Sanborn Maps of the neighborhood area. The vernacular style of the home reinforces the earlier construction period of this home.
<b>Condition</b>	The exterior condition of the home is fair with very few signs of deterioration. The Applicant noted that the roof leaks, and that there is some amount of asbestos in the building.

**E. Photographs**



East facing main, and south facing side facade's. (Oct. 9, 2015)



Front, east facing façade. (Oct. 9, 2015)



East main, and north side facing façade's. (Oct. 9, 2015)