



Department of Planning, Housing, & Community Development

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

Meeting Date: 25, August 2015
Sent To: Commission on Architecture & Urban Design Members
Subject: **12 Gaines Street – Determination of Significance**
Tax ID: 144.80-2-8
Case: CAUD 2015-70

A. Review Requested

The City of Binghamton submitted an application for Design Review for the premises located at 12 Gaines Street, Tax Map number 144.80-2-8. 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 home. The building is vacant and condemned. There is evidence of structural foundation failures on the east and west foundations. The interior is heavily dilapidated and not fit for public occupancy. There are no current plans for the future re-use of the site, instead the site will be maintained as an open plot for future development.

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 this criteria.

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

There are numerous examples of Queen Anne style homes and buildings throughout the City. This was a very popular style during its period of construction in the late 19th c. There is nothing about the style, ornamentation or materials on this home that make it a unique or rare example of this particular style.

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

Year of Construction	circa. 1891-1898
Land Use	R-2 Residential District, Building is vacant
Significance	The home was built in the Queen Anne. Sanborn Maps indicate that the home was built between 1891 and 1898, and soon after the Barnes-Smith Cigar Company was constructed next door at the industrial parcel to the east. The cigar factory operated until at least the 1950's and the home stayed an occupied residential structure until its current vacancy today.
Condition	While the front of the building is in fair condition with minor deterioration, and a need for porch repairs and stabilization, there is heavy deterioration of the foundation on the east and west façade's. In addition the interior of the building has been condemned and determined unfit for human occupancy.

E. Photographs



South facing, main façade. (Oct. 13, 2015)



West and south façade's. (Oct. 13, 2015)



East façade. (Oct. 13, 2015)