



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: **125 Susquehanna Street – Determination of Significance**
Tax ID: 160.50-1-51
Case: CAUD 2015-67

A. Review Requested

The City of Binghamton submitted an application for Design Review for the premises located at 125 Susquehanna Street, Tax Map number 160.50-1-51. 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 a multi-unit dwelling. The building is vacant and deteriorated. While the building is structurally sound and has a stable foundation there is evidence of deterioration and neglect. The interior conditions are unknown at this time. 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.*

The American Foursquare style is represented in a common style for this era of construction. The character defining features of this example, including; the porch and exterior materials have been altered and no longer represent a good example of this style.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. 1918-1935
Land Use	R-3 Residential District, Building is vacant
Significance	The home was built in the American Foursquare style and shares detailing and motifs from the Shingle and Craftsman Styles. Sanborn Maps indicate that between 1887 and at least 1918 a tenement structure existed on the site. The tenement building had several dwelling units, and two shops. The sites current building style dates the construction of the structure of between 1918 and 1935.
Condition	The structure of the building is intact, but the exterior exhibits some deterioration and overall neglect.

E. Photographs



Main south façade facing street. (Oct, 13, 2015)



Detailing of the west façade. (Oct, 13, 2015)