

**STATE OF NEW YORK  
COUNTY OF BROOME: CITY OF BINGHAMTON  
COMMISSION ON ARCHITECTURE & URBAN DESIGN**

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IN THE MATTER OF THE APPLICATION

OF

**DECISION NO. 2013-06**

135 Washington Street Development LLC, APPLICANT

**FOR DESIGN REVIEW PURSUANT  
TO SECTION 4 OF THE  
HISTORIC PRESERVATION ORDINANCE  
OF THE CITY OF BINGHAMTON, NEW YORK**

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The Applicant is the owner of the premises located at 135 Washington Street, Tax Map Number 160.40-2-33. This property is a local landmark located within the Court Street Local and National Register Historic District and all exterior alterations must be reviewed by The Commission on Architecture and Urban Design ('CAUD').

The Applicant has filed an application with the Planning Department of the City of Binghamton for design review by CAUD for the installation of a JOMY Retractable Ladder on the front façade of the building. The Applicant has proposed installation this ladder to provide a secondary, emergency means of egress for the residential units on the upper floors of the building. The Applicant had previously applied for an exterior stair on the front of the building; that application was denied as the proposal was in appropriate for the historic character of the building and the district (CAUD 2011-40). The Applicant has proposed the retractable ladder as an alternative to the exterior stair.

The Applicant has complied with all applicable procedural requirements. CAUD held the public hearing at City Hall 26 February 2013 at 12:00 pm.

The Applicant's representative presented the application. No one spoke in opposition.

After due deliberation, the Commission on Architecture & Urban Design by a 5-0-0 vote, (R. Levy, M. Haas, L. Borelli, P. Klosky, and J. Smith in favor; none in opposition; none abstaining) determined that the application be APPROVED subject to the following conditions:

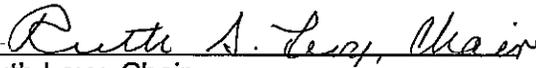
1. That the Applicant obtain the necessary variance from the New York State Division of Code Enforcement and Administration prior to any work being done;
2. That the ladder be installed on the southern end of the east facing façade;
3. That the ladder be powder-coated in a dark bronze color or a color to simulate the colors of the bricks on the building;
4. That the ladder be installed with the proper fasteners per the manufacturer's instructions;
5. That the Applicant repair and seal any existing holes on the section of the façade while they are installing the ladder; and
6. That should any cutting of the stone between the first and second stories be necessary for the installation of the ladder, that the Applicant come back to the

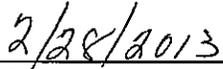
Commission with details on the proposal before any cutting or modifying of the stonework.

Commission reviewed the proposal and used the following reasoning for its decision:

1. A second means of egress is necessary for the use of the fourth floor as residential space;
2. The exterior stair previously proposed (CAUD 2011-40) was inappropriate for the character of the building and the district;
3. The proposed retractable ladder will appear to be a downspout or drain pipe and will have a minimal impact on the historic character of the building; and
4. That the retractable ladder must be approved by the State before installation to ensure the safety of the building tenants.

Application: APPROVED with conditions

  
Ruth Levy, Chair  
Commission on Architecture & Urban Design

  
Date

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