



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: **15 Munsell Street – Determination of Significance**
Tax ID: 144.83-1-9
Case: CAUD 2015-78

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 15 Munsell Street, Tax Map number 144.83-1-9. 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 on the site. The building, 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 identified that the roof has been leaking for several years leading to mold and rot. Pigeons have also infiltrated the building and have been living inside for quite some time. 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.*

There are numerous examples of Italianate homes in the vernacular tradition throughout the City. This was a typical style of construction for this period among working class neighborhoods. This example has little significance in the architectural tradition.

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	pre-1890
Land Use	R-3 Residential, Building is vacant.
Significance	The massing of the home is designed in a vernacular form of Italianate with porch massing more closely resembling that of the National folk style. The property located at 15 Munsell 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.
Condition	The exterior condition of the home is deteriorated. The Applicant noted that there is some amount of asbestos in the building, the locations of which are unknown at this time. Water has been leaking into the building leading to mold, and the building has been infested with pigeons.

E. Photographs



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



West and south façade's. (Oct. 9, 2015)