Department of Planning, Housing, & Community Development

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

Meeting Date: March 24, 2015
Staff Report: Commission on Architecture & Urban Design Members
Subject: **162-166 Main Street – Determination of Significance (Demolition)**
Tax ID: 160.21-3-8 & 9
Case: CAUD 2015-12

A. Review Requested

Binghamton Chicken, LLC – AR Restaurant Group, in cooperation with the property owner, has submitted an application for a Determination of Significance for the property located at 162-166 Main St. for the purposes of demolition. Any property more than forty (40) years old must be reviewed for potential historical significance by the Commission on Architecture and Urban Design (CAUD) before a demolition permit may be issued.

B. Proposal

The property owner, Kradjian Properties, intends to demolish the existing building and lease the site to the applicant. The applicant has proposed the construction of a 2,695 ft^2 drive through restaurant. The applicants report that the property has been deteriorating for years and that the structural life of the cinder block appears to have been reached.

C. Staff Findings

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

The structure on site (164-166 Main St.) is two stories, 5,162 square feet per Broome County records with art deco features.

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

Multiple examples of art deco architecture remain in our city today including the Kalurah Temple at 255 Washington Street, West Middle School on W. Middle Ave and the Bell Telephone Building at 70 Henry St.

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.

The structure has no association with any historically significant people or events.

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

D. Property History and Condition

Year of Construction	ca. 1933
Land Use	Commercial
Significance	162 Main St. was demolished in 2011 after housing a Pizza Hut for approximately two (2) decades. 166 was originally built as a Paper Factory, later became J. Setzer Barber Shop and Co., Jabberwock, Binghamton Pet Hospital and 607 Tech. The property is situated on .39 acres.
Photographs	Photographs provided by the Applicant Attached

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NO
STOPPING
ANY
TIME