

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

IN THE MATTER OF THE APPLICATION

OF

DECISION NO. 2013-43

C. Welch, APPLICANT

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

The Applicant is the owner of the premises located at 23 Front Street, Tax Map Number 160.55-3-9. This property is a designated Local Landmark property 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 removal of a non-original exterior stair at the rear of the property, and the installation of a new, code-compliant enclosed stair addition, also at the rear of the property. The Applicant presented two different options for design of the addition to the Commission.

The Applicant has complied with all applicable procedural requirements. CAUD held the public hearing at City Hall 17 December at 12:00 pm.

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

After due deliberation, the Commission on Architecture & Urban Design by a 4-0-0 vote, (R. Levy, S. Massey, P. Klosky, and M. Haas) determined that the application, using design option B as attached, be APPROVED subject to the following conditions:

1. NONE

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

1. The existing rear stair is not code-compliant and is deteriorated;
2. The existing rear stair is not original to the structure;
3. While both options A and B as presented are appropriate, option B will have less of a visual impact on the structure over all;
4. The National Park Service has determined that rear stair additions can be acceptable for historic properties if they meet certain conditions in size, location, design, and materials; and
5. Option B as presented meets all of these requirements.

Application: APPORVED

Ruth S. Levy, Chair

Ruth Levy, Chair

Commission on Architecture & Urban Design

12/19/13

Date

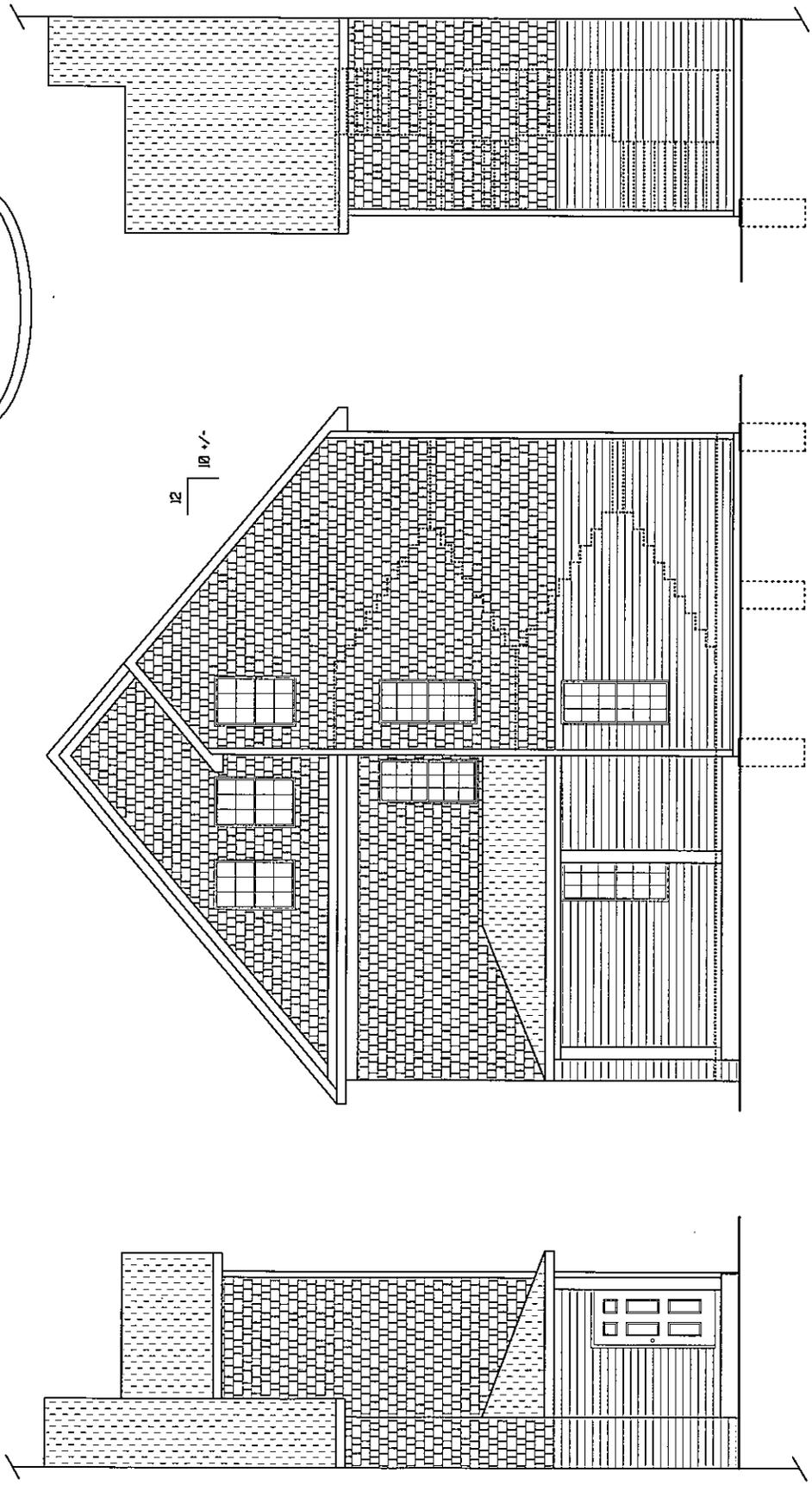
Decision No. 2013-43

McEwain
Engineering
38 DR KNAPP ROAD, NORTH
NEWARK VALLEY, NEW YORK 13911
PHONE/FAX 687/642-5580

STAIR ADDITION
MATT WELCH
23 FRONT STREET, CITY OF BINGHAMTON
BROOME COUNTY, NEW YORK

DATE	10 DEC 13
SHEET	2 OF 2
SCALE	1/4" = 1'-0"
PROJECT	13224
CLIENT	SEM

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION



LEFT ELEVATION

REAR ELEVATION - OPTION B

RIGHT ELEVATION

NOTE:
WINDOW AND DOOR REPRESENTATION ON ELEVATIONS IS FOR
ILLUSTRATIVE PURPOSES ONLY. REFER TO MANUFACTURER'S
SPECIFICATIONS FOR ACTUAL WINDOW AND DOOR PURCHASE
FOR STYLE INFORMATION AND ROUGH OPENING DIMENSIONS.

GENERAL NOTES
1. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
2. THIS DRAWING AND DESIGN ARE THE PROPERTY OF MCEWAIN ENGINEERING. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MCEWAIN ENGINEERING.

3. PLOTTING AND REPRODUCTION PROCESSES DO NOT ALWAYS ACCURATELY REPRESENT THE ORIGINAL DRAWING. DIMENSIONS SHOWN ON THIS DRAWING SHALL TAKE PRECEDENCE OVER ANY DIMENSIONS SHOWN ON ANY OTHER DRAWING FROM THIS PROJECT.