



Department of Planning, Housing, & Community Development

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

Meeting Date: 24 March 2015
Sent To: Commission on Architecture & Urban Design Members
Subject: **257 Washington Street – Windows**
Tax ID: 160.33-1-7
Case: CAUD 2015-15
Copies: Kevin Findley – Project Supervisor

A. Review Requested

On 18 March 2015, Kevin Findley, the project manager, submitted an application for Design Review for the property located at 257 Washington Street. This property is a Local Landmark Property; all exterior modifications must be reviewed and approved by the Commission on Architecture and Urban Design (CAUD) prior to any work being done.

B. Proposal

The applicant has proposed converting the existing structure at 257 Washington Street into a multi-family dwelling. As part of that project, the developer proposes to replace the original windows with sliding vinyl windows. All of the window openings will maintain their original size opening. The proposed color is chestnut bronze.

C. Staff Findings

The Commission approved the demolition of the non-original pool and gym addition located on the north side of the building in 2012. As part of that review and subsequent determination the Commission requested that the applicant come back for review of doors and windows to be installed on the newly exposed façade.

The installation of new windows is necessary for the proposed residential units. The general size and configuration of the proposed windows are appropriate for the character of the district as well as the preservation of the character of the building. The existing windows are unsalvageable.

Part of the overall project includes the renovation of the Kenmore Apartments next door at 263 Washington Street; the property owner has expressed interest in pursuing Local Landmark status for this building.

D. Historic Design Guidelines

The proposed windows are generally consistent with the Historic Design Guidelines.

E. Property History and Condition

Year of Construction ca. 1926

Land Use Recreational

Significance The building is a good example of a 20th Century Lodge. The building was built by Conrad and Cummings, Architects and was initially used as the Eagles Club Lodge. From 1938 to 2009, the building housed the Binghamton Boys and Girls Club. The building is a good example of a simple neo-classical building, in a Federalist motif. The existing windows are non-original aluminum-frame windows. The gym and pool portion of the building was constructed in the 1960s.

F. Photographs



84 Lumber #0613
 64 Spud Lane
 Binghamton, NY 13904
 Phone: (607) 775-1210

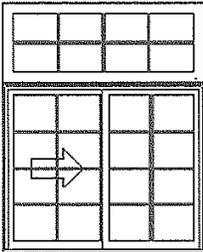
QUOTE BY: Sales
 SOLD TO:

QUOTE #: JNEW00638
 SHIP TO:

PROJECT NAME:
 PO#: REFERENCE:
 Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-3
 Rough Opening: 58 X 73



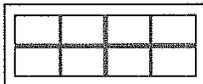
Viewed from Exterior. Scale: 1/4" = 1'

Main Line Item
 Frame Size: 57 1/2 x 72 1/2
 RO Bottom Unit Height= 49 ,
 , Muller
 With Top Transom Builders Vinyl Sliding Window
 Pocket/Replacement, Dark Chocolate Ext/White Int , XO (LH) Vent
 Width = 29 ,
 Low-E Clear
 5/8" Contour, Dark Chocolate Ext, White Int,
 Standard Screen with Fiberglass Mesh,
 White Int Hardware, Style Cam Lock(s),
 US National-AAMA PG20, DP+20/-20,
 PEV 2014.4.1.1176/PDV 6.252 (12/10/14) PA

A 555 + Tax

~~\$1,019.05~~ 1 ~~\$1,019.05~~

Line-3-1 (A1)
 Rough Opening: 58 X 24



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size: 57 1/2 x 23 1/2
 Builders Vinyl Fixed Window Single Hung/Slider
 Pocket/Replacement - Track Filler, Dark Chocolate Ext/White
 Int ,
 Low-E Clear
 5/8" Contour, All Lite(s) Dark Chocolate Ext, White Int,
 Colonial (Even Rect Lites),
 4 Wide 2 High,
 US National-AAMA PG20, DP+20/-20,
 U-Factor: 0.31, SHGC: 0.34, VT: 0.59, CR: 52.00, ER: 21.00,
 CPD: JEL-A-700-02484-00001









Report Written: 3/19/2015