



Department of Planning, Housing, & Community Development

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

Meeting Date: April 28, 2015
Staff Report: Commission on Architecture & Urban Design Members
Subject: 26 Brandywine Ave. – Determination of Significance (Demolition)
Tax ID: 144.83-4-13.1
Case: 2015-18

A. Review Requested

An application for a Determination of Significance for the property located at 26 Brandywine Avenue 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 City of Binghamton has provided the application for the demolition of the former Binghamton Department of Public Works Facility. The property consists of three buildings – The Central Garage Facility (27,750 sq ft), Buildings and Shops (12,450 sq ft), and Streets and Sanitation (19,200 sq ft). There is no current plan for post-demolition construction.

C. Staff Findings

Demolition Criteria

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

The structure consists of commercial warehouses and brick garages. It is not representative of Binghamton's cultural heritage.

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

The warehouses and garages are not representative of any particular architectural style.

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	Central Garage Facility	c. 1925
	Buildings and Shops	c. 1935
	Streets and Sanitation	c. 1933

Land Use Industrial

Significance The parcel is approximately 4.5 acres in area bounded by the railroad tracks (Conrail) and Eldredge Street to the south, Robinson Street to the north, Whitney Avenue residential property and railroad tracks to the east and Brandywine Highway to the west.

The complex was used as the Binghamton Department of Public Works Facility up until 2005 when the new facility on 17 Broad Street was constructed.

Photographs





