



# Department of Planning, Housing, & Community Development

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

**Meeting Date:** 25, August 2015  
**Sent To:** Commission on Architecture & Urban Design Members  
**Subject:** **30 Carroll Street – Determination of Significance**  
**Tax ID:** 160.50-2-17  
**Case:** CAUD 2015-64

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## **A. Review Requested**

The City of Binghamton submitted an application for Design Review for the premises located at 30 Carroll Street, Tax Map number 160.50-2-17. 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 multi-unit dwelling and outbuilding. The buildings are vacant and unsecure. While the building is intact and appears structurally stable the porch is not stable and several windows are missing. The building exhibits general signs of neglect and dilapidation. There are no current plans for the future re-use of the site, instead the site will be maintained as an open plot for future development.

## **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 this criteria.

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

There are numerous examples of the Queen Anne style in residential structures of the downtown. The character defining features of this building and its notable style, including: the porches, ornamentation, detailing, and materials on the exterior, are no longer intact on this example, therefore this building has no significance under this criteria.

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**

<b>Year of Construction</b>	1887-1891
<b>Land Use</b>	R-3 Residential District, Building is vacant
<b>Significance</b>	The home was built in the Queen Anne style, represented by the period of construction, massing of the building, and the spindle work of the main entryway gable. Sanborn Maps indicate that the building and its carriage house were built between 1887 and 1891. It is indicated that the structures were always used as a multi-unit dwelling or flat until at least 1952.
<b>Condition</b>	While the front of the building is in fair condition with minor deterioration, and a need for porch repairs and stabilization, the entire back façade of the building is exposed to the outside, and reveals the extend of deterioration of the structures interior and exterior.

**E. Photographs**



Main west façade facing street. (Oct, 13, 2015)



Detailing of the north façade. (Oct, 13, 2015)



Rear east façade of the main dwelling – right – and the carriage house – left -. (Oct, 13, 2015)