



Department of Planning, Housing, & Community Development

Mayor, Matthew T. Ryan
Director, Tarik Abdelazim

Date: 25 October 2013
To: Commission on Architecture & Urban Design Members
Subject: **47 Court Street – Façade and Paint**
Tax ID: 160.40-2-13
Case: CAUD 2013-39
Copies: T. Costello; E. Cho; W. Chen; File

A. Review Requested

On 15 October 2013, the owners of 47 Court Street submitted a Design Review application for the property located at 47 Court Street. The property is located in the Court Street Local and National Register Historic District, and all exterior modifications have to be reviewed and approved by the Commission on Architecture and Urban Design (CAUD).

B. Proposal

The Applicants propose to infill the gap between the first and second stories of the building. The Applicants propose to install marine wood, with exterior insulation foam board, and cover the outside with a stucco material. They propose to add detail trim on the outside of the building to break up the transition section. The Applicants also propose to repaint the building, using Montgomery White and Wengo brown from the Benjamin Moore historic color collection. The exposed original brick will be repainted, but will remain visible.

C. Property History and Condition

Year of Construction	1870
Land Use	Commercial
Architect	Isaac Perry
Significance	The site was originally occupied by a three (3) story brick commercial building, constructed in sometime prior to 1855. The land was purchased by the 1 st National Bank, organized in 1863; they commissioned Isaac Perry to design a new bank on this location. Construction was completed in 1870. According to Keith Foote in <i>Binghamton Architects, 1860-1917</i> , the 1 st National Bank building “is the first indication of the changed Gothic Romanesque style he would use so often in Binghamton. Its major features is the painted windowhood above a rounded window.” The bank occupied the first two floors. The upper floors housed a number of different tenants, including: H. Woolcott Boss, noted local artist; a couple different insurance agencies; and a dentist. In 1905, 1 st National Bank moved to the Security Mutual building. 47 Court Street was then occupied

by A.R. Swartz, Co., a “womens, misses, and childrens outfitters” until 1947. The May Co. occupied the building from 1948 to 1958, when it was occupied by Henry Wilson Jewelers for many years. More recently, it has been occupied by a restaurant (Bing Wings), a convenience store (Manly’s Mighty Mart), and its current occupant, a cell phone store. The existing façade on the first two stories was installed in 1948 by May Co.; the original façade remained on the upper floors until they were removed Allen Richard Wilson (owner Henry Wilson Jewelers) in 1978, purported to reduce the assessed value on the building.

D. Staff Findings

As the brick was previously painted, it is considered acceptable to repaint it.

The transition area between the two floors needs to be filled in. The upper floor is the original brick, while the first floor is a modern storefront. The Applicants have tried to recreate some of the feel of a traditional storefront by using trim to replicate the spaces traditionally used as signboard and where upper transom windows would have been placed.

E. Photographs



Existing conditions



Proposed design concept from Applicants