



Department of Planning, Housing, & Community Development

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

Meeting Date: 22, October 2015
Sent To: Commission on Architecture & Urban Design Members
Subject: **5 Williams Place – Determination of Significance**
Tax ID: 161.40-2-22
Case: CAUD 2015-66

A. Review Requested

The City of Binghamton submitted an application for Design Review for the premises located at 5 Williams Place, Tax Map number 161.40-2-22. 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 demolish a vacant barn structure and a toolshed structure on site. The buildings are heavily dilapidated, and have suffered weathering and neglect. The interior of the structures are not intact, and are filled with debris and floral growth as a sign that the structures have not been occupied or utilized for some time. 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.*

The barn and outbuilding are good examples of rural Folk Vernacular architecture. There is no ornament to the building other than that of the hewn lumber and vertical board exterior. There is no other information to support this criteria.

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

The structure is one of few remaining examples of farmstead structures of this period in the limits of the City. Over time the residential development in the suburban neighborhood surrounding the structures has destroyed the rural context and historic landscape that make the structures significant.

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 location or building.

It is Staff's opinion that the property does not meet the criteria for listing as a Local Landmark

D. Property History and Condition

Year of Construction	Circa. 1860-1890
Land Use	R-1 Residential District, Structures are vacant.
Significance	The 1887 Sanborn Map of Binghamton shows that the current structures were outside the City limits at the time. The building does not appear on Sanborn Maps until 1918, however, the style, materials, and construction indicate the building was constructed early in City development between 1860 and 1890. The structures on site are good examples of farm and barn architecture in the Folk Vernacular form. Few examples of this building type, and period exist in the City limits.
Condition	Deteriorated and evidence of neglect. Heavy weathering has destroyed portions of the façade, and the interior is exposed to the elements. Many portions of the deteriorated vertical board have been repaired over time with aluminum siding.

E. Photographs



The main barn structure on the site, south façade picture taken from road. (Oct, 13, 2015)



The main barn structure on the site, north façade picture taken from field. (Oct, 13, 2015)



The outbuilding structure on site. (Oct, 13, 2015)