



Department of Planning, Housing, & Community Development

Mayor, Richard C. David

Director, Jennie Skeadas-Sherry, AICP

Meeting Date: February 24, 2015
Staff Report: Commission on Architecture & Urban Design Members
Subject: **50 Front Street – Determination of Significance (Demolition)**
Tax ID: 160-48-1-16
Case: CAUD 2015- 11

A. Review Requested

An application for a Determination of Significance for the property located at 50 Front Street 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 Broome County Land Bank and Newman Development Group, LLC, have provided a joint application. Per county records, the property at 50 Front Street was transferred to the Land Bank for tax foreclosure in December 2012. . The current plan is to demolish the building in order to construct the new development by Newman Development Group, LLC. .

C. Staff Findings

Demolition Criteria

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

The structure is seven stories, 114,000 square feet per Broome County records. Steel Frame Construction.

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

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

ca. 1965

Land Use

Hotel

Significance

The building was vacated in April 2010. Originally built as a Sheraton Hotel, later became, Renaissance Plaza, a nursing home for approximately ten (10) years. The Structure is situated on 3.86 acres.

Plans are to construct a four story, approximately 100 multi-family residential building, with commercial space.

Photographs

Photographs provided by the Applicant Attached