



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Jennie Skeadas-Sherry

Meeting Date: 30 June 2015
Sent To: Commission on Architecture & Urban Design Members
Subject: **35 Front Street – Design Review, Porch**
Tax ID: 160.55-3-6
Case: CAUD 2015-28
Copies: Ex-officio Members; J. Berling; J. Pelletier

A. Review Requested

On 5 June 2015, the applicant, John Latronica, submitted an application for Design Review on behalf of the owner for the property located at 35 Front Street. This property is a Local Historic Landmark and as such, all exterior modifications must be reviewed and approved by the Commission on Architecture and Urban Design (CAUD) in accordance with §18-78 of the City of Binghamton Charter and Code of Ordinances prior to any proposed work being done.

B. Proposal

The applicant has proposed to replace the existing front porch with one that is larger, and more consistent with the homes design. This design includes expanding the length of the porch from 8' to 12' and the width of the porch from 4' to 6'. The roof overhang will be changed from a cross-gable arrangement to a more traditional side facing gable. The porch will be built using all new materials. Pressure treated wood will be used for the support beam, and Douglas fir will be used for the rest of the porch materials. Blue stone will be used for the steps. Paint and roofing material will be matched in kind to the rest of the building using CAUD approved paint colors. Railings on the porch have been chosen to match the design of similar homes in the area.

C. Staff Findings

The proposed porch is consistent to the massing, orientation, and ornament of other Queen Anne structures from this period and in the area. Sanborn Maps indicate that the original porch was oriented more closely to the porch being proposed than the current porch. This improvement to the property is encouraged and will act to restore some of the character defining features that have been lost from non-conforming alterations that the home has endured over time.

D. Historic Design Guidelines

Historic Design Guidelines for Queen Anne residential structures encourage complex textures, and diverse forms of decoration on the fenestration of a structure. The Guidelines also suggest that additions or changes to exterior features of a building including decks, fences, and porches, should use period and like materials. In this case the material of choice would be wood.

E. Property History and Condition

Year of Construction circa. 1892
Land Use Residential (Converted to commercial-office)
Significance The home is designed with typical Queen Anne stylings and features by Elfred Bartoo for the Meagley Family, A prominent Binghamton architect of the late 19th and early 20th century, Bartoo designed many homes for wealthy industrialists and business elites in the Binghamton area. This home is a well preserved example of his work in the area.

F. Photographs



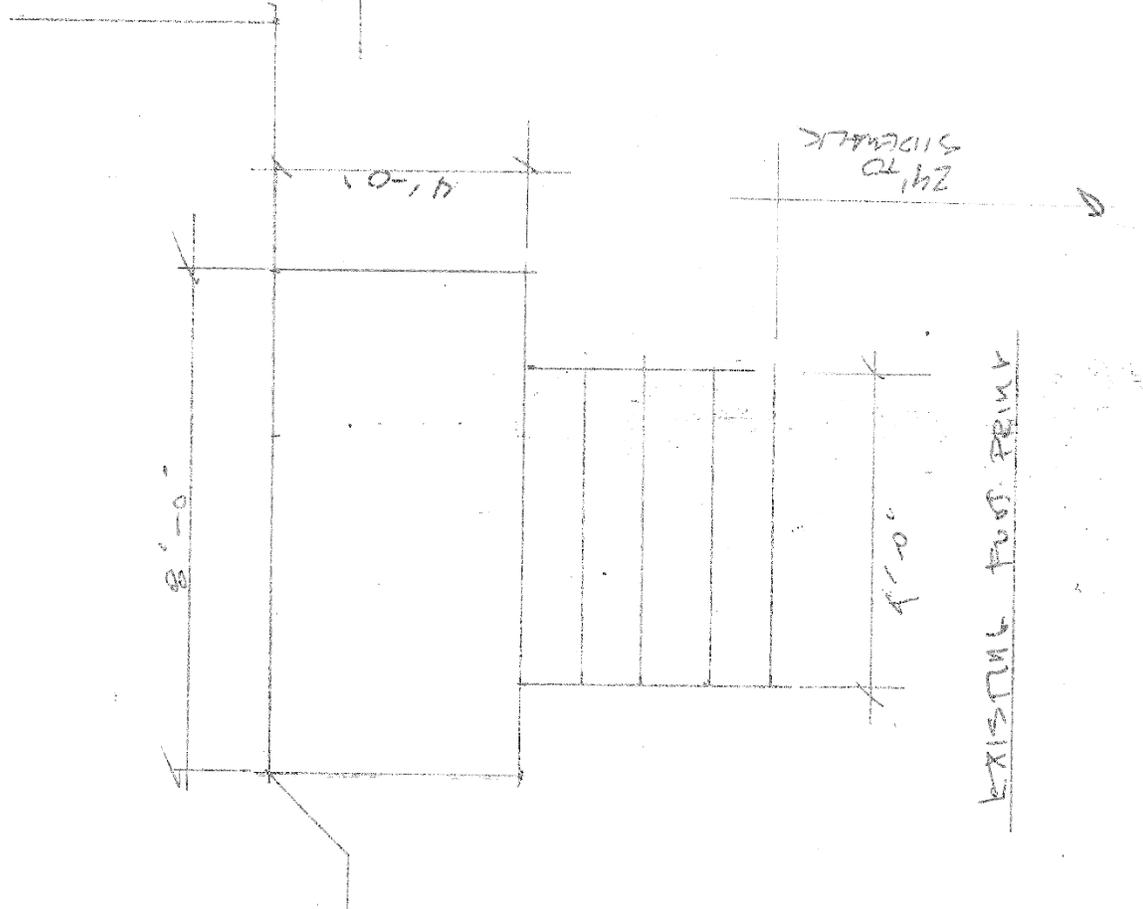
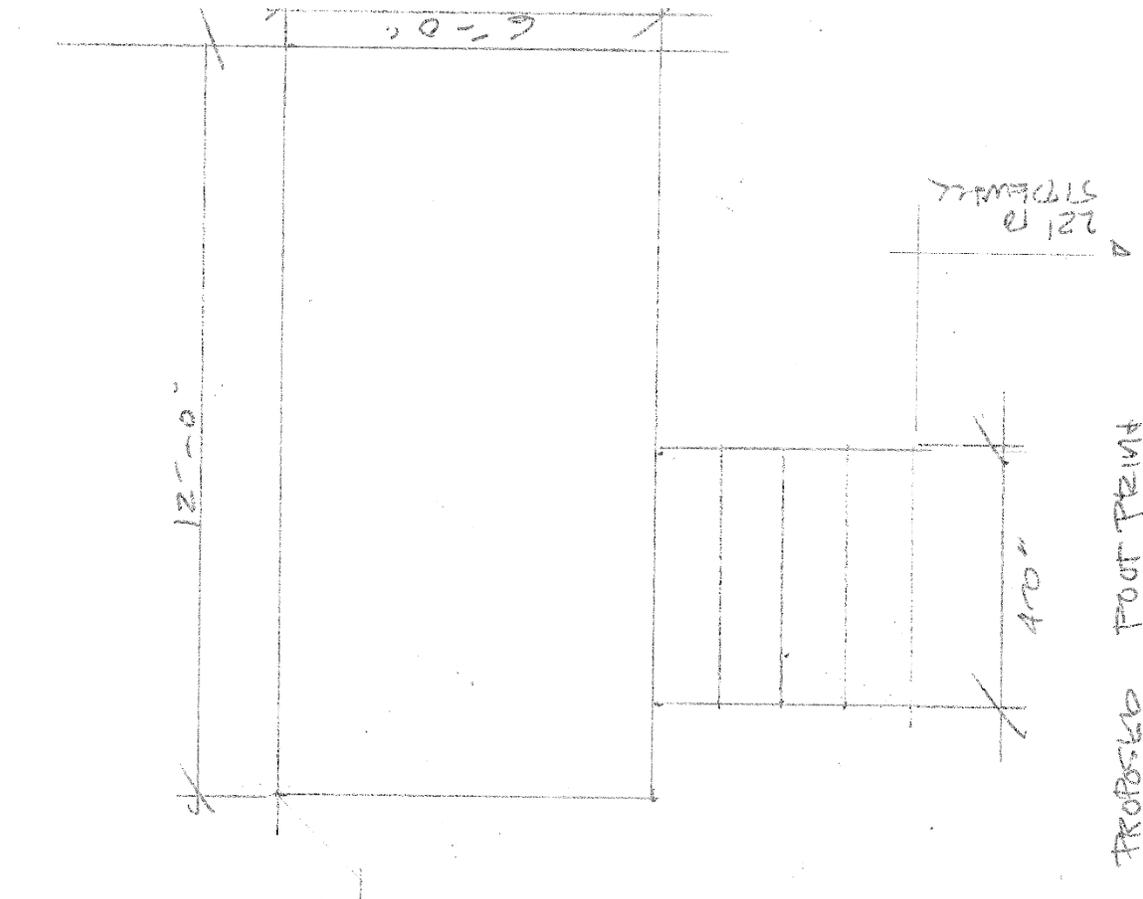
Figure 1: Existing Home & Porch



Figure 2: Existing Porch



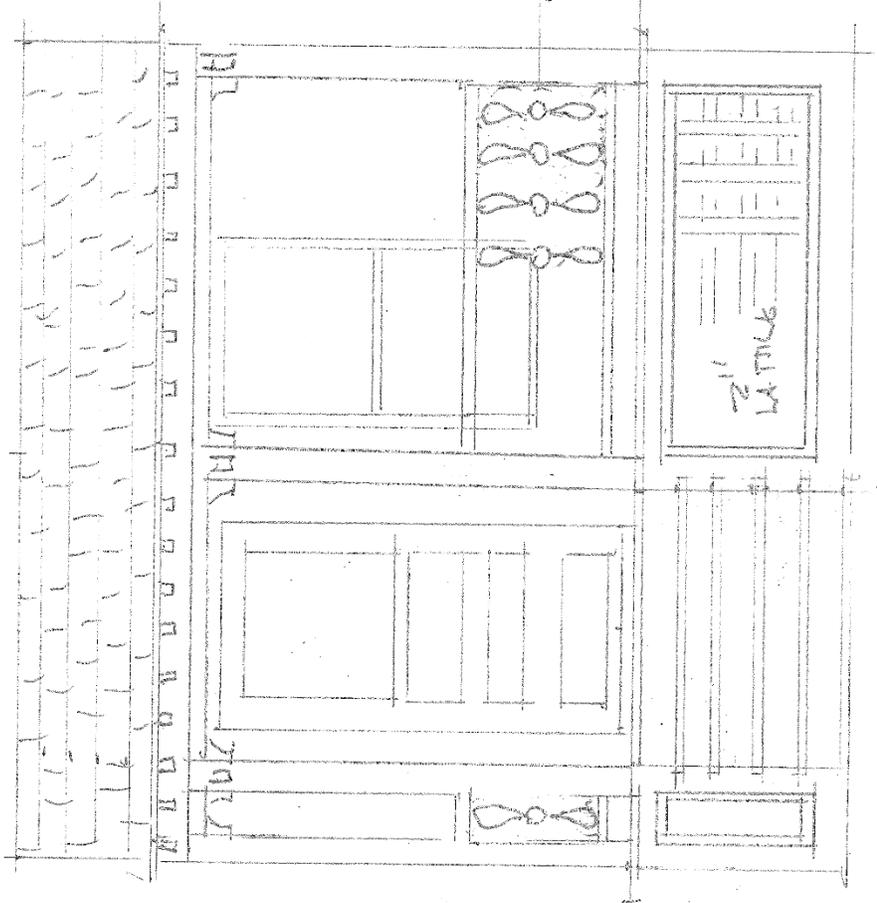
Figure 3: Above, 37 Front Street. Applicant proposes a railing with similar ornament.



3/8" = 1'-0"

35 FRONT ST

(Image not in indicated scale)



RAILING DETAIL TO MATCH
 37 FRONT -
 BELIEVED TO BE
 ORIGINAL
 PHOTO INCLUDED

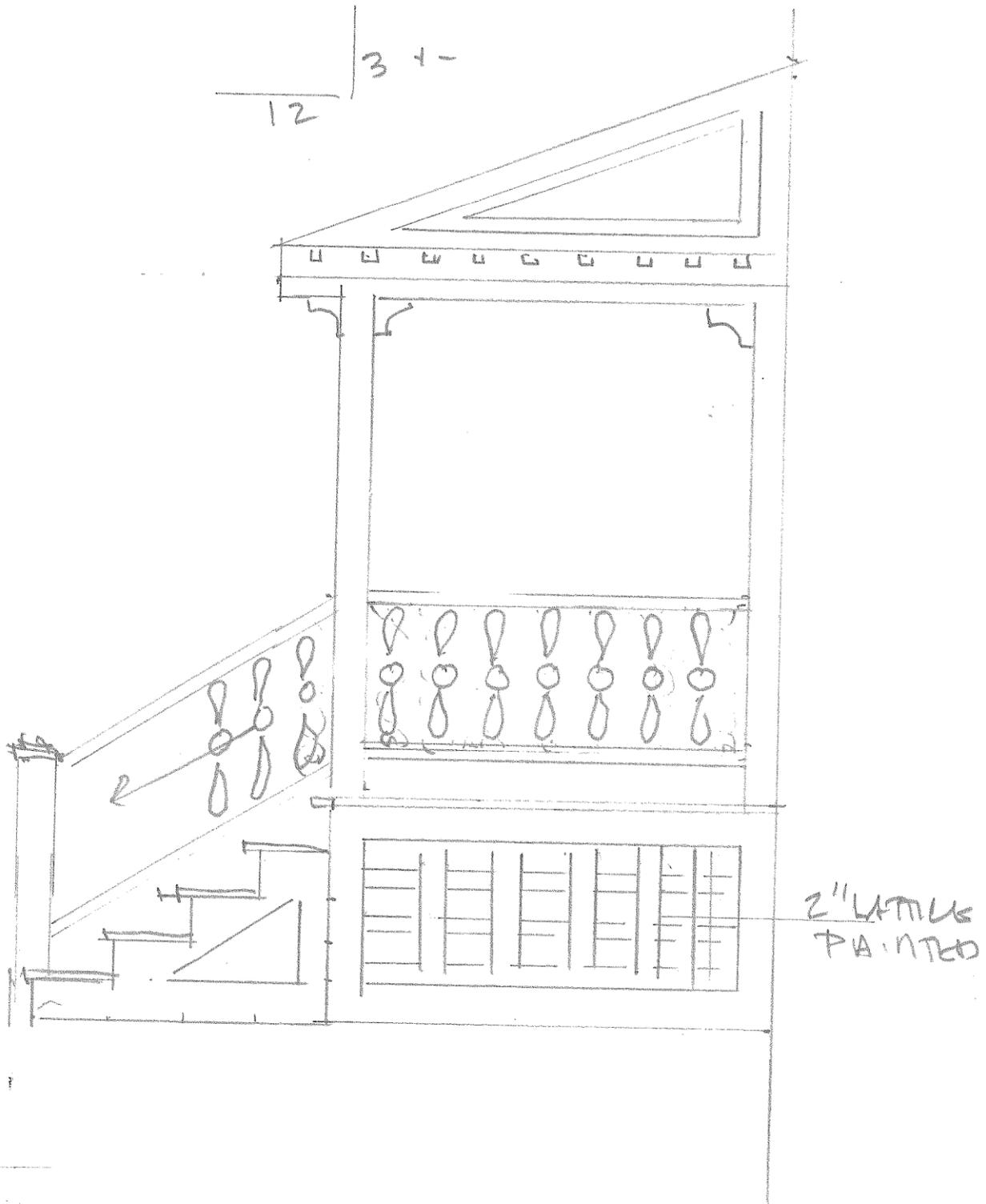
PROPOSED FRONT PORCH

DECK AND CEILING DOUGLAS FIR - CLARE
 PANELS / POSTS / SILL / FASCIA / RAILS PAINTED WHITE
 STAIRS - RISERS + TREADS BLUE STONE

37 FRONT ST

3/10/21-100

(Image not in indicated scale)



(Image not in indicated scale)