



# Department of Planning, Housing, & Community Development

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

**Meeting Date:** 06, August 2015  
**Sent To:** Commission on Architecture & Urban Design Members  
**Subject:** **315 Clinton Avenue – Design Review**  
**Tax ID:** 143.76-1-30  
**Case:** CAUD 2015-42

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## **A. Review Requested**

Ms. Lynn Lacey submitted an application for Design Review on behalf of the Applicant Tri-Cities Opera Company Inc. for the property located at 315 Clinton Street. This property is a Local, and State and National Historic Landmark; 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 City Code prior to any proposed work being completed.

## **B. Proposal**

The Applicant has proposed to replace six double-hung windows, and four elliptical windows on the front façade of the building. The windows will be replaced in kind with modern windows equipped with a natural wood interior and a black aluminum clad on the exterior. All of the proposed windows will be made from tempered insulated glass and have glazing on the transoms and mullions. In addition, the Applicant has proposed the replacement of a center double-door entrance on the same façade of the building. The proposed door will include a transom replacement, and a new hollow and metal door with an insulated glass vision. The Applicant has also proposed the replacement of the convex awning, also located on the front façade, with a traditional, visage style awning. All proposed exterior features will be painted or colored, and other exterior features will be painted black to match the alterations.

## **C. Staff Findings**

The proposed alterations do not significantly affect the character defining features of the building. The changes can be considered as advanced maintenance, and result in minor changes to the visual aesthetic of the buildings' exterior. The proposed windows, doors, and awning are being changed in kind and act to enhance the historic nature of the building.

## **D. Historic Design Guidelines**

Historic storefronts and entrances of commercial buildings are significant to pre-war and pedestrian, commercial building design. The Historic Design Guidelines state that these storefronts should be preserved as much as possible, and that the large pedestrian merchandise windows should stay intact. The proposed project is considerate of these windows, and doesn't negatively affect their significance.

**E. Property History and Condition**

**Year of Construction** 1917

**Land Use** Community Center/Commercial

**Significance** Built and utilized by independent members of the Lithuanian community in Binghamton, The building was used for social gatherings and recreational activities. The building was also used by Lithuanian political groups especially those of independence, and socialist views – both issues of strong concern among the Lithuanian community.

**F. Photographs**



Current Building (2015)



Building with Proposed Alterations (2015)

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