



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: 250 Clinton Avenue – Determination of Significance
Tax ID: 144.77-2-28
Case: CAUD 2015-45

A. Review Requested

Mr. Mike Cooke submitted an application for Design Review on behalf of the Applicant and owner Mcakak, Inc, for the property located at 250 Clinton Street. The owner intends to demolish the vacant commercial building. The building is over forty (40) years old and must be reviewed by The Commission on Architecture and Urban Design (CAUD) to determine potential historic significance before a demolition permit may be issued.

B. Proposal

The Applicant purchased the property along with 246 Clinton Street; the property next store, which is now operating as the *Old Union Hotel, Bar & Grill*. The Applicant is proposing to demolish the 250 Clinton Street building to create an outdoor seating area for patrons of the *Old Union Hotel*. The 250 Clinton Street building is heavily dilapidated on the interior and is of no use to the current owners.

C. Staff Findings

Demolition Criteria:

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

While at one time the small shops that existed on the site were examples of commercial pedestrian storefront architecture, the current building has lost all of its character defining features due to extensive alterations, and has no current storefront windows as a result.

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

There are many examples of early and mid 20th century commercial pedestrian storefront buildings in both the City of Binghamton and the Southern Tier Region.

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.*

Staff has not found evidence that any historically significant events of local, state, or national ever occurred at this site or location.

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. 1920's - 1940's (No date of construction found; these dates have been estimated from the use of Sanborn Maps and general development trends)

Land Use Commercial (C-4 District)

Significance 20th century commercial pedestrian storefront building.

E. Photographs & Tax Map



Old Union Hotel (Right), Proposed Demolition (Left) – August 2015



250 Clinton Street – August 2015

-----(*Tax Map Attached to Email*)-----

Document Produced: 8/04/2015