

City of Binghamton
Commission on Architecture and Urban Design
27 August 2013
Minutes

APPROVED – 24 September 2013

Date: 27 August 2013
Location: PHCD Conference Room, 4th Floor City Hall
Present: Ruth Levy – Commissioner, Chair
Sean Massey – Commissioner, Vice-chair
Jeff Smith – Commissioner
John Darrow – Commissioner
Mike Haas – Commissioner
Peter Klosky – Commissioner
H. Peter L’Orange – Historic Preservation Planner
Lora Zier – Broome County Planning Department

Ms. Levy called the meeting to order at approximately 12:02 PM.

The minutes from the 30 July 2013 meeting were reviewed. Mr. Darrow made a motion to approve the minutes as submitted; it was seconded by Mr. Massey. There was no further discussion. The motion was carried 6-0-0.

Items Heard:

15 Hawley Street – Patio Area: Staff presented this case. The Applicant proposed to install a new, raised patio area to the east of the mail building entrance. There was some concern expressed by Mr. Haas that the proposed plan would kill the existing tree. There was some discussion of alternate designs or repairs which would address the deteriorated condition of the patio while preserving the tree. The Applicant agreed to meet with Mr. Haas on-site to discuss options. Mr. Darrow made a motion to table the case, pending this meeting; it was seconded by Mr. Massey. There was no further discussion. The motion was carried 6-0-0; the case was TABLED.

33 Oak Street – Window: The Applicant presented this case. The Applicant was seeking approval for a window which he had already installed. There was some discussion of the general design of the window and the building as a whole. Mr. Darrow made a motion to approve the window as installed, on the condition that the Applicant install trim and a lintel to match the other windows and doors on the building; it was seconded by Mr. Smith. There was no further discussion. The motion as carried 6-0-0; the project was APPROVED with conditions.

321 Water Street – Signage: The Applicant presented this case. The Applicant proposed to install one (1) wall sign and one (1) rooftop sign. Both would be made of a vinyl-backed banner material, with the intention that the Applicant would develop and install more permanent signage in a few years. Mr. Darrow made a motion to approve the signage as proposed, with a three (3) year limit, before which time the Applicant will come back to the Commission to reevaluate

signage options; it was seconded by Mr. Massey. There was no further discussion. The motion was carried 6-0-0; the signage was APPROVED with conditions.

128 Washington Street – Mural: The Applicant presented this case. The Applicant proposed to install a new mural on the side of this building, to replace the old, existing mural. The proposed mural would be applied to a substrate material, which would then be mounted to the building. This would make the mural more easily removable at a future date. There was some discussion of this method. Mr. Massey made a motion to approve the mural as proposed, with the condition that the substrate be attached into the building mortar, not the bricks; it was seconded by Mr. Klosky. There was no further discussion. The motion carried 5-0-1, with Mr. Darrow abstaining; the project was APPROVED with conditions.

211 Henry Street – Pavilion: Staff presented this case. The Applicant proposed to construct a covered pavilion area as part of the B-Mets stadium. There was extensive discussion of the design and materials. The Commission felt that the pavilion should be architecturally similar or complementary to the existing stadium. Mr. Darrow made a motion that the Commission recommend approval of the pavilion with the strong recommendation that City Council require the Applicant to make it consistent with the stadium, possibly constructing a block or stone surround around the posts, and that the Commission would like to see the final design; it was seconded by Mr. Massey. There was no further discussion. The motion was carried 6-0-0; the project was recommended for APPROVAL.

128 Washington Street – Signage: The Applicant presented this case. The Applicant proposed to install one (1) awning sign and one (1) window sign. The Applicant stated that they plan to pursue a variance for additional signage at a later date, including projecting banner signs. The Commission was supportive of this. There was some discussion of signage plans. Mr. Haas made a motion to approve the signage as proposed; it was seconded by Mr. Massey. There was no further discussion. The motion was carried 5-1-0, with Mr. Darrow in opposition. Mr. Darrow stated that he was opposed to the awning sign, but supported the window signs and other signage discussed. The project was APPROVED.

Other Business

- 62 Chenango Street – Rehabilitation Proposal: The Applicant presented this item. The Applicant proposed a range of rehab work on the building. There was general discussion of the rehab concepts. The Commission told the Applicant that they would need very clear details and plans on the project to be able to review it.
- Staff gave the Commission an update on the Blueprint Binghamton project and its upcoming events.

There was no further business.

Mr. Darrow made a motion to adjourn the meeting; it was seconded by Mr. Massey. The motion carried 6-0-0. The meeting adjourned at approximately 1:25 PM.

The next meeting of the Commission on Architecture and Urban Design is scheduled for Tuesday, 24 September 2013.