



Department of Planning, Housing, & Community Development

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

Meeting Date: 27, October 2015
Sent To: Commission on Architecture & Urban Design Members
Subject: **136 Washington Street – Signage Review**
Tax ID: 160.41-4-9
Case: CAUD 2015-54

A. Review Requested

The Applicant, Emmanuel Ndagijimana, submitted an application for Design Review of the premises located at 136 Washington Street, Tax Map number, 160.41-4-9. This property is a Local Historic Landmark in the Court Street Local, State and National Historic District. All exterior modifications, including signage, 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 placed three signs on the front of the building's façade. Two flanking signs of the same size have been placed on the shop front windows, and a third smaller sign has been placed on the front door of the building. All of the signs are decal signs of the logo for the limited service restaurant, *Blend*. The signs have been approved by the Zoning Officer and are currently being processed for permits. Photos of the logo and its placement and orientation on the building are attached.

C. Permitted Sign Regulations

136 Washington Street is located in the C-2, Downtown Business District. Under the Zoning Code, the following regulations apply:

PERMITTED AREA OF SIGNAGE:	
Primary Frontage (Court Street)	
<i>Permitted</i>	21 square feet
<i>Proposed</i>	5 ½ square feet

D. Staff Findings

While the signage was placed on building before CAUD approval. The signage is appropriate in size, design and character for the building. Neither the logo, nor signage, negatively impact character defining features of the building.

E. Photographs



136 Washington Street (Sep. 2015)



'Blend' Logo used in signage (Sep. 2015)



Storefront Signage on Building (Sep 2015)