



# 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:** 138 Court Street- Design Review  
**Tax ID:** 160.41-3-18  
**Case:** CAUD 2015-59

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## A. Review Requested

The Applicant, Meraki LLC, has submitted an application for Design Review of the premises located at 138 Court Street, Tax Map number, 160.41-3-18. This property is a contributing structure in the Court Street Local, State and National Register 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 the issuance of a signage permit.

## B. Proposal

The Applicant has requested to place two window decal signs on the front of the business *Meraki, LLC*. The Applicant also intends to 'touch up' paint on the exterior of the building, as necessary. Modification of a stone step at the entrance is additionally requested, for the conversion into a handicapped accessible entrance dependant on code requirements.

## C. Permitted Sign Regulations

138 Court 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>	48 square feet
<i>Current</i>	*

\*Dimensions of this signage have not yet been evaluated by Staff.

**D. Staff Findings**

Signage is minimal and appears to be appropriate for the building. The proposed signage will have minimal impact to the character defining features of the building. Additionally, the Applicant is not compelled to place an accessibility ramp system on the entrance of their building per code requirements by the City of Binghamton or The State of New York at this time.

**E. Historic Design Guidelines**

The proposed signage meets all the aesthetic and design quality requirements for signage recommended by the Historic Design Guidelines.

**F. Photographs**



Current Site Conditions (October 2015)



Current Site Conditions, (October 2015)



Proposed Conditions, (September 2015)