



Department of Planning, Housing, & Community Development

Mayor, Matthew T. Ryan
Director, Tarik Abdelazim

Date: 14 August 2013
To: Commission on Architecture & Urban Design Members
Subject: **15 Hawley Street – Second Patio Area**
Tax ID: 160.49-1-7
Case: CAUD 2013-28
Copies: T. Costello; F. Meagher; file

A. Review Requested

On 6 August 2013, Fred Meagher, the Applicant, submitted an application for an Administrative Certificate of Appropriateness for a second patio area at the property located at 15 Hawley Street. The Administrative Certificate of Appropriateness was denied as the project did not meet the requirements as established in §18-78(B)(10) for administrative approval of a paved, non-vehicular area. The denial of the administrative approval automatically results in the case being referred to the Commission on Architecture and Urban Design (CAUD). The property is a designated historic property located in the Court Street Local and National Register Historic District.

B. Proposal

The Applicant proposes to replace the existing brick pavers in the area at the southeast corner of the property. The existing pavers are buckling due to tree roots. The Applicant proposes to replace the existing pavers with a new, raised patio area. The walls of the patio area would be stacked bluestone; the patio area would be pavers. The bluestone would be topped with a concrete cap.

C. Property History and Condition

Year of Construction: ca. 1866-1872
Land Use: Commercial
Significance: This building is considered a contributing structure to the Court Street Historic District. The structure seems to be part of a block of commercial buildings shown on the 1872 map as belonging to M. Stone (Stone owned #110 through #120 Washington Street, according to the map). The subject building originally was listed as 112 Washington Street (108 and 110 were demolished). For most of its history, the building has served as retail, saloon, or hotel.

The building retains a very high level of integrity. Records indicated that, while the façade was altered multiple times over the years, the existing façade (restored in the 1980s) is close the original design and is considered appropriate. The building underwent extensive exterior repair in 2010. An

outdoor patio deck was reviewed and approved by the Commission in May 2012.

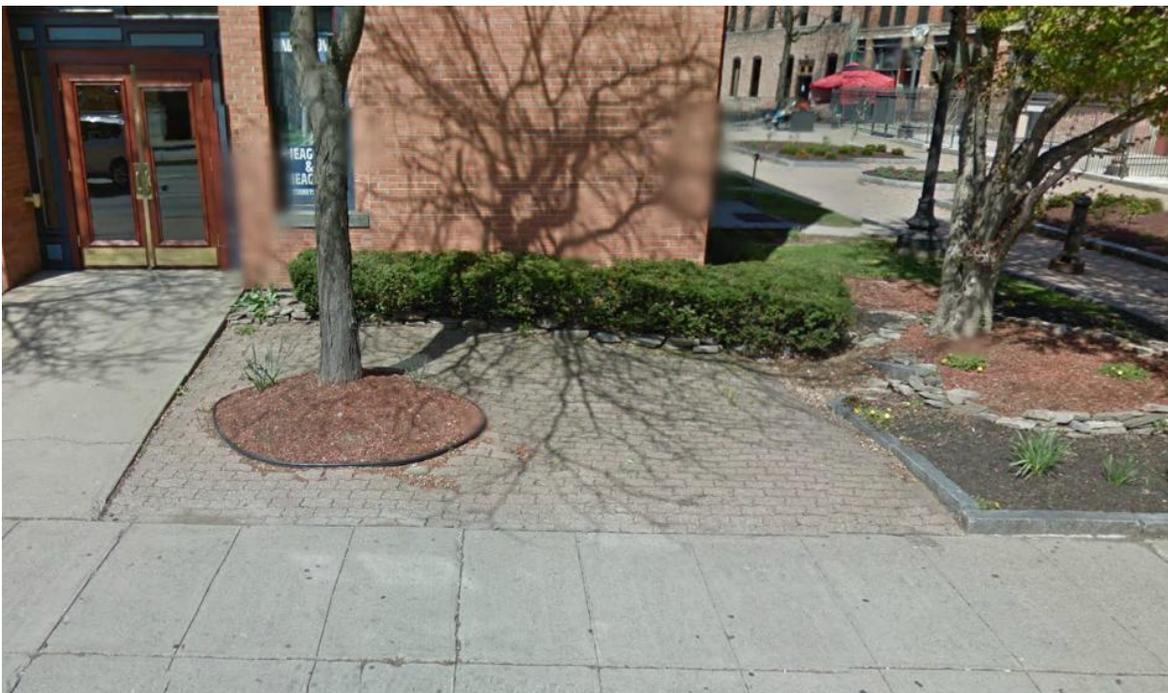
D. Staff Findings

The Applicant has stated that they want this area to be distinctly different from the patio deck associated with the restaurant so it is clear that this is not an extension of that space.

The Binghamton Historic Design Guidelines do not specifically address patio areas such as is proposed by the Applicant. However, the Design Guidelines do encourage streetscape projects which are designed to contribute to the vitality of the street and promote and enhance the pedestrian experience. Given the current uneven state of the existing bricked area, it is not currently enhancing the pedestrian experience. It is Staff's opinion that the installation of a raised, properly designed area would not have any negative impacts on the area.

Staff would recommend, however, that the Applicant and the Commission consider slight modifications to the design to prevent the corners of the new patio area from being an attractive nuisance to skateboarders. Given the amount of pedestrian traffic along Hawley Street and the number of patrons at the restaurant, it would be advisable to take steps to prevent any kind of pedestrian/skateboarder collisions. Staff has presented this concern to the Applicant and they have agreed to Staff's recommendation to install the small, metal angle brackets (similar to those shown below) used to prevent skateboard grinding.

E. Photographs



Proposed patio area – April 2012



Patio concept



Skateboard prevention brackets