



Department of Planning, Housing, & Community Development

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

Staff Report **Commission on Architecture & Urban Design**

Meeting Date: June 30, 2015
Property: 211 Washington Street – Design Review, Building Development
Tax ID: 160.33-1-18
Case: CAUD 2015-25

A. Review Requested

An application for Design Review has been submitted by Timothy Sharpe on behalf of S2 Properties LLC for the property located at 211 Washington Street. This property is a contributing structure in the State and Henry Street Local, and State and National Register Historic District; all exterior modifications must be reviewed and approved by the Commission on Architecture and Urban Design (CAUD).

B. Proposal

The Applicant proposes to repurpose an existing automotive garage into a functional auto garage themed restaurant and beer garden. The Applicant proposes to replace the front office area shop-front windows with glass block, and the current garage doors with glass panel garage doors. The brick façade will be painted black, and the aluminum flashing along the top of the building will not be altered. The Applicant also proposes to construct a large outdoor eating area on the property. This outdoor eating area will sit on top of a concrete pad and will implement built in planters and other foliage. The area will be enclosed with metal fencing. In addition, the applicant proposes to construct a large outdoor awning made from exposed upright steel beams supporting an aluminum paneled awning with a raw wood top. The applicants proposed color palette includes; black and green, the materials for the project include; steel, aluminum, painted brick, and raw wood.

C. Staff Findings

The existing garage structure is a mid-century gas station. Sanborn Maps indicate this structure was constructed in or before 1948. While 211 Washington Street is an interesting part of the urban fabric, there is little to no evidence that the building itself has significance to Binghamton history.

D. Historic Design Guidelines

The Historic Design Guidelines don't provide specifications for vernacular or modern architecture forms existing in the City. Guidelines state that infill and new construction projects should visually relate to

surrounding historic buildings, and maintain existing views and vistas while conforming to the consistent and characteristic rhythms of the surrounding historic fabric. Guidelines also state that historic scale, and the scale of surrounding buildings should also be considered in designs.

E. Property History and Condition

Year of Construction	Mid 20 th c. (Existed in 1948, Sanborn Map)
Land Use	Light Industrial – Filling Station/Automotive
Significance	The existing garage may have been built before 1948; as indicated on an amended Sanborn Map. The garage was a former filling station, and before that a cigar factory sat on the site. The site itself is of importance to industry and trade in the City of Binghamton, but there is no evidence to support that the current building is not of any historic significance.

Photograph:



Figure 1: Existing Building (2015)



Figure 2: Proposed Building (2015)

Meeting Date: June 30, 2015
Property: 211 Washington Street – Signage
Tax ID: 160.33-1-18
Case: CAUD 2015-26

F. Review Requested

An application for Design Review has been submitted by Timothy Sharpe on behalf of S2 Properties LLC for the property located at 211 Washington Street. This property is a contributing structure in the State and Henry Street Local, and 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).

G. Proposal

The Applicant proposes two exterior wall signs to be painted onto the buildings on the façade. One on the south elevation, fronting Henry Street, and one on the west elevation, fronting Washington Street. Both signs will be painted above the doorways at the southeast corner of the building. The proposed signs will consist of black and green painted lettering lit by four aluminum light fixtures, which will be suspended from the top aluminum flashing of the building. Both signs will be 10’9” in length, and 3’ in width.

H. Permitted Sign Regulations

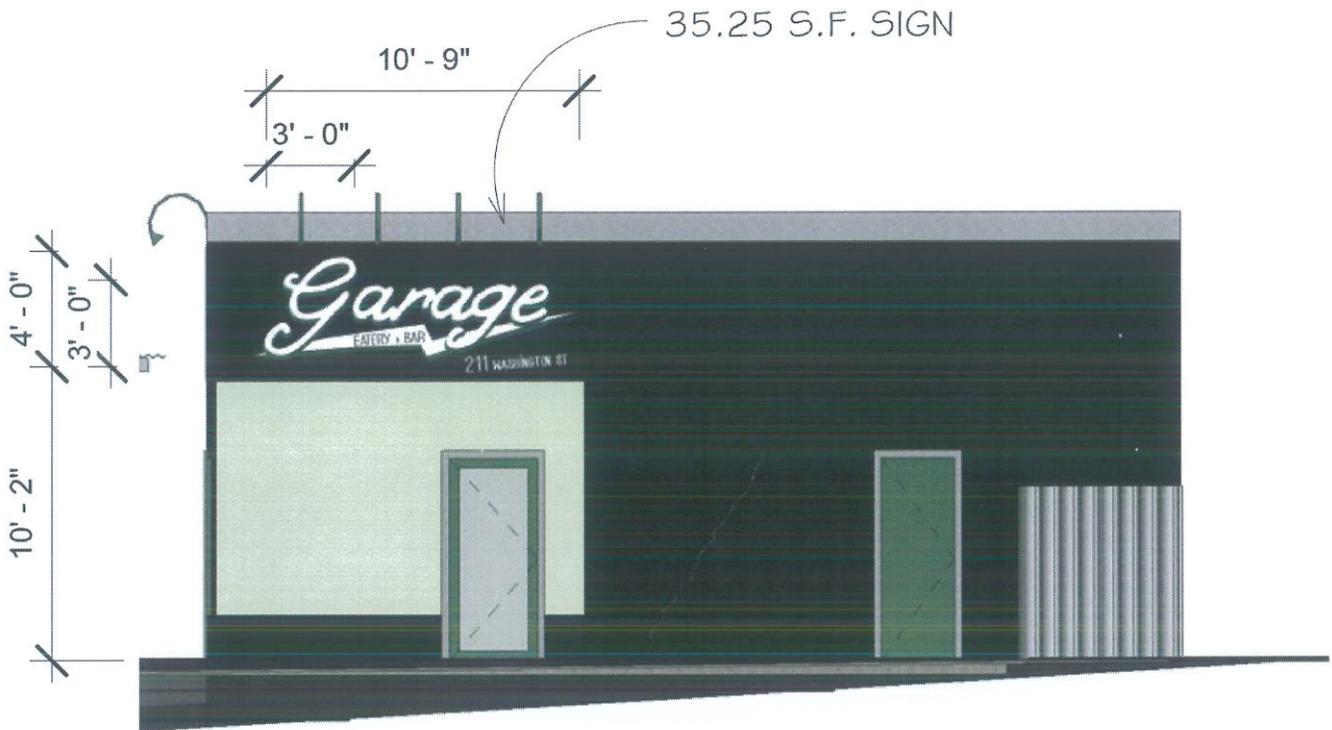
211 Washington Street is located in the C-2, Downtown Business District. Under the Zoning Code, the following regulations apply:

PERMITTED AREA OF SIGNAGE:	
Primary Frontage (Washington Street)	
<i>Permitted</i>	100 square feet
<i>Proposed</i>	35 square feet
Secondary Frontage (Henry Street)	
<i>Permitted</i>	66 square feet
<i>Proposed</i>	35 square feet

I. Staff Findings

The signage does not significantly affect the historic fabric of the neighborhood or district, and is of an appropriate size and scale for the proposed building.

J. Photograph:



EAST ELEVATION

SOUTH ELEVATION

