

Regarding: **Legislative History: painting signs on brick buildings and prohibition of sand-blasting/corrosive cleaning methods (Legistar #17835)**

Date: Aug 4, 2010
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General Information:

During the last several meetings, the Landmarks Commission has been reviewing the Landmarks Ordinance and discussing potential revisions. Staff was asked to investigate the legislative history of painting signs on brick buildings and the prohibition of sandblasting/corrosive cleaning methods.

An effort was started in 1999 to allow painted signs on historic brick buildings. This effort came about after a few warehouses wanted to restore their original signs, but found that this was not allowed by the Sign Ordinance at that time. Since the restoration of these signs was historically appropriate and relates to a specific historic building type, it was determined that this section belonged in the Landmarks Ordinance instead of the Sign Ordinance.

In 1982-1983, the City prohibited sandblasting and corrosive cleaning methods. This came as the result of a building on South Broom Street that was being sandblasted. The City Attorney’s Office asked the Commission/Common Council to add this language to the Ordinance in order to codify legal language that prevents sand blasting in the future.

Ordinance:

33.19(5)(d) Regulation of Painting Signs on Brick Buildings. No permit to paint a sign on a brick building shall be granted by the Director of the Building Inspection Division except as follows: (Am. by ORD-08-00109, 10-7-08)

1. *A Certificate of Appropriateness must be issued by Landmarks Commission. To qualify For a Certificate of Appropriateness:

 - a. *the building must be designated a landmark or be in a locally-designated historic district.*
 - b. *the brick surface must have been painted previously.*
 - c. *the building must have been built in whole or in part for commercial or industrial use.*
 - d. *the sign must be an identification sign for a tenant of the building.*
 - e. *the sign shall not be illuminated.*
 - f. *the proposed sign must be of a size, style, and location that blends with the historic character of the building and/or historic district.**
2. *The permittee must comply with the provisions of Chapter 31, Madison General Ordinances. (Cr. by Ord. 12,313, 2-1-99)*

33.19(5)(e) *Restoration of Painted Signs on Brick Buildings*. No permit to restore a painted sign of a brick building shall be granted by the Director of the Building Inspection Division except as follows: (Am. by ORD-08-00109, 10-7-08)

1. A Certificate of Appropriateness must be issued by the Landmarks Commission. To qualify for a Certificate of Appropriateness:
 - a. the building must be a landmark or be in a locally-designated historic district.
 - b. the building must have been built in whole or in part for commercial or industrial use.
 - c. the owner must be able to document the existence and appearance of the sign to be restored.
 - d. the original sign must predate 1950.
 - e. the restored sign must be the same size and in the same location as the original sign.
 - f. the restored sign must be in the same colors, if known, as the original sign.
 - g. the restored sign shall not be illuminated.
 - h. the lettering style of the restored sign shall match as closely as possible the original lettering style of the original sign, however, new words may be used.
2. The permittee must comply with the provisions of Chapter 31, Madison General Ordinances. (Cr. by Ord. 12,364, 3-30-99)

33.19(8) (c) *Notwithstanding subdivision (a) above, sandblasting of any exterior surface of an improvement on a landmark site or in an historic district is prohibited. Other types of abrasive exterior cleaning, including but not limited to waterblasting with a sand additive, or corrosive cleaning, including but not limited to muriatic acid wash, are also prohibited unless specifically approved prior to work by the Landmarks Commission. The Landmarks Commission shall approve exterior surface cleaning projects using abrasive or corrosive cleaning methods only if the project will not adversely affect the exterior fabric of the building.* (Cr. by Ord. 7923, 1-27-83)