



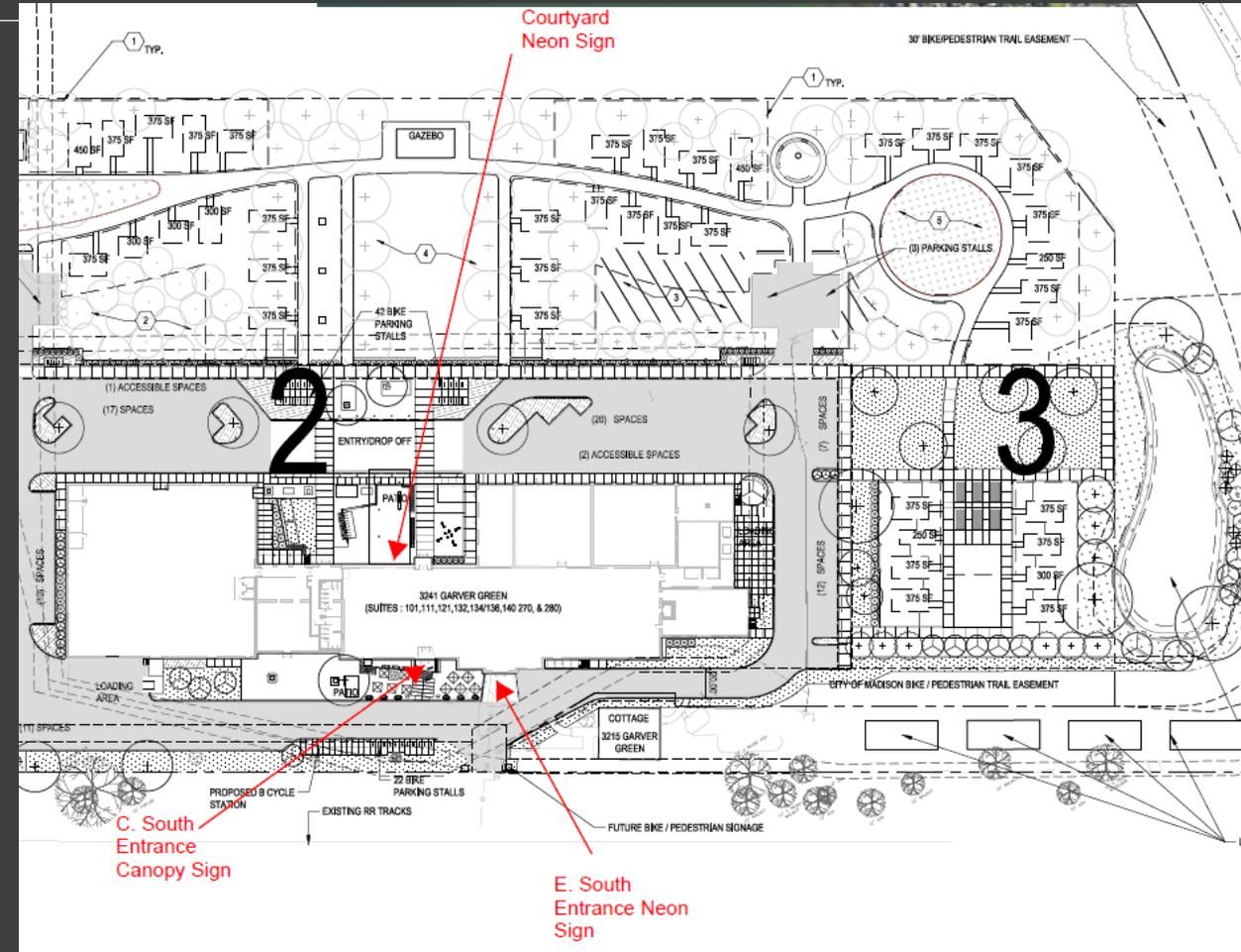
Certificate of Appropriateness for 3241 Garver Green

July 29, 2019



Proposed Work

- Freestanding Monument Sign
- Exterior Building & Entrance Signs
- Cold Storage Building Sign
- Legacy Signage



History of Property

- Constructed in 1906
- Significance
 - Areas of Industry & Commerce
 - Period of Significance begins in 1931



Applicable Standards

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.

(1) New construction or exterior alteration.

(a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.



Applicable Standards

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.

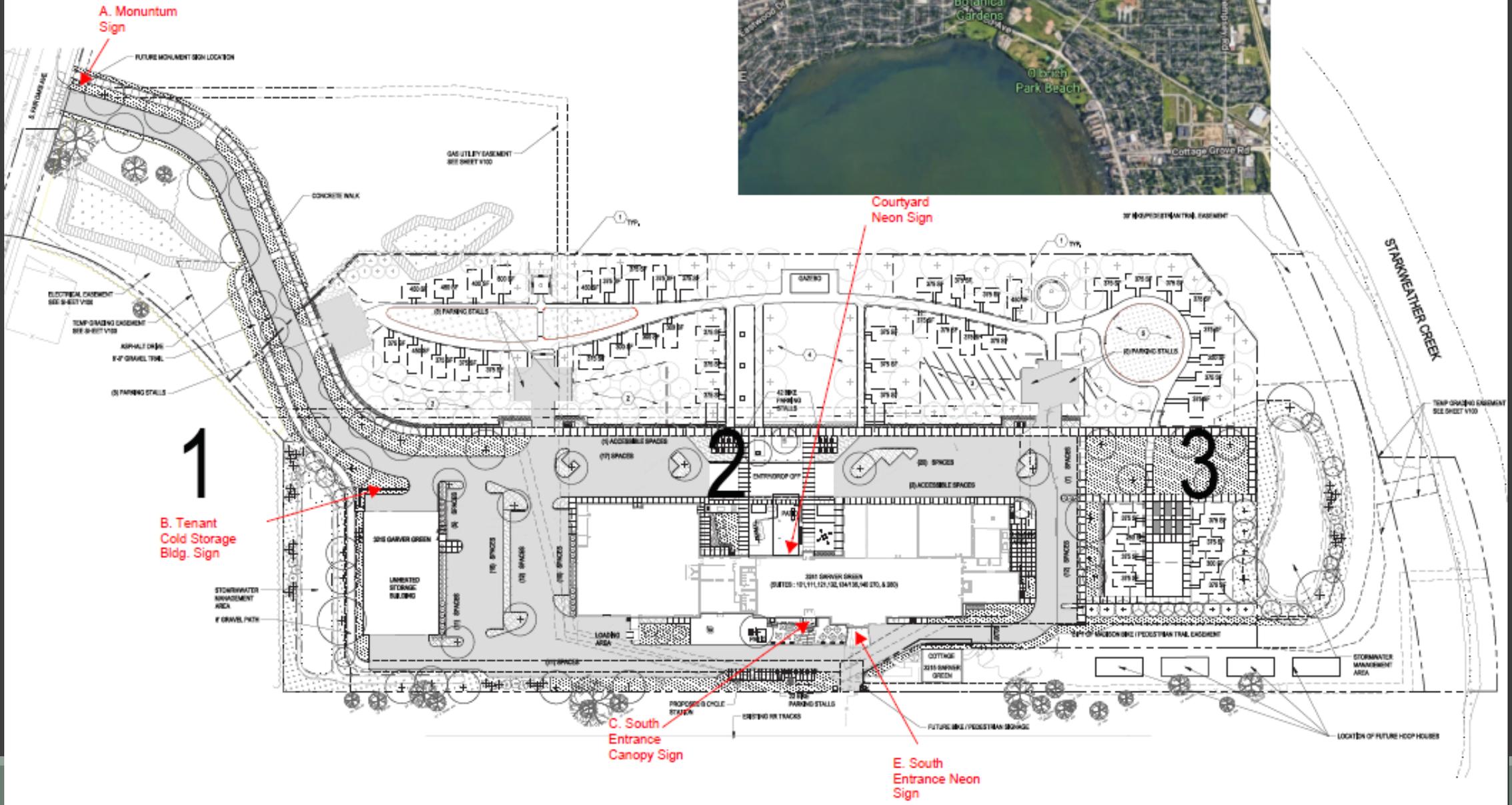
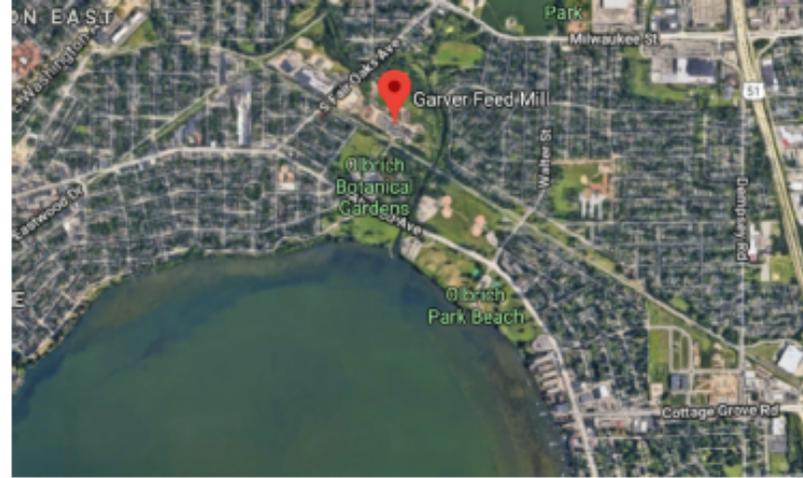
- (3) Signs. The commission shall approve a certificate of appropriateness for signs unless it finds that any of the following are true:
- (a) The size or design of the sign(s) would adversely affect the historic fabric of the structure or the district;
 - (b) **The sign(s) fails to comply with Chapter 31, MGO;**
 - (c) The sign(s) fails to comply with specific standards and guidelines for signs adopted in each historic district under this ordinance.



Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or **be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
3. Each property shall be recognized as a physical record of its time, place, and use. **Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
9. New additions, **exterior alterations**, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. **The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**





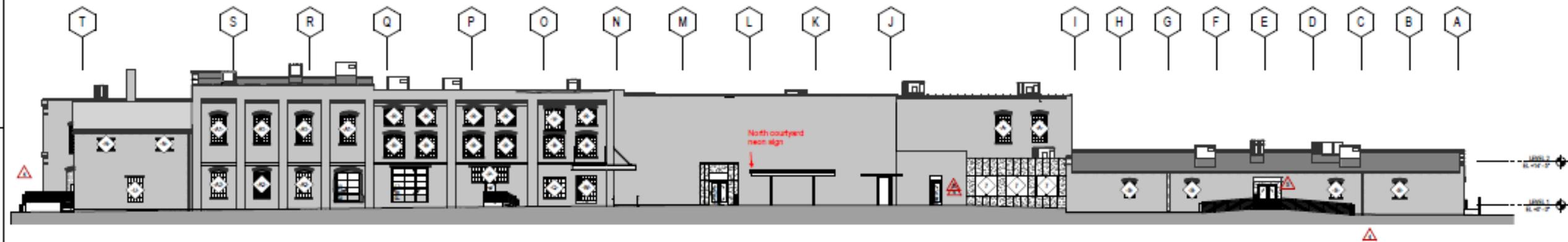
A. Monument Sign

B. Tenant Cold Storage Bldg. Sign

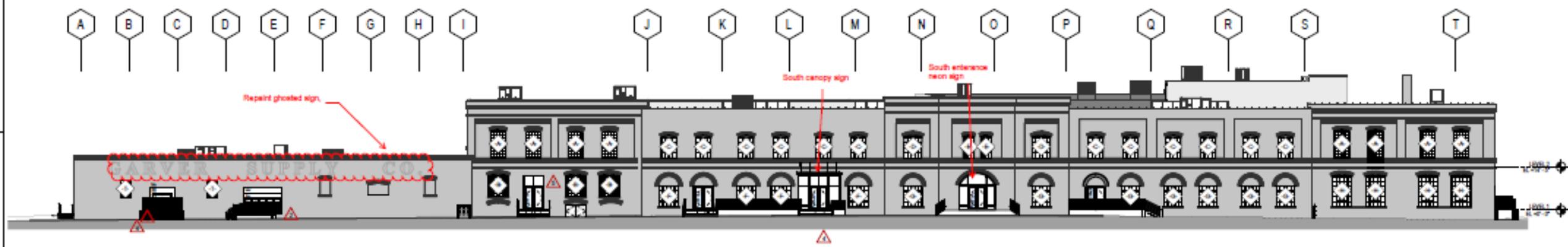
C. South Entrance Canopy Sign

Courtyard Neon Sign

E. South Entrance Neon Sign

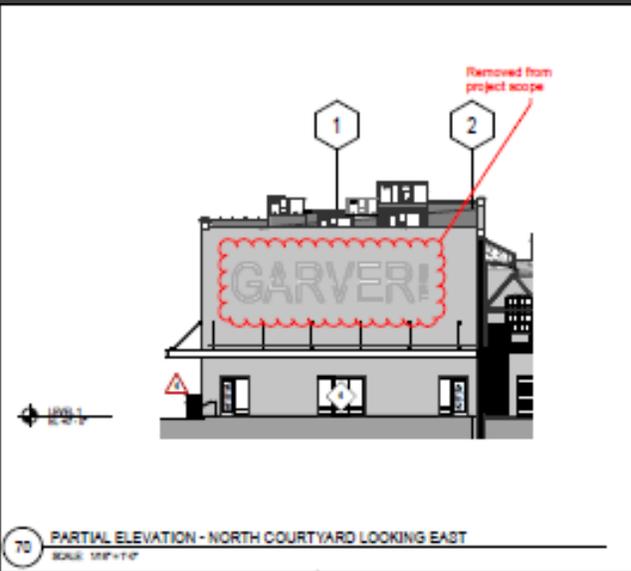


68 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

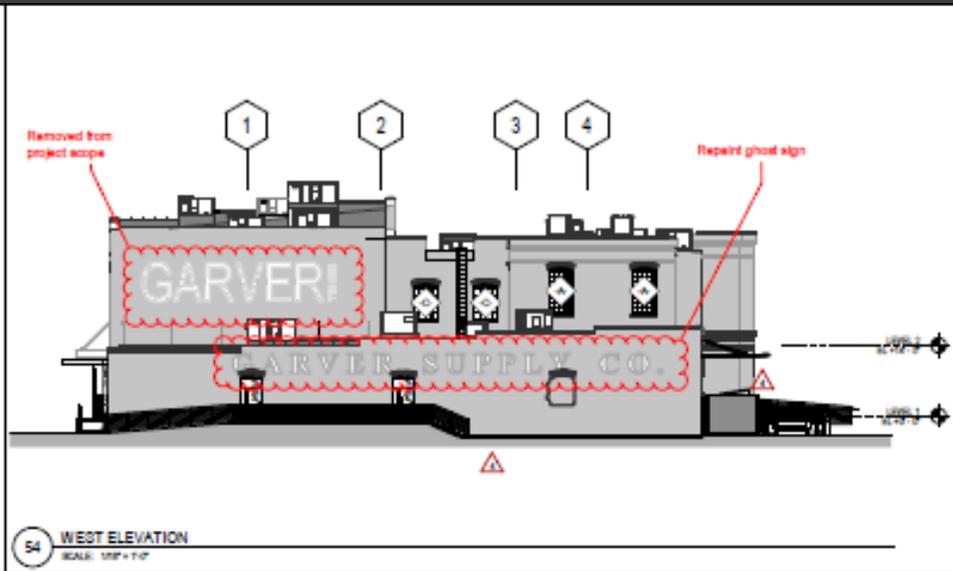


69 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

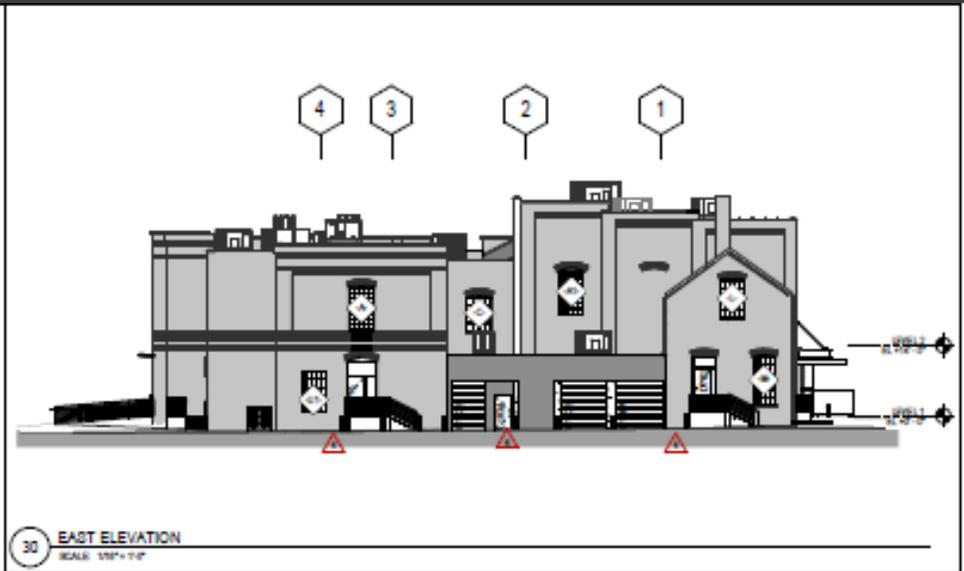




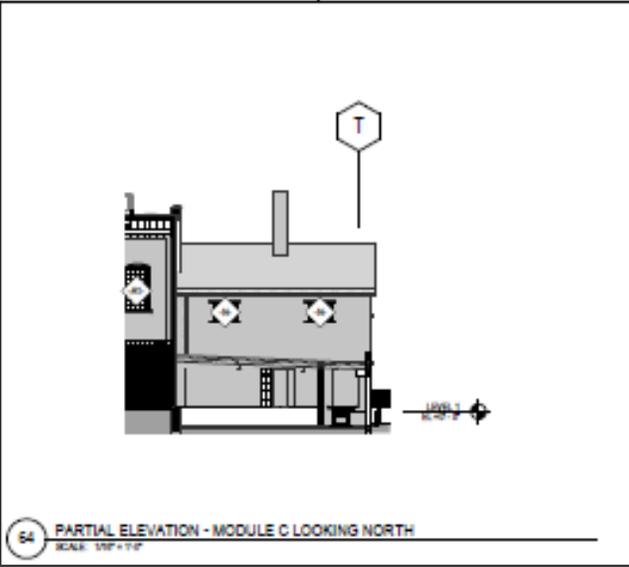
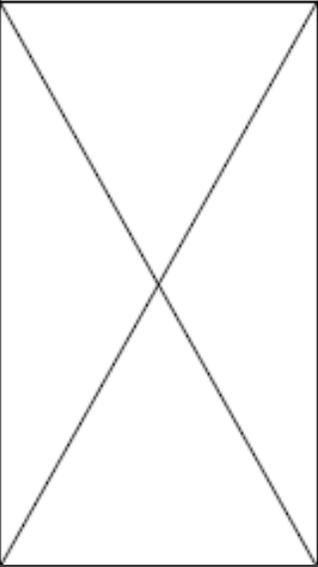
70 PARTIAL ELEVATION - NORTH COURTYARD LOOKING EAST
SCALE: 1/8" = 1'-0"



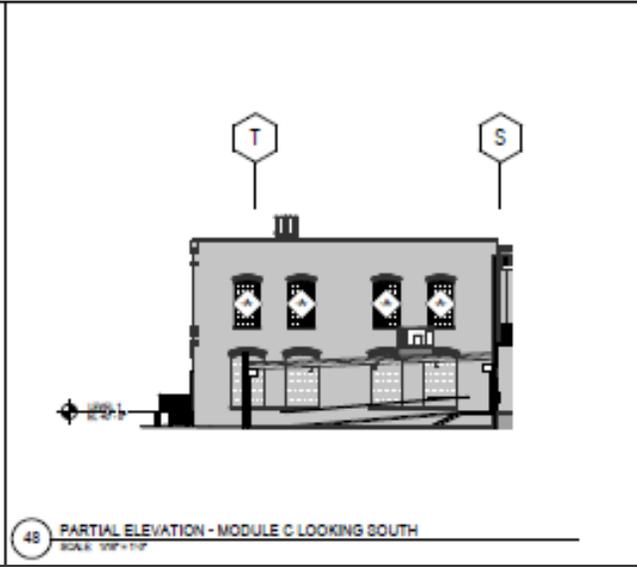
54 WEST ELEVATION
SCALE: 1/8" = 1'-0"



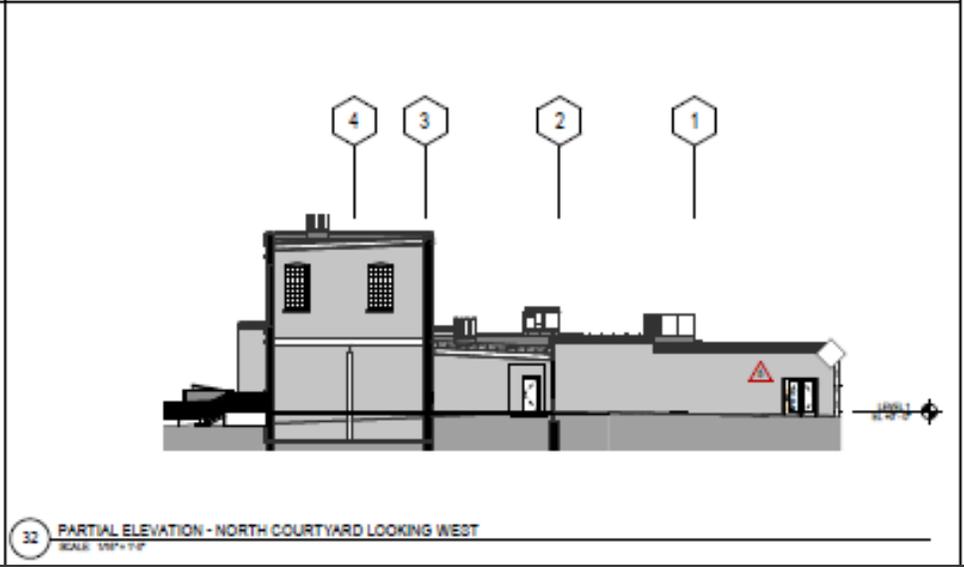
30 EAST ELEVATION
SCALE: 1/8" = 1'-0"



54 PARTIAL ELEVATION - MODULE C LOOKING NORTH
SCALE: 1/8" = 1'-0"

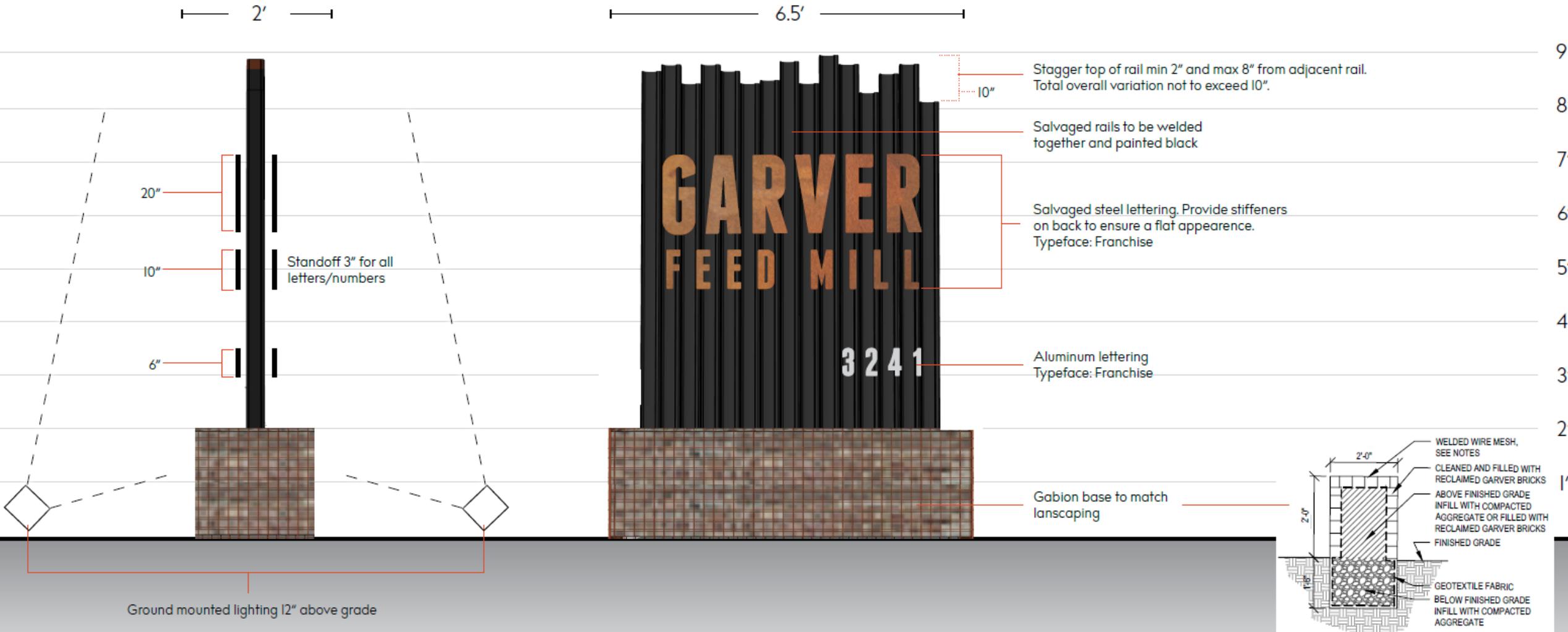


48 PARTIAL ELEVATION - MODULE C LOOKING SOUTH
SCALE: 1/8" = 1'-0"

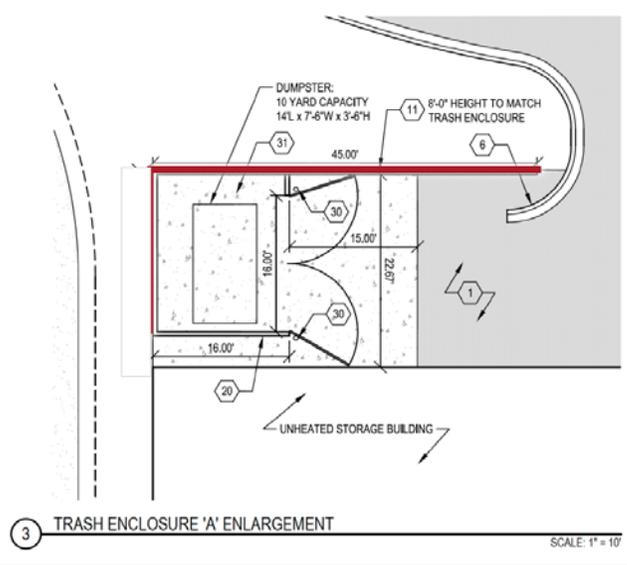
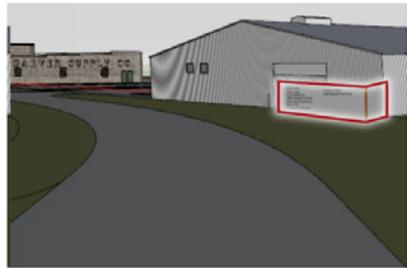


32 PARTIAL ELEVATION - NORTH COURTYARD LOOKING WEST
SCALE: 1/8" = 1'-0"

Monument Signage Gabion/Salvaged Materials

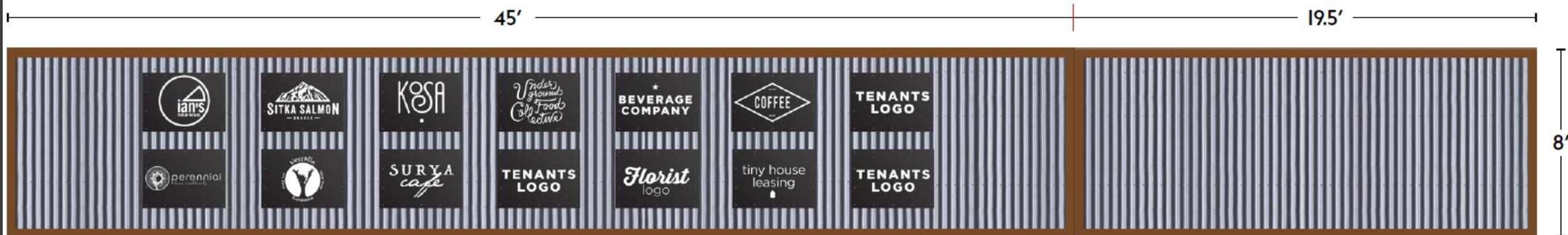


Cold Storage Tenant Sign Placement



Cold Storage Tenant Sign
Concept 03 :: Painted Aluminum 3.5 x 2.5' to receive vinyl logos, grid pattern

2'-6" x 3'-6" flat aluminum panels with a painted finish. Each of the panels will have digitally printed graphics applied to the face of the panel with the TENANT BRAND. The panels will be installed using visible mechanical hardware.



Opportunity here for mural/messaging



South Entrance Entrance Signage :: Channel



Sign #2 (Canopy Letters)

Based on use of existent sheet of 1/4" steel approx 48" x 96"

- "GARVER" approx 18" high, cutout letters
- "Feed Mill" approx 10" high, cutout letters

The "Garver" letters will be installed on a base mounted raceway and the tops of the "Feed Mill" letters will be installed to the base of the raceway.

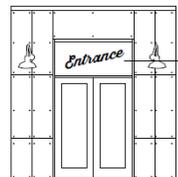
North Courtyard Entrance Signage

Furnish and install one (approximately) 3'-0" diameter single face, wall mounted, exposed neon sign. The sign background will have a fabricated aluminum construction with an internal, angle aluminum structure. The face of the sign background will be painted (blue per concept drawing) exposed neon to read: GARVER and BORDER DETAIL. There will also be applied vinyl behind the "Garver" copy to mimic the design. The wiring and neon transformers will be located within the sign background structure. The entire sign will be installed using concealed fasteners.

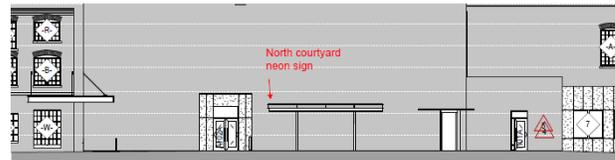
The Kubala Washatko Architects

Environmental Graphics System

Neon Sign



Handpainted
lettering

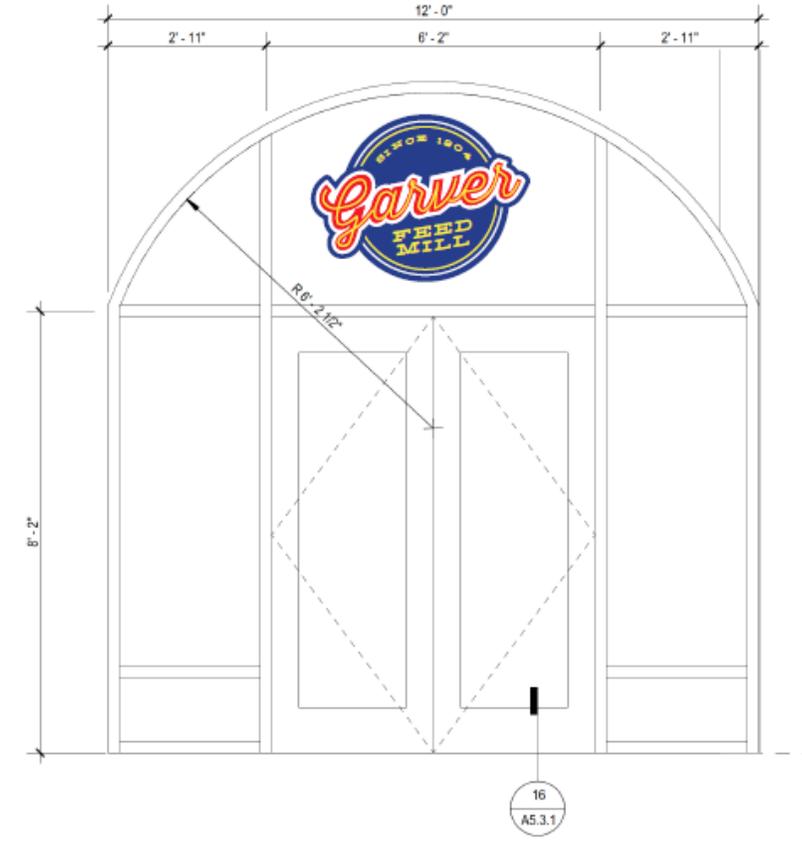


A. Garver Branded

South Entrance Entrance Signage ::



Furnish and install one (approximately) 3'-6" (wide) exposed neon sign, to read: GARVER. The neon will be installed on a clear Plexiglas background panel. All of the wiring will be on the back side of the panel. The neon transformer(s) can be placed on the back of the panel or remotely located.



1 ALUMINUM STOREFRONT ELEVATION -1-
SCALE: 1/2" = 1'-0"



Staff Recommendation

Staff believes that standards for granting a Certificate of Appropriateness (CoA) for have been met and recommends that the Landmarks Commission approve the project as proposed.

Add a condition: Secure approval of the Comprehensive Design Review for the signage package.

