

## Garden City Design Review Application Review

DSRFY2022-0030

### Sunliner Elevation and Signage Changes


Review Date: 10.31.22

Applicant Meeting Date: TBD

#### Review Comments:

1. This is a non-conforming, yet historically significant sign.
2. Code reads that non-conforming signs must be removed, or modified to be conforming unless there are no additions to the sign (there are) or unless there are not alterations to the property that are valued at 50% of the assessed value (could be). HOWEVER, my opinion would be that because of the complex design of the sign, the unique design, how it creates a sense of place, its 75 year history and recognition of the era and it creating a very important tie to the architectural style of the building that it represents, that it should remain as is with its historical faces, shape, and illumination. It is my opinion that scraping the historic faces, historic lighting, changing the shape by removing the sunburst, and adding new box letters would be significantly altering the sign and would remove the landmark character, unique identity, and sense of place that the historic sign creates.
3. I don't believe this sign would be exempt to permitting because the sign would be altered in a significant way. This is a historic, mid-century, iconic sign, that would be devoid of its most interesting features such as the sunburst, classic roadside architecture lettering and original lighting.
4. I feel that the current sign, being non conforming, does exceed the standards set forth in sections [8-4F-11](#) and [8-4F-12](#) of this article and demonstrates superior quality, creativity, and artistry as well as integration with the building and site. This sign is of the time and designed with the building in mind. I do not feel that the re-designed sign keeps those same qualities and actually diminishes the sign, the site, and the community.
5. Should the applicant choose to remove the sign it would need to be replaced with a code compliant sign for the sign district.
6. Suggestion for smooth siding finish for the composite shiplap siding material, rather than pressed imitation wood grain.
7. Show pedestrian pathways from street sidewalk to entries.
8. Provide landscape plan and locations of proposed improvements.
9. Show dumpster location and enclosure details.
10. Show bike parking locations.

Reviewer Signature:



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Derek Hurd