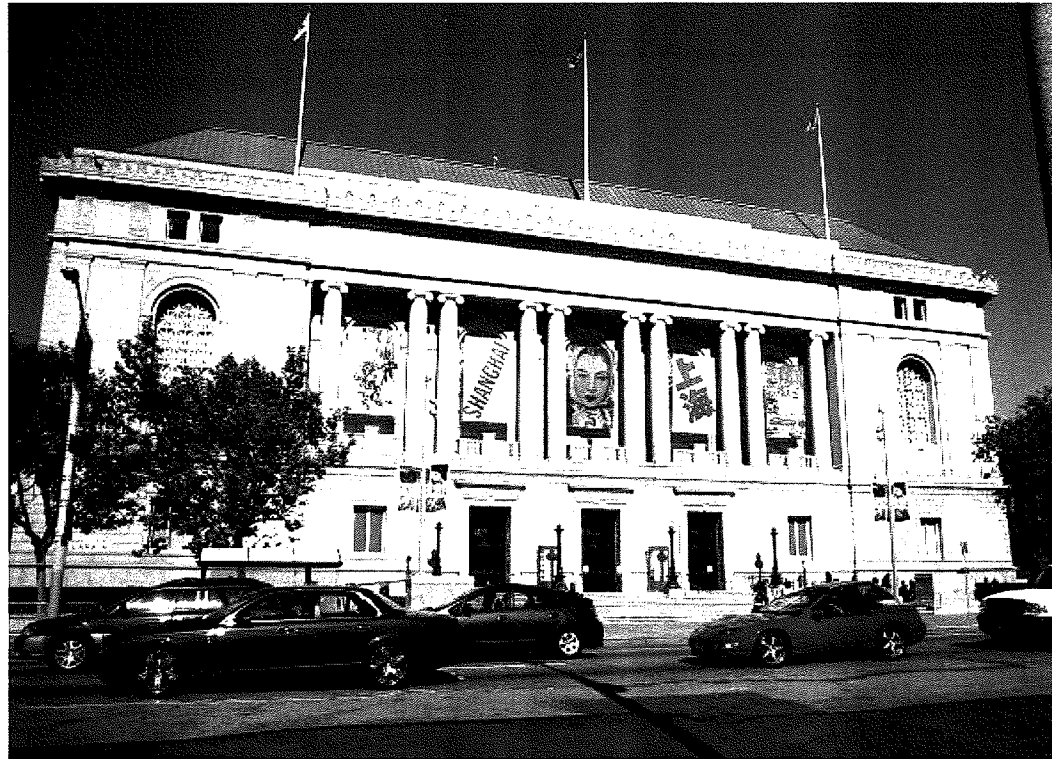




Examples of decorative banners placed within recesses on historic architecture.



1940's photograph showing original frieze, including incised text in sans-serif font.



Context Image: Proposed construction wall to be juxtaposed with building branding through duration of construction.

The Mob Museum | Las Vegas, NV

Gallagher & Associates

Exterior Branding Elements | Reference Imagery

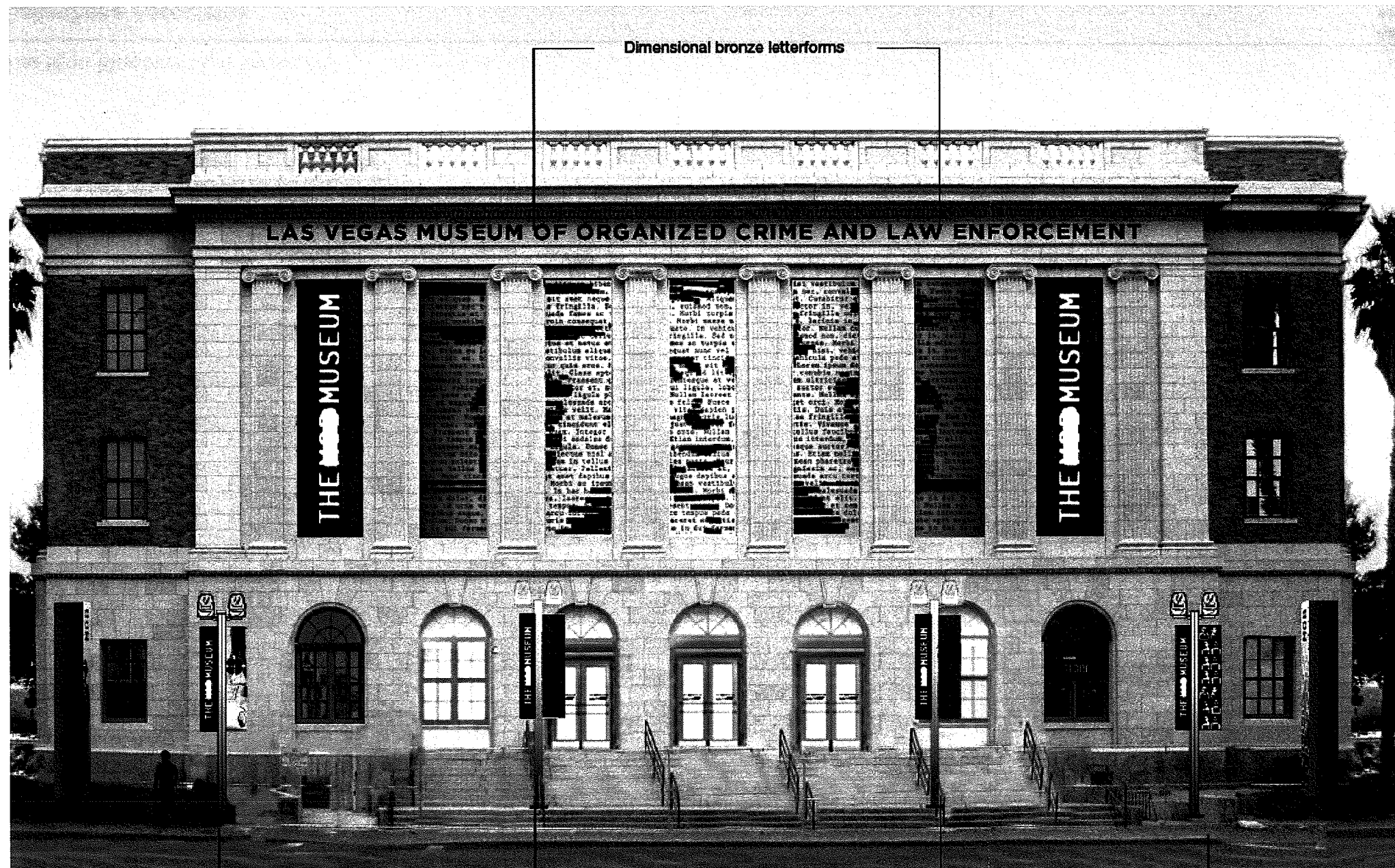
PROJECT NO
9893.01

PHASE
100% SD

SCALE
No scale

DATE
08.13.2010

2



Permanent banners constructed of layered routed aluminum

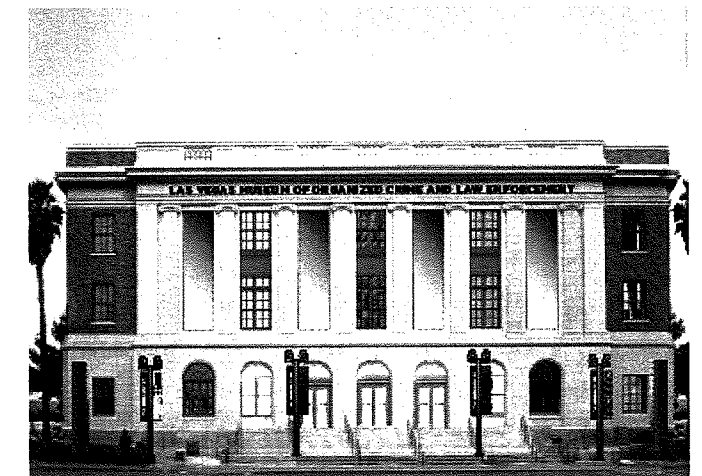
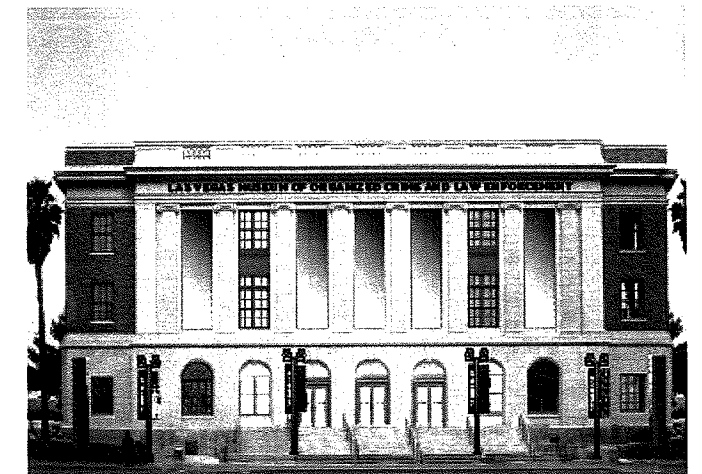
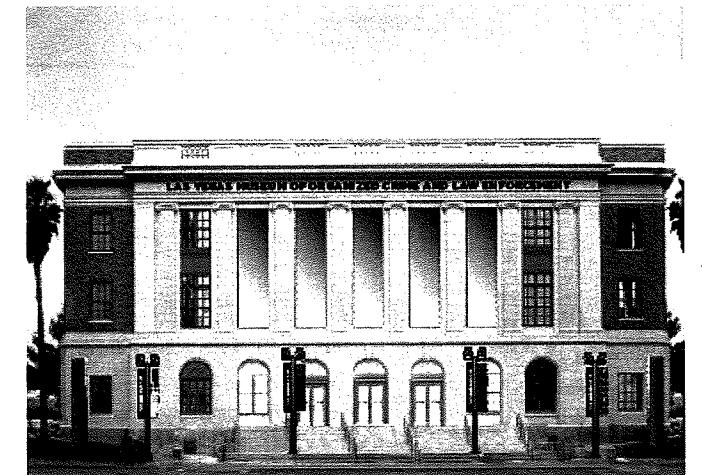
Temporary banners to be routinely updated

1 Exterior Branding Elements

Scale: NTS

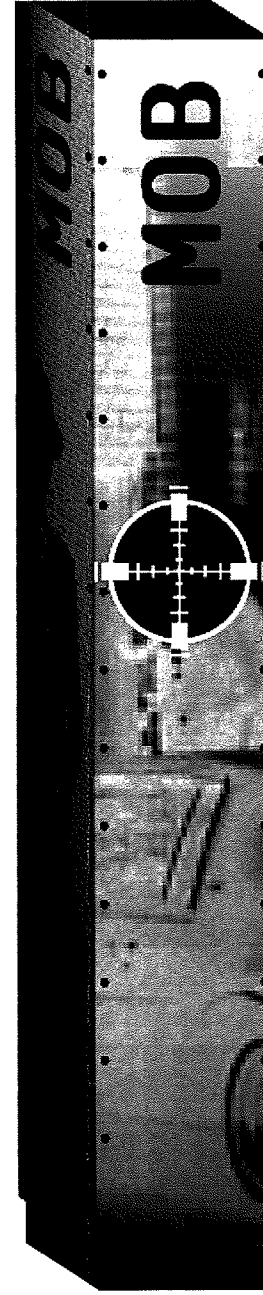
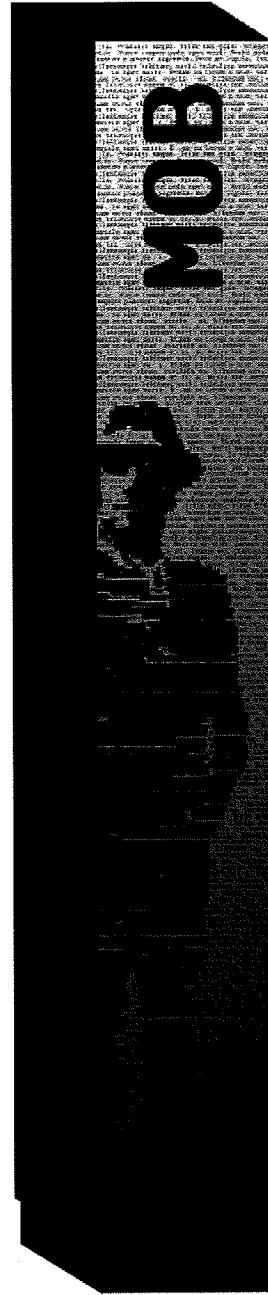
Branding elements include: bronze lettering on frieze, vertical banners, lightpost banners, 4-sided monument sign, entry door signs, and store sign.

Signage designs are preliminary and subject to revision. Graphic represents approximate size/locations.

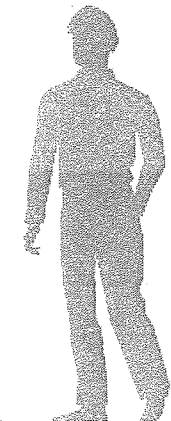


2 Banner Location Studies

Banner locations can be changed according to graphic program.



18'-0"



1 Monument Sign: South Elevation
Scale: 3/8"=1'-0"

2 Monument Sign: East Elevation
Scale: 3/8"=1'-0"

3 Monument Sign: North Elevation
Scale: 3/8"=1'-0"

4 Monument Sign: West Elevation
Scale: 3/8"=1'-0"

Four-sided sign pylon.
Routed painted metallic face with
cove-lit letterforms.
Exposed black hardware.

Signage designs are preliminary and subject to revision. Graphic represents approximate size/locations.



1 East/West Façade Banners - Option 1

Existing hardware allows for additional banners on the East/West Facades.

Redacted text emphasizes theme of South banners while integrating legible text.

Signage designs are preliminary and subject to revision. Graphic represents approximate size/locations.

2 East/West Façade Banners - Option 2

Existing hardware allows for additional banners on the East/West Facades.

Banner integrates vertical logo orientation of South banners and monument.



1 North Façade Branding

Loading Dock Wrap (pedestrian-level branding): Semi-transparent graphic wraps composite metal wall panels.

Possibility of projecting logo onto wall face with Klieg light.

Signage designs are preliminary and subject to revision. Graphic represents approximate size/locations.

HPC-39602
09/22/10 HPC

The Mob Museum | Las Vegas, NV

Exterior Branding | North Façade

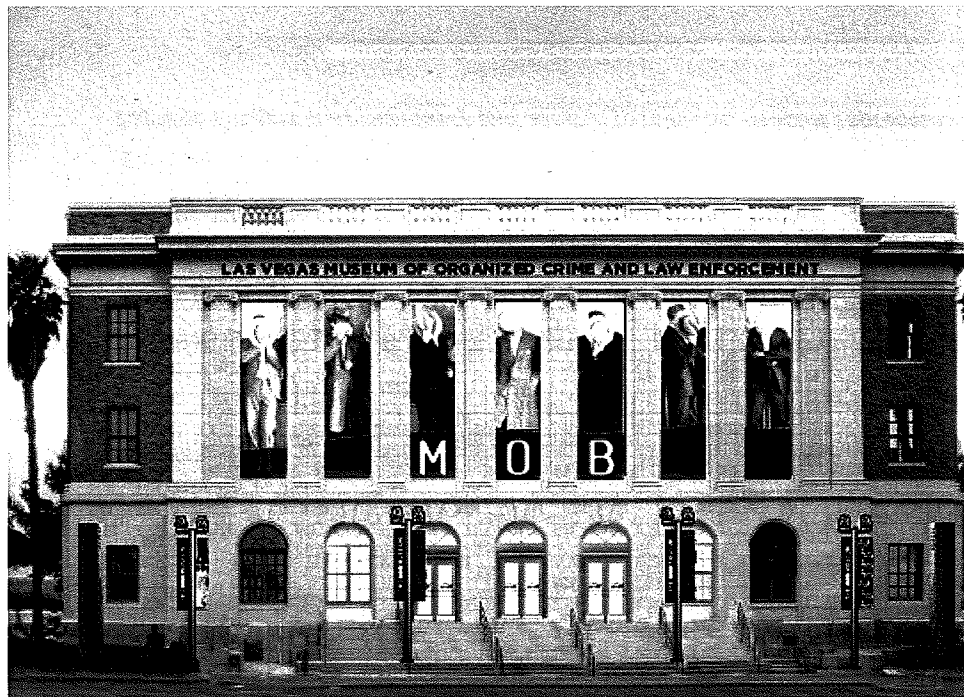
Gallagher & Associates

PROJECT NO
9893.01

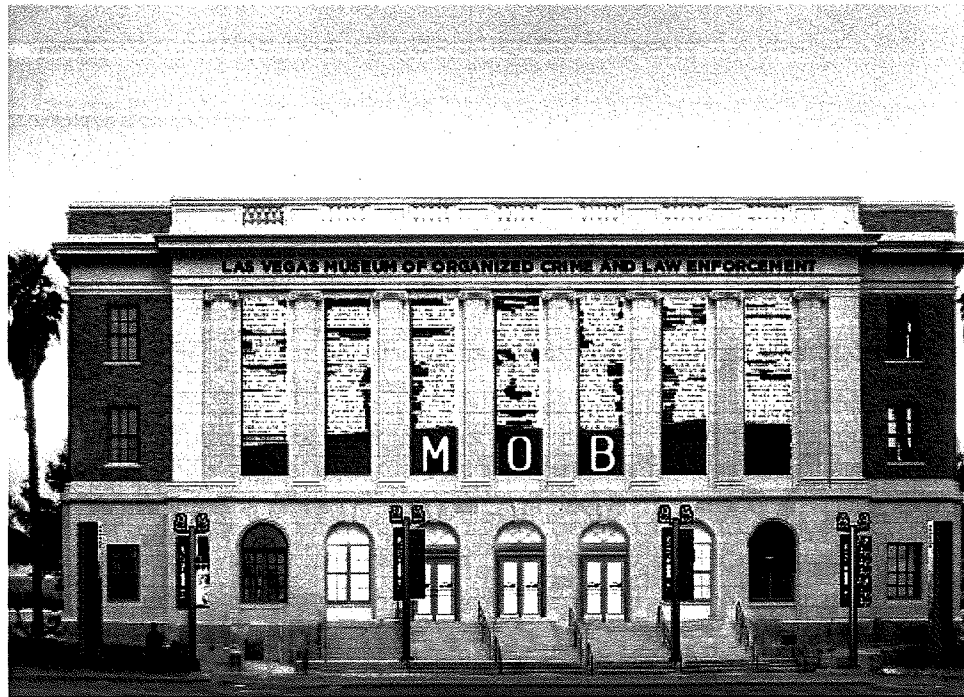
PHASE
100% SD

SCALE
No scale

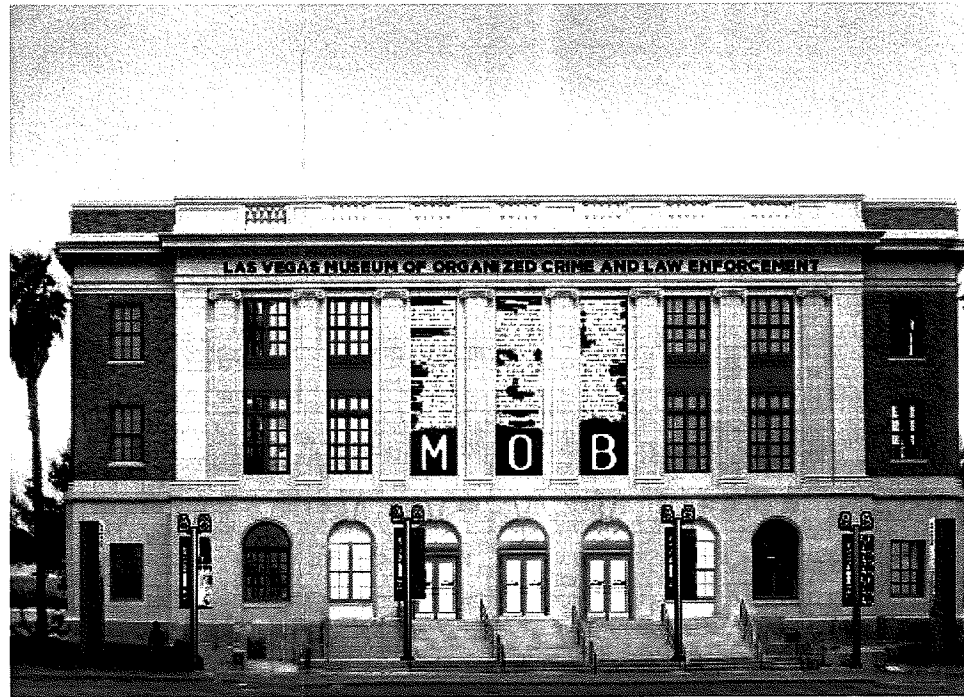
DATE
08.13.2010



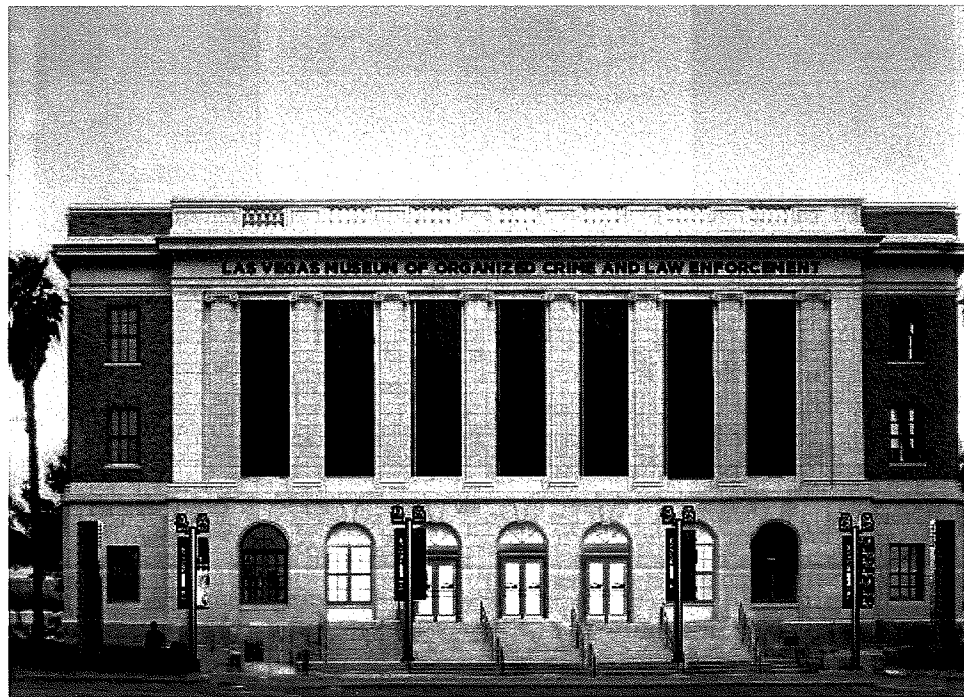
Option 1



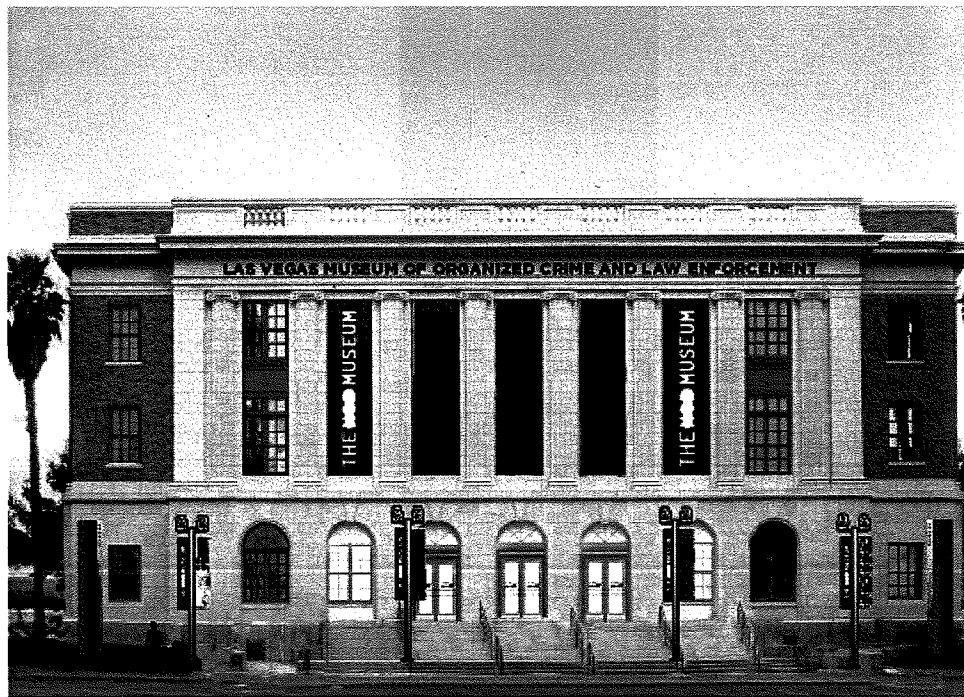
Option 2



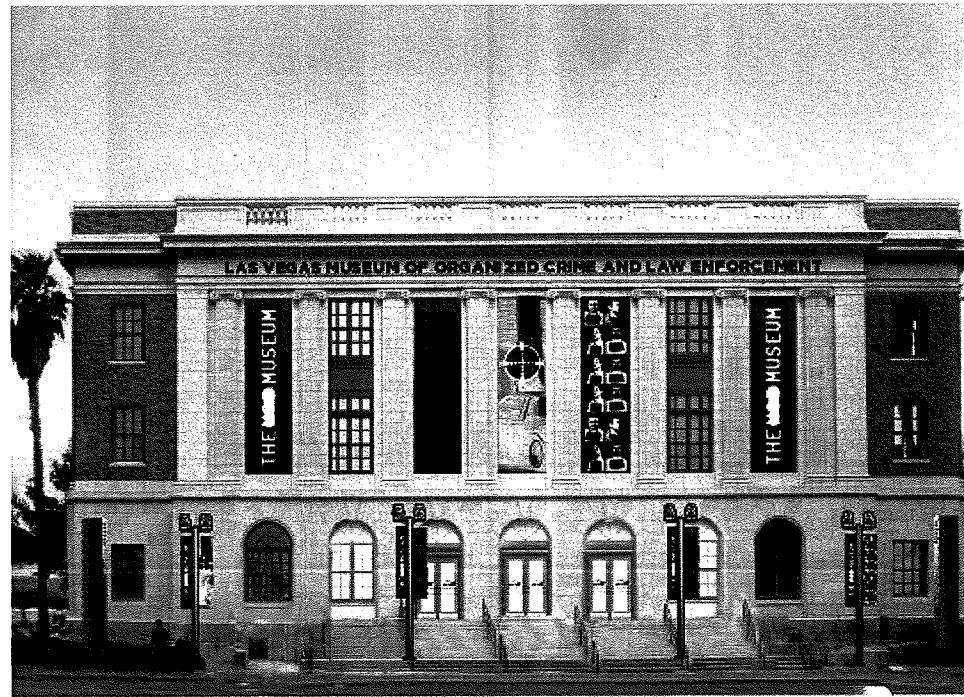
Option 3



Option 4



Option 5



Option 6

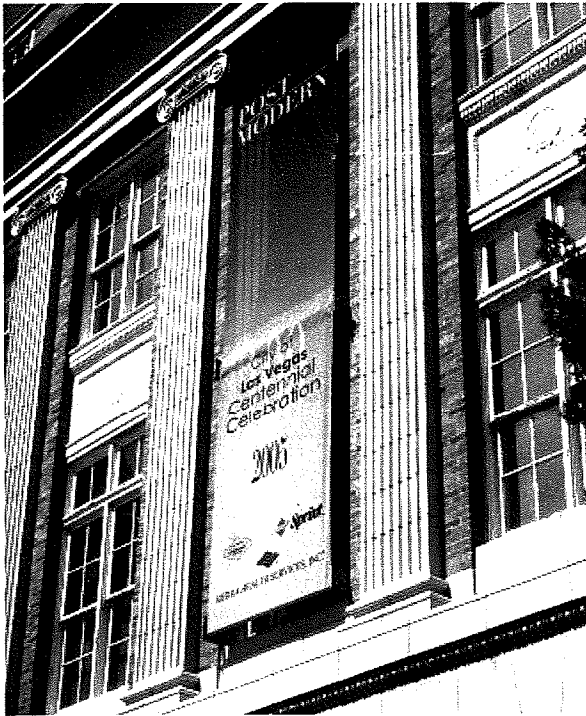
Signage designs are preliminary and subject to revision. Graphic represents approximate size/locations.

The Mob Museum | Las Vegas, NV

Gallagher & Associates

Exterior Branding Elements | Alternative Banner Designs and Configurations

PROJECT NO 9893.01	PHASE 100% SD	SCALE No scale	DATE 08.13.2010
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Previous banner installation on United States Post Office and Courthouse Building using support details shown at right.



The Mob Museum banners will be installed using the existing hardware, spaced 1'-6" from the sill and edges.

GENERAL NOTES

1. General Notes: All work shall be in accordance with the specifications of the City of Las Vegas and the standards of the American Institute of Architects (AIA) and the American Society of Mechanical Engineers (ASME).

2. Standards: All work shall be in accordance with the standards of the American Institute of Architects (AIA) and the American Society of Mechanical Engineers (ASME).

3. Safety: All work shall be in accordance with the safety standards of the American Society of Mechanical Engineers (ASME) and the Occupational Safety and Health Administration (OSHA).

4. Existing Conditions: All work shall be in accordance with the existing conditions of the building and the surrounding area.

5. Materials: All materials shall be in accordance with the specifications of the City of Las Vegas and the standards of the American Institute of Architects (AIA) and the American Society of Mechanical Engineers (ASME).

6. Installation: All work shall be in accordance with the installation standards of the American Society of Mechanical Engineers (ASME) and the Occupational Safety and Health Administration (OSHA).

7. Safety: All work shall be in accordance with the safety standards of the American Society of Mechanical Engineers (ASME) and the Occupational Safety and Health Administration (OSHA).

8. Quality: All work shall be in accordance with the quality standards of the American Society of Mechanical Engineers (ASME) and the Occupational Safety and Health Administration (OSHA).

9. Problems: Should any problem arise during the course of work, the contractor shall immediately notify the City of Las Vegas and the American Society of Mechanical Engineers (ASME) and the Occupational Safety and Health Administration (OSHA).

10. Changes to Drawings: All changes to the drawings shall be in accordance with the standards of the American Society of Mechanical Engineers (ASME) and the Occupational Safety and Health Administration (OSHA).

11. Construction Methods and Procedures: The contractor shall use the construction methods and procedures specified in the drawings and the standards of the American Society of Mechanical Engineers (ASME) and the Occupational Safety and Health Administration (OSHA).

12. Temporary Supports: The contractor shall provide temporary supports and bracing to ensure the safety of the work and the surrounding area.

13. Coordination: The contractor shall coordinate with the City of Las Vegas and the American Society of Mechanical Engineers (ASME) and the Occupational Safety and Health Administration (OSHA) to ensure the safety of the work and the surrounding area.

14. Safety: All work shall be in accordance with the safety standards of the American Society of Mechanical Engineers (ASME) and the Occupational Safety and Health Administration (OSHA).

15. Supervision: The contractor shall provide supervision and oversight for the work and the surrounding area.

16. Verification: The contractor shall verify the work and the surrounding area to ensure the safety of the work and the surrounding area.

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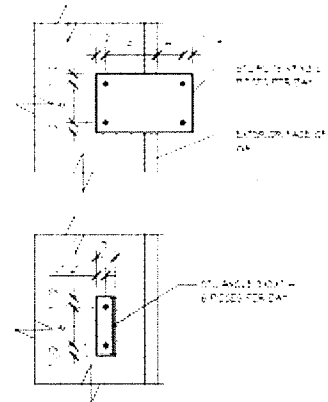
12. Temporary Supports: The contractor shall provide temporary supports and bracing to ensure the safety of the work and the surrounding area.

13. Coordination: The contractor shall coordinate with the City of Las Vegas and the American Society of Mechanical Engineers (ASME) and the Occupational Safety and Health Administration (OSHA) to ensure the safety of the work and the surrounding area.

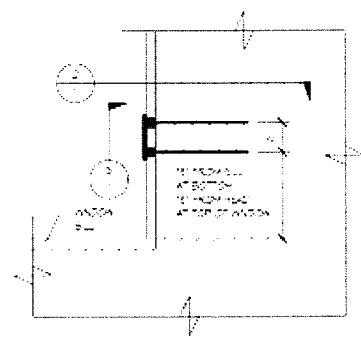
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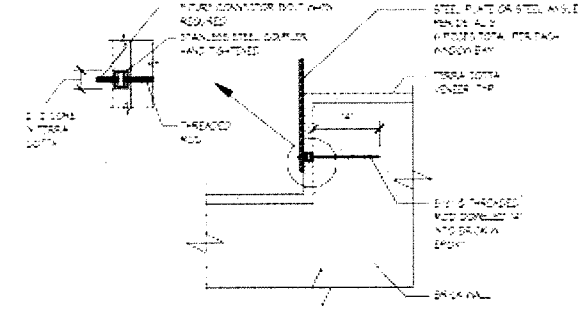
16. Verification: The contractor shall verify the work and the surrounding area to ensure the safety of the work and the surrounding area.



STEEL DETAILS



ELEVATION AT CONNECTION DETAIL AT WINDOW



PLAN VIEW AT WINDOW OPENING

HPG-39602
09/22/10 HPG

Office of Architectural Services
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

Las Vegas Post Office
Banner Support
301 E. Stewart
Las Vegas, NV 89101

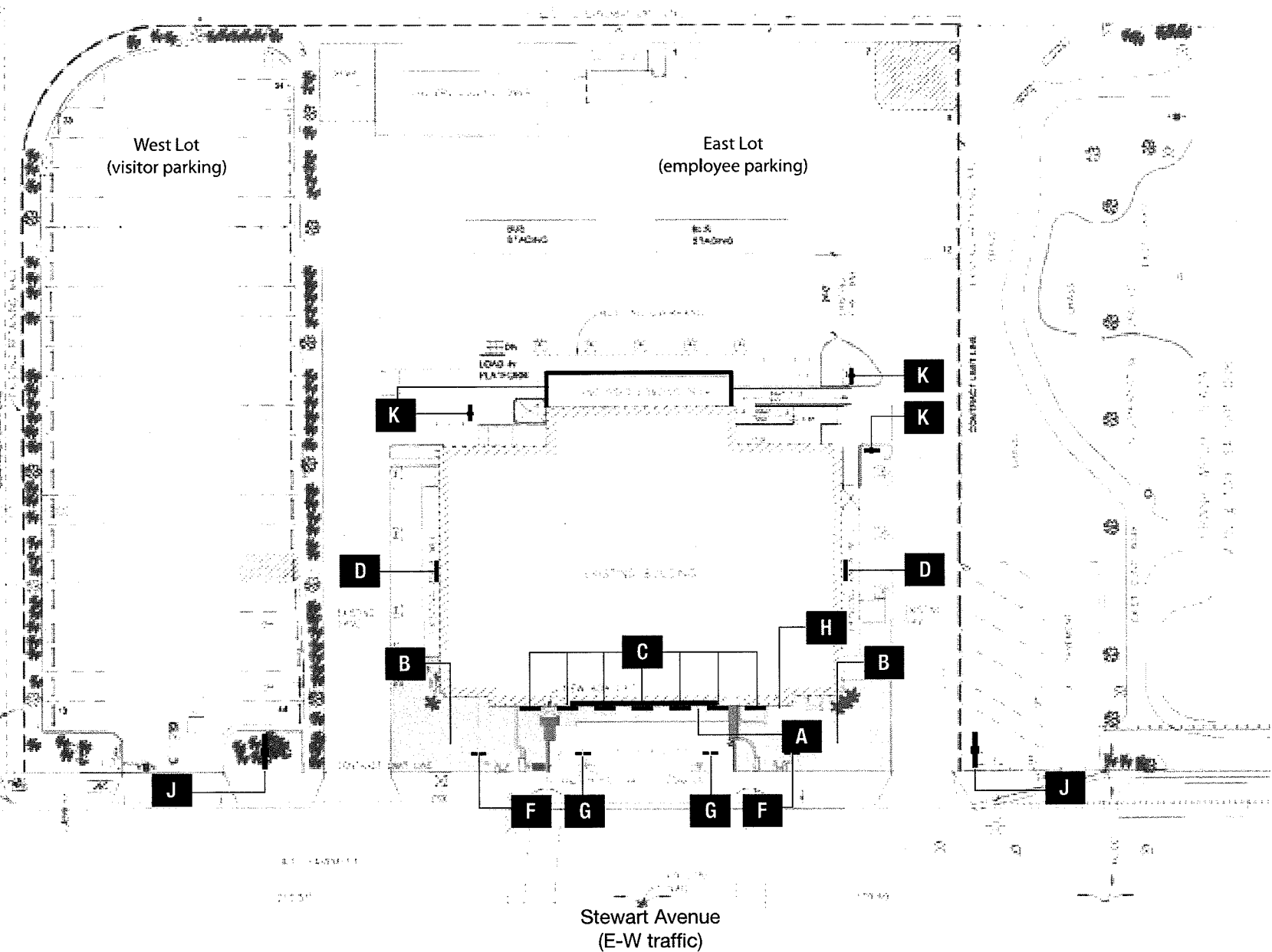
GREEN
Banner Support
301 E. Stewart
Las Vegas, NV 89101

DATE: 09/22/10
PHASE: 100% SD
SCALE: No scale
SHEET: S-1

Locations of proposed exterior identity and wayfinding elements:

MAP LEGEND

- Primary identification
- A** Primary Building ID Frieze
- B** Secondary Building ID Monument *exact location tbd*
- C** Secondary Building ID – South Façade Vertical Banners
- D** Secondary Building ID – East/West Façade Vertical Banners
- F** Lightpost Banners - Temporary
- G** Lightpost Banners - Permanent
- H** Store ID
- J** Vehicular Post and Panel Directional
- K** Loading Dock ID



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Las Vegas Mob Museum

Application for Certificate of Appropriateness

Attachment 1: Exterior Signage Program

HPC-39602
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Las Vegas Mob Museum

Application for Certificate of Appropriateness

Attachment 2: Photographs

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09/22/10 HPC

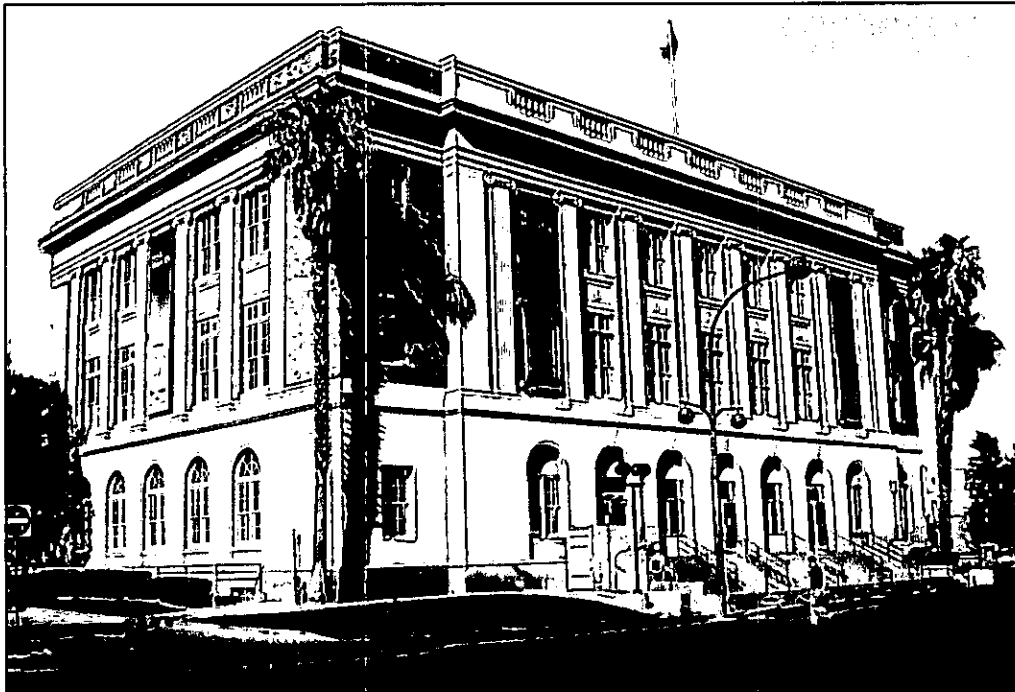


Figure 1: Banners installed on west elevation (left) and south façade (right) for Las Vegas Centennial Celebration (2005).



Figure 2: Banner installed on east elevation for Las Vegas Centennial Celebration (2005).

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Figure 3: Example photograph of decorative banners placed in window bays of the historic Asian Art Museum in San Francisco (2010).



Figure 4: Detail of example photograph of decorative banners placed in window bays of the historic Asian Art Museum in San Francisco (2010).

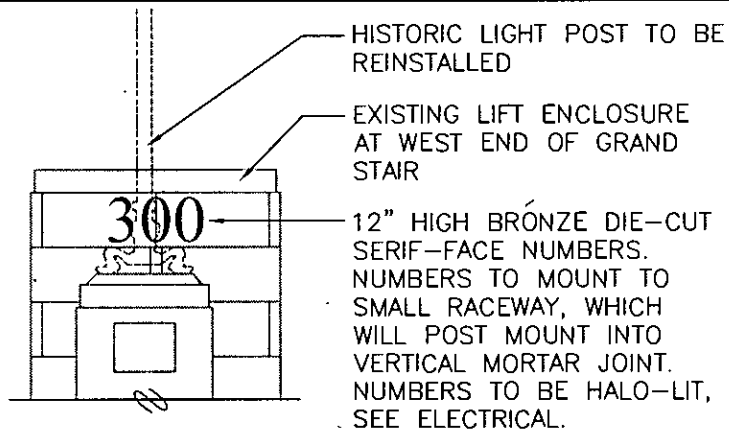
HPC-39602
09/22/10 HPC

Las Vegas Mob Museum

Application for Certificate of Appropriateness

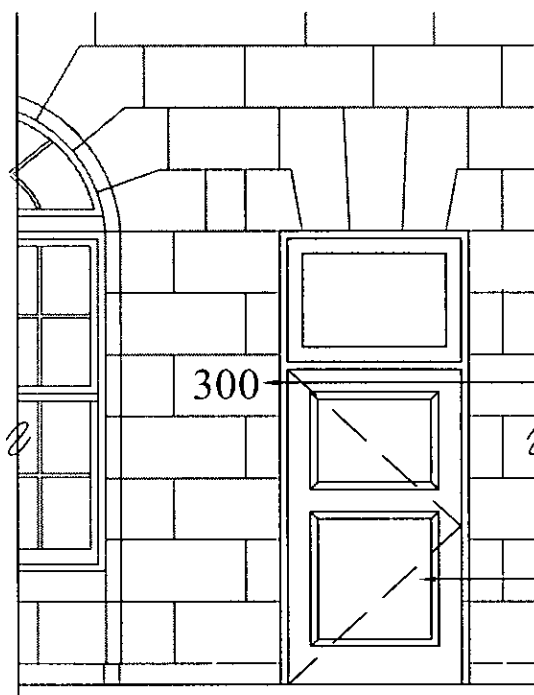
Attachment 3: Street Address Sketch

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SOUTH ELEVATION

1/4" = 1'-0"



8" HIGH BRONZE DIE-CUT SERIF-FACE NUMBERS. NUMBERS TO MOUNT TO TERRA COTTA WITH ADHESIVE. CENTER NUMBERS WITHIN TILE.

EXTERIOR DOOR AT NORTHWEST CORNER OF BUILDING.

NORTH ELEVATION

1/4" = 1'-0"



Las Vegas Museum
Phase 3: Rehabilitation

WRL Commission Number: 06079.00

Westlake Reed Leskosky

One East Camelback Road, Suite 690
Phoenix, Arizona 85012
602 212-0451

HPC-39602

09/22/10 HPC

RFI
5.2

Date
08/02/10

Ref. Drawing No.
AE-201

Sketch No.
SK/A-1

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

HPC Application

Report Date 10/08/2010 09:43 AM

Submitted By

Page 2

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934501007

HPC

Type of HPC Case: CERTIFICATE OF APPROPRIATENESS

Link Parcel (Y/N)? Y

Meeting Information

Meeting Date

Meeting Type

Meeting Status

Comments

Added By

Added Date

Modified BY

Modified By

09/22/2010

HPC

APPROVED

NLARES

10/08/2010

09/22/2010

HPC

SCHEDULED

DCORNOYER

09/15/2010

Template Type A/P

A/P Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comments

983087

MOONEY

COURTNEY

M

x 5260

Log

Action, Description

Entered By

Start

Stop

Hours

Comments

No Log Entries

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

HPC Application

Report Date 10/08/2010 09:43 AM

Submitted By

Page 1

A/P # 39602 HIST PRESERVATION COMMISSION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/15/2010 15:03	984708	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	Z-COFACERTIFICATE OF APPROPRIATENESS	# Plans	0	Declared Valuation	0.00
Dept of Commerce		# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group		Actual Valuation	0.00

Description of Work

HPC-39602 - Consideration of application for Certificate of Appropriateness for exterior signage at the U.S. Post Office and Courthouse, at 300 Stewart Avenue, (APN 139-34-501-007), C-V (Civic) Zone, Ward 5 (Barlow).

Parent A/P

Project #	39602	Project/Phase Name	U.S. POST OFFICE AND COURTHOUS	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13934501007

Location

Owner/Tenant

Contact ID	AC1301961	Name	CITY OF LAS VEGAS	Profession	
Organization	% REAL EST & ASSET MGT	Position			
Mailing Address	400 E STEWART				
City	LAS VEGAS	State/Province NV		ZIP/PC	89101-2913
Country		☐ Foreign		Reference #	
Day Phone		Evening Phone		Fax	
Pager		PIN #		Mobile #	
		E-Mail			
Owner From	11/02/2006	To			
		☒ Primary	100.00 %		

Contact ID	AC1018914	Name	CITY OF LAS VEGAS	Profession	
Organization	% REAL EST & ASSET MGT	Position			
Mailing Address	400 E STEWART				
City	LAS VEGAS	State/Province NV		ZIP/PC	89101-2927
Country		☐ Foreign		Reference #	
Day Phone		Evening Phone		Fax	
Pager		PIN #		Mobile #	
		E-Mail			
Owner From	08/25/2005	To	11/02/2006		
		☐ Primary	0.00 %		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

300 STEWART AVE
LAS VEGAS, 89101-

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 9/22/10

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: Consideration of application for Certificate of Appropriateness for exterior signage at the U.S. Post Office and Courthouse, located at 300 Stewart Avenue, (APN 139-34-501-007), C-V (Civic) Zone, Ward 5 (Barlow).

BACKGROUND

- 02/10/83 The U.S. Post Office and Courthouse was officially listed on the National Register of Historic Places.
- 05/13/02 The Federal government General Service Administration Department deeded the U.S. Post Office and Courthouse to the city of Las Vegas.
- 05/15/02 The U.S. Post Office and Courthouse was officially listed on the Nevada State Register of Historic Places.
- 04/02/03 City Council approved a Resolution (R-56-2003) designating the U.S. Post Office and Courthouse as a Historic Property on the city of Las Vegas Historic Property Register. Planning Commission and Staff recommended approval.
- 08/02/06 City Council approved the Funding Agreement for the 2006 Historic Preservation Fund grant from the United States Department of the Interior and National Park Service, administered by the State Historic Preservation Office (SHPO) in the amount of \$37,000.00 (Multi-Purpose Special Revenue Fund). \$10,000 of this amount was allocated for photo and video documentation of the restoration project of the U.S. Post Office and Courthouse.
- 03/28/07 HPC approved application for Certificate of Appropriateness for the Schematic Design phase of work on the U.S. Post Office and Courthouse.
- 09/26/07 HPC approved application for Certificate of Appropriateness for the next phase of work on the U.S. Post Office and Courthouse.
- 12/12/07 HPC approved application for Certificate of Appropriateness for the next phase of work on the U.S. Post Office and Courthouse.
- 01/23/08 HPC approved application for Certificate of Appropriateness for Cultural Corridor Trail marker design located at the U.S. Post Office and Courthouse.
- 03/19/08 Las Vegas City Council approved the Funding Agreement for the 2007 Historic Preservation Fund grant from the United States Department of the Interior and National Park Service, administered by the State Historic Preservation Office (SHPO) in the amount of \$30,475.00 (Multi-Purpose Special Revenue Fund). \$1,500 of this amount was allocated for photo and video documentation of the restoration project of the U.S. Post Office and Courthouse.

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CM

- 06/25/08 HPC approved application for Certificate of Appropriateness for next phase of work at the U.S. Post Office and Courthouse.
- 12/10/08 HPC voted to hold item in abeyance until January 28, 2009 HPC meeting.
- 01/28/09 HPC voted to hold item in abeyance until February 25, 2009 HPC meeting.
- 03/25/09 HPC received update regarding status of Post Office project.
- 06/24/09 HPC voted to hold item in abeyance until July 22, 2009 HPC meeting.
- 07/01/09 Las Vegas City Council approved award of construction bid in the amount of \$11,512,000 for Phase 3 – Rehabilitation to APCO Construction, and approved construction conflicts and contingency reserve of \$805,840.
- 09/23/09 HPC voted to hold item in abeyance until October 28, 2009 HPC meeting.
- 10/28/09 HPC voted to table item until regularly scheduled quarterly review at the December 9, 2009 HPC meeting.
- 12/09/09 HPC approved application (HPC-36661) for Certificate of Appropriateness for new construction at the U.S. Post Office and Courthouse, and discussion of proposed signage.

ANALYSIS

Application Summary

Work proposed since the December 9, 2009 application for Certificate of Appropriateness includes:

Preliminary sketches for exterior signage were drawn to include a neon sign mounted on the rooftop. In accordance with National Park Service Conditional Approval dated July 2, 2010, the rooftop sign has been eliminated from the project.

A variety of exterior signage is proposed for the site (see attached).

- Banners to be attached to window reveals of the south façade using banner mount assemblies anchored in each bay in a variety of configurations.
- Lightpost banners are proposed for four new exterior light poles on the south facade.
- Die cut bronze letters reading “LAS VEGAS MUSEUM OF ORGANIZED CRIME AND LAW ENFORCEMENT” to be installed at the architrave of the entablature to replace the current 1960s era letters.
- Two lighted 15 foot tall monument signs will be placed in the landscaping at the southwest and southeast sides of the building.
- Entry door signage consisting of vinyl film placed on all three reconstructed, glazed double doors above the push bars.
- One 25 inch tall wall sign to be placed on the window to the right of the eastern-most entry door, which serves the retail store area on the interior.
- A graphic wrap over the loading dock enclosure to be placed at the north façade of the building.
- Street address numbers be placed on the south and north elevations.
- 12 inch high bronze, die-cut, serif-face, halo-lit numbers to be mounted in a small raceway behind the historic lamp post at the stone clad wall that is part of the platform (wheelchair) lift.

- 8 inch high bronze, die-cut, serif-faced numbers without illumination to be mounted with adhesive to the terracotta block to the east of the new exterior door at the northwest corner of the building.

The graphic design of all elements of the signage program - banners, monument signs, vinyl entry door signage, store signage, and loading dock enclosure wrap - is still being developed. Renderings indicate placement, scale, and volume, but should not be interpreted as final graphic design.

Overall, the exterior signage program will not destroy historic materials, will be compatible with architectural features of the building and will be reversible in conformance with *Standards 9 and 10*.

Findings

Per City of Las Vegas Title 19.06.090.K.1:

K. Guidelines, Standards and Process for Review of Alteration or New Construction:

- (1) Whenever it is proposed to alter, remodel, build, or otherwise develop or landscape property that is designated as a Landmark or Historic Property, or that is located within a designated Historic District, and a building permit or other development or zoning permit is required for such work, the applicant must first obtain the approval of the HPC in accordance with this Subchapter. In the case of proposed work which, in the HPO's judgment, is minor in nature and impact, the HPO shall be the approval authority. Approval pursuant to this Section indicates conformance with the provisions and intent of this Subchapter only and does not constitute or imply approval by any City department or other approval authority having jurisdiction.

The HPO has reviewed the proposed signage and has determined that the project is appropriate based on the following requirements:

- The proposed work is compatible with the recognized distinctive character of the overall property.

STAFF RECOMMENDATION

APPROVAL of proposed signage.

BACKUP DOCUMENTS

- Application for Certificate of Appropriateness.
- Proposed sign graphics.



Application for CERTIFICATE OF APPROPRIATENESS

Project Information

Application For Exterior signage for U.S. Post Office and Court House
Property address 300 Stewart Avenue
Project Name U.S. Post Office and Court House
Assessor's Parcel #(s) 139-34-501-007
General Plan Designation (existing) PF - Public Facility
Commercial Square Footage (if applicable) _____
Gross Acres 2.0
Additional Information Property listed in the local, state and national registers of historic places

Applicant Information

Applicant Name City of Las Vegas
*If the applicant is not the owner, s/he should be authorized by the owner to commit to changes proposed by the commission.
Contact Information David Bratcher, Redevelopment Officer, (702) 229-2201

Project Classification

- ☐ **Conceptual Review (recommended):** Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice.
- ☐ **New Construction:** Construction of a new building, additions or garages, sheds, etc. See Title 19 Zoning Code for guidance.
- ☐ **Exterior Building Alteration:** Includes, but is not limited to, all exterior changes to an existing building, windows, doors, roofing, etc. See Title 19 Zoning Code for guidance.
- ☐ **Landscaping:** Removing or adding landscaping or landscape features (walks, patios, retaining walls, etc.) that will alter the appearance of the property. See Title 19 Zoning Code for guidance.
- ☒ **Signage or Graphics:** Installation of a sign or graphic on a building, or on the site, or directly behind the window or on a window.
- ☐ **Variance or Zoning change:** Complete this application, the Historic Zoning Review Worksheet and submit a stamped copy of the variance or rezoning application filed with the city's Department of Planning and Development for the requested variances.
- ☐ **Demolition:** Removal of any building feature(s) or razing of any structure(s). For all demolitions, the applicant must include a written reason for the demolition, the proposed reuse of the site, evidence of funding and a time frame for project initiation. See Title 19 Zoning Code for guidance.
- ☐ **Lot Split**
- ☐ **Other:**

HPC-39602
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Work Description

Preliminary sketches for exterior signage were drawn to include a neon sign mounted on the rooftop. In accordance with National Park Service Conditional Approval dated July 2, 2010, the rooftop sign has been eliminated from the project.

A variety of exterior signage is proposed for the site (See Attachment 1¹). Banners will be attached to window reveals of the south façade using banner mount assemblies anchored in each bay. Banner mounts were previously installed in the outermost bays of the south elevation and in the center bays on east and west elevations for Centennial Celebration in 2005 (See Attachment 2). These banner mounts will be reused and new banner mounts will be installed in the same manner in the remaining bays of the south façade. A variety of configurations for banner placement on the south façade is proposed, ranging from banners in each bay, at only center bays, or alternating bays. In addition, one banner on the east elevation and one banner on the west elevation are proposed to be installed in the existing hardware on those elevations. As the banners are temporary in nature, they are expected to change content and location over time. Lightpost banners are proposed for four new exterior light poles on the south façade.

As described in the original Part 2 application for the south façade, "Metal letters attached to the entablature read "FEDERAL BUILDING - UNITED STATES POST OFFICE" date to 1960s, originally similar letters read "UNITED STATES POST OFFICE AND COURT HOUSE." Die cut bronze letters reading "LAS VEGAS MUSEUM OF ORGANIZED CRIME AND LAW ENFORCEMENT" are proposed for the architrave of the entablature to replace the current 1960s era letters.

Two lighted 15 foot tall monument signs will be placed in the landscaping at the southwest and southeast sides of the building. The monument signs will not attach to historic fabric and are contemporary and compatible with the scale of the building. Entry door signage will consist of vinyl film placed on all three reconstructed, glazed double doors above the push bars. One 25 inch tall wall sign will be placed on the window to the right of the eastern-most entry door, which serves the retail store area on the interior.

On the north façade of the building, a graphic wrap over the loading dock enclosure is proposed.

The graphic design of all elements of the signage program - banners, monument signs, vinyl entry door signage, store signage, and loading dock enclosure wrap - is still being developed. Renderings indicate placement, scale, and volume, but should not be interpreted as final graphic design.

The fire department has specified that street address numbers be placed on the south and north elevations. On the west side of the south elevation, 12 inch high bronze, die-cut, serif-face, halo-lit numbers will be mounted in a small raceway behind the historic lamp post to the contemporary stone clad wall that is part of the platform (handicapped) lift. On the north elevation, 8 inch high bronze, die-cut, serif-faced numbers without illumination will be mounted with adhesive to the terracotta block to the east of the new exterior door at the northwest corner of the building (See Attachment 3).

Overall, the exterior signage program will not destroy historic materials, will be compatible with architectural features of the building and will be reversible in conformance with *Standards 9 and 10*.

¹ The site plan in Attachment 1 identifies additional signage not included in this Work Description. Materials for this additional signage will be submitted at a later date.

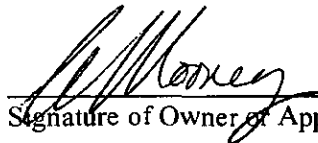
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Materials to submit with the application (as needed):

- ☐ **Color photos:** 35mm or digital only. Polaroids will not be accepted. Include photos of each side of the building; the site to be altered and close ups of the specific areas to be changed.
- ☒ **Drawings for conceptual review, new construction or graphics/signage:** Fifteen (15) complete sets, one color if applicable, must be submitted, no larger than 11" x 17". If presentation boards will be used, copies of the boards must be submitted in no larger than 11" x 17" format.
- ☐ **Material Samples/Manufacturer's Brochures:** material samples and brochures which show and describe the materials to be used (i.e., paint chips, brochures on doors, windows, etc).
- ☐ **Site Plan:** A site plan must be included for new construction, additions, site graphics, demolition, lot splits, fencing, and major landscaping projects. The plan must show property lines, all existing structures and/or landscaping in question, and their relationship to adjacent structures. Fifteen (15) copies, one color, must be submitted, no larger than 11" x 17".

Owner/Applicant Signature

I certify that I have read the introduction to this application and that the information I have included, and any accompanying documentation, is complete and accurate to the best of my knowledge. I further certify that I, the applicant, have been authorized by the owner to commit to changes proposed by the commission.


Signature of Owner or Applicant

9/10/10
Date

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The Secretary of the Interior's Standards for Rehabilitation

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

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.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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