



**Historic Preservation Review Commission
Regular Meeting Agenda
July 19, 2022
6:00 p.m.**

Call to Order

Roll Call

Approval of the Minutes of June 28th, 2022

Public Comments

New Business – Public Hearings

- Review of a Request for a Certificate of Appropriateness for a Sign Installation at 1434 Miner Street
- Review of a Request for a Certificate of Appropriateness for Fencing and Signage at 1601 Colorado Boulevard

New Business

Adjourn

**IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND
PARTICIPATION INSTRUCTIONS**

The Public is able to view and hear this meeting remotely at the following address on the City's website:
<https://cityofidahosprings.colorado.gov/your-government/live-meetings-packets>

The Public is able to participate in person and remotely by utilizing the link below:
<https://us02web.zoom.us/j/89588409377?pwd=VzJQWEptNitmSTVQb29oOXdpQnJhZz09>

Passcode: 577804

**MEGHAN VICKERS
PATTI TYLER
MICHAEL DAVENPORT**

**RACHAEL TURRY
LISA MANIFOLD**

**HPRC
REGULAR MEETING
June 28, 2022**

The HPRC of the City of Idaho Springs held a regular meeting on June 28, 2022. Chairman Vickers called the meeting to order at 5:58 p.m.

Answering the roll were: Meghan Vickers, Michael Davenport, Lisa Manifold, Rachael Tury and Patti Tyler. Also present was Deputy City Clerk Wonder Martell, Community Development Planner Jerad Chipman and City Administrator Andrew Marsh, Kris and Tim Hoehn attended via zoom.

APPROVAL OF MINUTES

Lisa Manifold Moved to approve minutes of November 16, 2021

Patti Tyler seconded, all in favor unanimous voice vote, Michael Davenport abstained from the vote as he was not present at the November 16, 2021, meeting.

NEW BUSINESS-PUBLIC HEARINGS

Landscape Improvement Plans at the Carnegie Library, 219 14th Avenue – COA

Renewal/Amendment. Mr. Chipman advised the board that this COA needs renewal as the COA is good for 6 months and this COA was last granted in August of 2021, other than the project being divided into two projects, the Library Improvement plans have not changed since the last COA approval.

PUBLIC COMMENT LIBRARY

L Dean Clark 410 Colorado Blvd, Idaho Springs CO

Mr. Clark spoke for the library and as a long-term resident. Mr. Clark wants to ensure the landscape elements are adhered to; he worries about losing the funding that the City has obtained for this project. Mr. Clark also brought up that it has taken 15 years to get to a point that the library can be improved.

Fred Clark 6485 North Flora Avenue, Fresno, CA

Mr. Clark is here to support his brother Mr. Clark and to enjoy a social evening out here in Idaho Springs.

Board member Manifold asked Libby (from the library) what would affect the funding? Libby replied that the plans have been approved as they are and not to change too much as to not lose the approved funding. City Planner Chipman advised Board member Manifold that there are no plans to change the approved plans from August, the amendment to the plans was on the memorial.

ACTION

Board member Manifold moved to approve an amended Certificate of Appropriateness for the proposed landscape improvements to the library site. Board member Rachael Tury seconded followed by an all in favor voice vote. Motion passes unanimously.

MEGHAN VICKERS
PATTI TYLER
MICHAEL DAVENPORT

RACHAEL TURRY
LISA MANIFOLD

NEW BUSINESS PUBLIC HEARINGS

Proposed Rehabilitation of Hose House #2, 600 Colorado Boulevard – COA Renewal

Mr. Chipman advised the board that the COA for this project needs to be renewed as a COA is only good for 6 months and this one was issued in August of 2021. Mr. Chipman also advised that the rehabilitation plans have not changed since the COA was granted back in August.

PUBLIC COMMENT HOSE HOUSE#2

L Dean Clark. Mr. Clark asked if funding has been allocated and if this project is already out for bid? Mr. Clark also mentioned that the deterioration of the Hose House has accelerated, and many more seasons would destroy this important historic site. Mr. Clark stated that this Hose House was created for fire protection and can be used to protect our community from wildfire. Mr. Clark also thinks that we could use the siren to advise the entire community about any danger, that the siren could enhance the safety of the community.

Tim & Kris Hoehn mentioned that there were three bids returned for this project. The lowest was \$127,000.00 and the highest was \$160,000.00. The lowest bid was given by Spectrum General Contracting which the Hoehns state do very good work and also have a masonry contractor that does amazing work as well.

Board member Manifold asked about one of the doors having glass or polycarbonate to allow for the public to view inside to see all of the equipment. Board member Davenport stated that he was sure that the plans did have that clear portion of the door on them. Mr. Chipman stated initially there were some questions of the structural integrity, and HPRC came to the consensus that if a door was not operable then glass/polycarbonate would be ok. The board likes the decision to have the viewing glass in the door.

ACTION

Board member Tyler moved to approve a Certificate of Appropriateness for rehabilitation of Hose House #2 to include the condition that the smaller door remain in an inoperable state. Board member Turry seconded followed by a unanimous voice vote. Motion carries.

NEW BUSINESS

Historic Resource Survey Plan Draft Review- Chair Vickers advised the board that this draft should be reviewed thoroughly and that the board should then get their thoughts together and email Mr. Chipman the comments and questions they have by Friday July 8th. Chair Vickers asked Mr. Chipman the time frame for adoption of this plan and Mr. Chipman advised it could be done as soon as the next meeting Tuesday July 19th and to get the questions and comments before the board prior to that adoption, they must be received by July 8th to be reviewed and to make it in the meetings packet. The board agreed to this time frame. Board member Manifold wanted to make sure that at the meeting on July 19th, that the extension of the COA time frame (6 months currently) to 1 year gets put onto the agenda.

ADJOURN

Chair Vickers adjourned the meeting at 6:44 pm.

IDAHO SPRINGS HISTORIC PRESERVATION REVIEW COMMISSION STAFF REPORT

Meeting Date: Tuesday, July 19, 2022

Report Date: July 14, 2022

To: Historic Preservation Review Commission

By: Jerad Chipman, Community Development Planner for the City of Idaho Springs

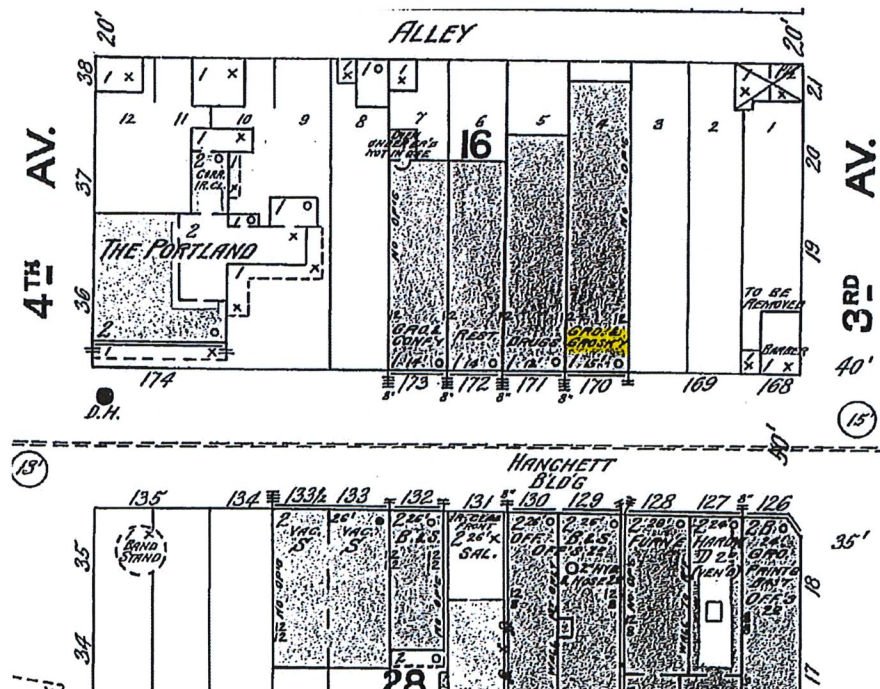
Re: Review of a Request for a Certificate of Appropriateness for a Sign Installation at 1434 Miner Street – Design Guidelines Review

PROPOSAL:

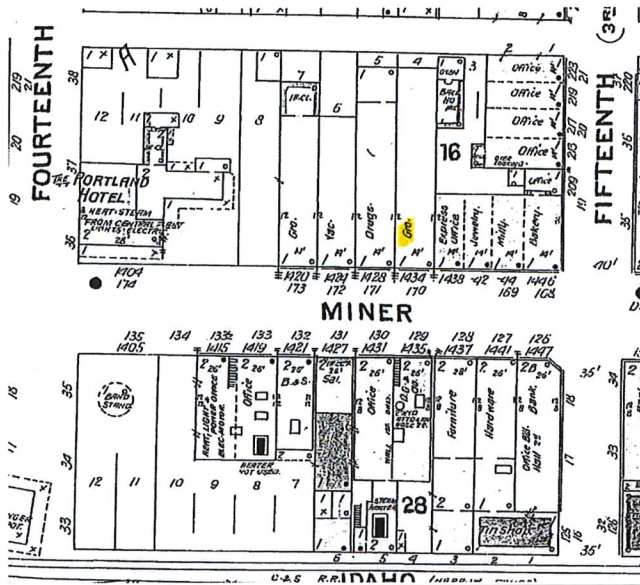
Andrew Wolff, representing Tibet Jewel (Applicant) requests approval of a Certificate of Appropriateness (COA) for the proposed sign installation at 1434 Miner Street located in the Historic Downtown District. The proposed sign is a projection sign that is proposed to be installed above the entrance to the store. The sign measures twenty-five (25) inches by twenty-five (25) inches square. Attached are images of the proposed sign.

BUILDING HISTORY:

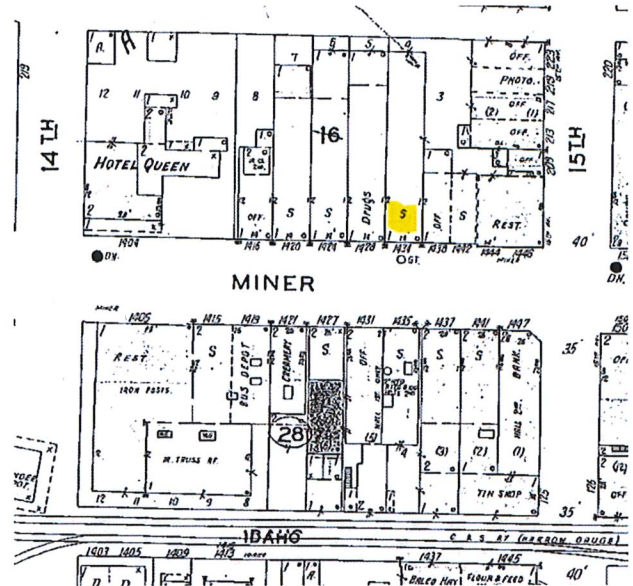
The historic Sanborn maps indicate that this building was built between 1895 and 1900, which is in the period of significance. It appears to have been a grocery store during that time. The below image is from the 1900 Sanborn Map



1907 Sanborn Map: Grocery Store



1931 Sanborn Map: Grocery Store



The 1983 National Historic District nomination form states the following and contains the below image:

8. C Store (1434 Miner) Mountain Bell. Late 1800's. One-story brick. Display window, recessed doorway. Decorative brick cornice at top of upper facade.



ZONING ORDINANCE GUIDELINES:

Projecting signs are allowed in the Downtown Historic District at a rate of one per building. The maximum size is twelve (12) square feet per side and no more than 2 sides. The maximum height requirements are as follows:

At least 8' above public right-of-way.

Cannot extend higher than the eave or parapet wall of the principal building. Cannot extend more than five (5) feet from a building wall.

The outermost end of a projecting sign may not come within two (2) feet of the parking curb on the street.

The proposed sign complies with the Zoning Ordinance.

DESIGN GUIDELINES:

The 2007 City of Idaho Springs Design Guidelines for Historic Structures addresses signs on a contributing structure as follows:

- a. Coordinate a sign within the overall façade composition and with other signs on the property.
 - 1) A sign should be in proportion to the building such that it does not dominate the appearance.
- b. Position a sign to be a part of the overall building composition.
 - 1) Locate a sign on a building such that it will emphasize design elements of the façade itself.
 - 2) Mount a sign to fit within existing architectural features. Use the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen along the street.
- c. Preserve an historic painted sign where it exists, when feasible.
- d. A sign should not obscure or compete with architectural details of an historic building façade.
 - 1) A sign should be designed to integrate with the architectural features of a building, not distract attention from them.
- e. Signs that are out of character with those seen historically and that would alter the historic character of the District are inappropriate.
- f. Sign materials should be compatible with that of the building façade.
 - 1) Painted or stained wood and metal are appropriate materials for signs. Their use is encouraged. Unfinished materials, including unpainted wood, are discouraged because they are out of character with the context.
 - 2) Highly reflective materials are inappropriate.
- g. A simple sign design is preferred.
 - 1) Typefaces that are in keeping with those seen in the District traditionally are encouraged. Photographic evidence of historic signs may be helpful.

It is staff's opinion that the design guidelines have been met by this sign application. The sign is a projection sign that is proposed to have a metal arm extending out from the building with a wooden sign measuring 25 inches by 25 inches.

HISTORIC PRESERVATION REVIEW COMMISSION (HPRC) ROLE:

Chapter 22 “Historic Preservation” of the City of Idaho Springs Municipal Code requires review and approval of improvements within the Historic District or at designated historic sites by the HPRC, using the City’s “Design Guidelines for Historic Structures” (or simply the “Design Guidelines”). The Design Guidelines include provisions for both buildings and sitework, and they reference the Secretary of Interior Standards.

An approved project receives a COA. As required by the city-adopted 2018 International Building Code (IBC), the Applicant still must obtain a building permit prior to construction.

CRITERIA FOR APPROVAL:

In order for the HPRC or the City Council to grant a COA for any application, the Commission or the City Council must determine that the application meets the following criteria, contained in Municipal Code Section 21-104 (F) “Criteria for review and approval” of a COA:

1. *The proposed work is consistent with and promotes the purposes of these regulations, as set out in Chapter 22 of the Municipal Code;*
The project is consistent with the following purposes contained in Municipal Code Section 22-2(A):
 - (1) *Foster civic pride in the beauty and accomplishments of the past and promote the use of the Historic District and other designated sites for the education and pleasure of the City's citizens.*
 - (2) *Protect the unique scenic and historic atmosphere and character of the city and protect the architectural, cultural and aesthetic heritage of the city.*
 - (3) *Strengthen the City's economy by protecting and enhancing the City's attractions for visitors.*
 - (4) *Preserve and protect the continued existence of historic structures and sites within the Historic District and other designated sites.*
 - (5) *Draw a reasonable balance between the desires of property owners and the preservation of the City's heritage, while avoiding the imposition of an unreasonable economic hardship.*
 - (6) *Prevent the use of materials or design in the repair, construction, reconstruction or remodeling of structures which:*
 - (a) *Adversely affect the desirability of the district or other designated site for business and residential purposes; or*
 - (b) *Are hazardous or incompatible with the historic character of the district or other designated site.*

Staff’s Opinion:

With respect to an existing structure, the proposed work will not adversely materially affect its historic quality. The proposed sign is similar to other signs in the district in terms of height, size and materials. The proposed work will have no adverse material effect on the historic atmosphere and character of the city and the national designation. The proposed work is in compliance with all current, applicable design guidelines. It is regrettable that at the time of drafting this report that additional images of the building have not been added to this report. The building provides an excellent space above the stained glass

portion of the façade to install such a sign that would not be detrimental to the historic architectural features of the building.

PUBLIC COMMENTS

As of the writing of this staff report, no public comments have been received on this application.

PLANNING STAFF RECOMMENDATION:

Staff recommends the Historic Preservation Review Commission approve the Certificate of Appropriateness for a projection sign.

SUGGESTED MOTION:

I move to approve a Certificate of Appropriateness for a projection sign at 1434 Miner Street as detailed in the attached images.

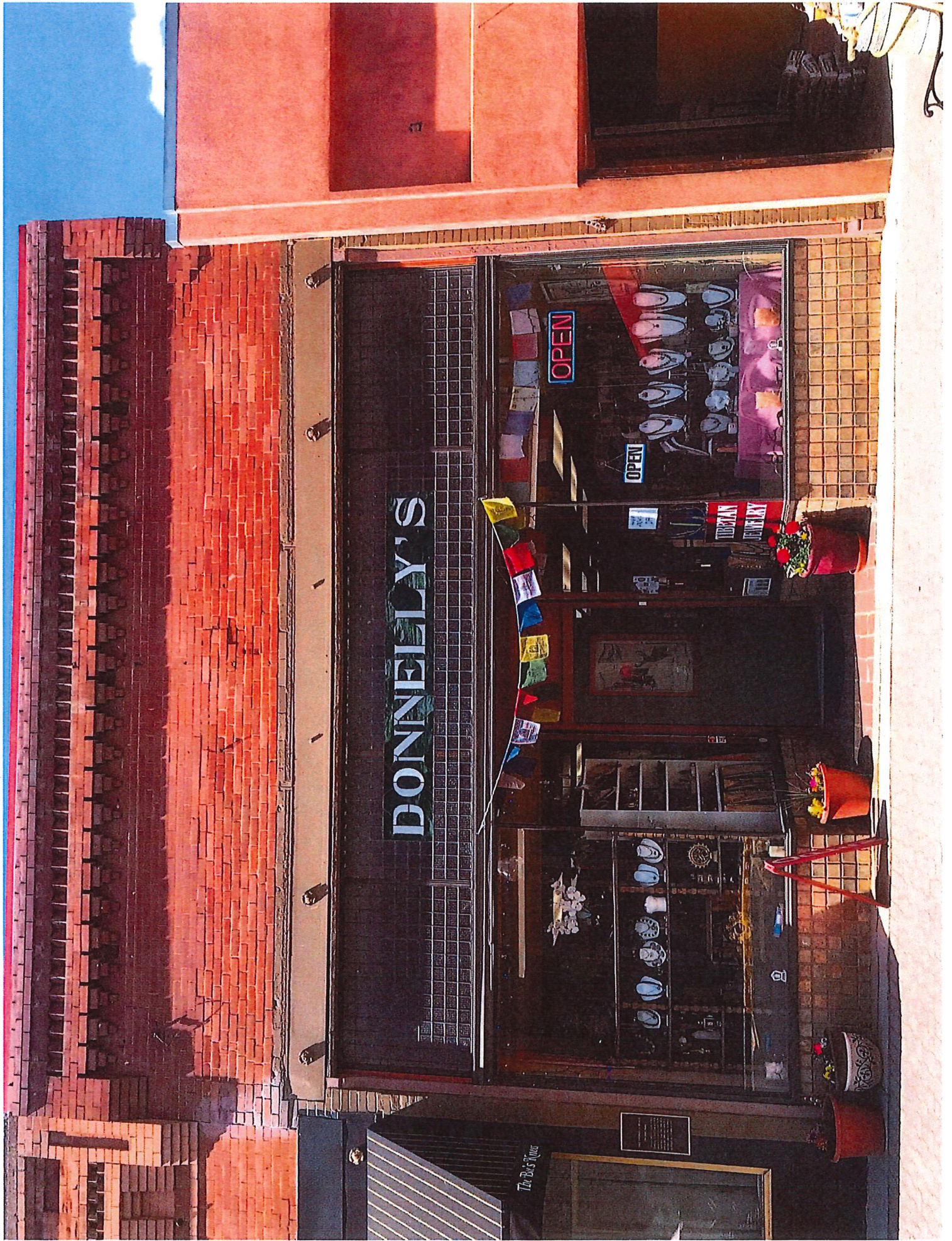
Attachments:

Application

Application Exhibits







IDAHO SPRINGS HISTORIC PRESERVATION REVIEW COMMISSION STAFF REPORT

Meeting Date: Tuesday, July 19, 2022

Report Date: July 14, 2022

To: Historic Preservation Review Commission

By: Jerad Chipman, Community Development Planner for the City of Idaho Springs

Re: **Review of a Request for a Certificate of Appropriateness for Fencing and Signage at
1601 Colorado Boulevard – Design Guidelines Review**

PROPOSAL:

Jonah Hearne, Managing Member for 5340 Investments LLC (the Applicant and Owner) requests approval of a Certificate of Appropriateness (COA) for the proposed fence, signage removal, and signage installation at 1601 Colorado Boulevard located in the Historic Downtown District. Last summer, this property received a COA for a rehabilitation, which is currently in progress. The Applicant did not address the installation of a fence or signage on the property in the original COA. A fence is indicated on the architectural drawings, however, details of the fence were not provided. Signage was not indicated at that time.

There is currently a wooden fence on the property, which is proposed to be removed and replaced with a proposed iron fence. A small portion of iron fence exists on the property today. It is located in the side yard and the style of that fence is proposed to be replicated in the front yard of the property.

A signage plan has also been submitted for review. In addition, there is an existing pole sign located in the front yard. The pole sign is proposed to be removed, which is required to be reviewed by the HPRC in the event that it is over fifty (50) years old. The signage plan proposes replacing that sign with three signs, a pole sign and two (2) projecting signs. All of the proposed signs are indicated to be constructed of aluminum.

ZONING ORDINANCE GUIDELINES:

The Zoning Ordinance allows fences to be installed within the front yard setback of a maximum of forty-eight (48) inches. Iron is a permitted fence material.

The existing pole sign is currently a non-conforming sign within the Historic District, which is typically something that the Zoning Ordinance strives to remove. However, in the Historic District, there is a provision that indicates that signs over fifty (50) years old are required to be reviewed by the HPRC prior to removal. Staff has been able to verify that the sign is a minimum of thirty-nine (39) years old, but believes that the sign is over fifty (50) years old and is requesting HPRC's opinion regarding removal of the sign.

Projection signs are allowed in the Downtown Historic District at a rate of one (1) per building. The maximum size is twelve (12) square feet per side and no more than two (2) sides. The maximum height requirements are as follows:

At least eight (8) feet above public right-of-way.

Cannot extend higher than the eave or parapet wall of the principal building. Cannot extend more than five (5) feet from a building wall.

The outermost end of a projecting sign may not come within two (2) feet of the parking curb on the street.

The proposed sign that is indicated to be located south of the 16th Avenue entrance complies with these provisions, however, additional information is required to verify that the minimum height is met.

The second hanging sign is also classified as a projection sign, and only one projection sign is allowed per building in accordance with the Zoning Ordinance. There are a couple of options that the applicant has in addressing this sign. One would be to place it on a wall, making it a wall sign. The other option would be to seek the HPRC's approval and then requesting a variance from the Variance Board. Staff is requesting HPRC's opinion on the sign as a projection sign and potentially as a wall sign. Additionally, the height of the sign is too short per the Zoning Ordinance.

The proposed new pole sign is prohibited within the Historic District. A variance is necessary to install any new pole sign in the HD. This is true even when a new pole sign is proposed to replace an old nonconforming one. The Variance Board is the group with legal authority to grant a variance on this issue. Therefore the HPRC's role in reviewing this proposed sign is to offer an opinion on the historic appropriateness of the sign **if** it is allowed by the Variance Board.

DESIGN GUIDELINES:

~~The fences and walls on a contributing structure within the Historic District. The 2007 City of Idaho Springs Design Guidelines for Historic Structures addresses fences on a contributing structure as follows:~~
a. *These should not exceed four feet in the front yard.*

1. Chain link or metal fences, concrete block, plastic, fiberglass or plywood fences are not acceptable.
2. Solid (privacy) wood fences are discouraged except where they are necessary for screening, parking or storage.
3. Retaining walls should be of dry stone or stone masonry.
4. Log and railroad ties may be used on a limited basis, provided that the horizontal method of construction is utilized.
5. Unfaced concrete or concrete block are not appropriate.

It is staff's opinion that the proposed fence complies with the guidelines and at one point in history the property had an iron fence. It is also notable that the proposed fence would mimic existing iron fencing on the property.



The 2007 City of Idaho Springs Design Guidelines for Historic Structures addresses signs on a contributing structure as follows:

- a. Coordinate a sign within the overall façade composition and with other signs on the property.
 - 1) A sign should be in proportion to the building such that it does not dominate the appearance.
- b. Position a sign to be a part of the overall building composition.
 - 1) Locate a sign on a building such that it will emphasize design elements of the façade itself.
 - 2) Mount a sign to fit within existing architectural features. Use the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen along the street.
- c. Preserve an historic painted sign where it exists, when feasible.
- d. A sign should not obscure or compete with architectural details of an historic building façade.

1) A sign should be designed to integrate with the architectural features of a building, not distract attention from them.

e. Signs that are out of character with those seen historically and that would alter the historic character of the District are inappropriate.

f. Sign materials should be compatible with that of the building façade.

1) Painted or stained wood and metal are appropriate materials for signs. Their use is encouraged. Unfinished materials, including unpainted wood, are discouraged because they are out of character with the context.

2) Highly reflective materials are inappropriate.

g. A simple sign design is preferred.

1) Typefaces that are in keeping with those seen in the District traditionally are encouraged. Photographic evidence of historic signs may be helpful.

The below images of the property provide two snapshots in time that contain pole signage, although they are drastically different. The first image contains a pole sign that is similar in appearance, height and size to the pole sign that is being proposed. The second image is from 1983, a time much more influenced by automobiles and the desire to grasp the driving public's attention. There are two (2) pole sign in this image, both much larger than the pedestrian scale sign of the previous era. The image from 1983 also indicates a projecting sign. That image is not from the period of significance, but does illustrate that such signage types were utilized previously.

It is staff's opinion that the existing pole sign be allowed to be removed from the property as it may be older than the fifty (50) year old review threshold, but it certainly is not from the period of significance and does not represent the intent of the rehabilitation of the building to the Victorian Era.

Continuing into the proposed signage, it is staff's opinion that the design guidelines have been met for the projection sign. The second projection sign is also within the intent of the design guidelines, and can meet the Zoning Ordinance requirements if it is altered to become a wall sign. The pole sign appears to have some comparable signs throughout history. The older images share some similarities to the proposed sign, and it is staff's opinion that the sign meets the intent of the design guidelines. However, the sign would be required to go through the variance process to be permitted.



Vintage Photograph of the Club Hotel, photo courtesy of the Historical Society of Idaho Springs



Photo from the 1983 National Register Nomination Form

HISTORIC PRESERVATION REVIEW COMMISSION (HPRC) ROLE:

Chapter 22 "Historic Preservation" of the City of Idaho Springs Municipal Code requires review and approval of improvements within the Historic District or at designated historic sites by the HPRC, using the City's "Design Guidelines for Historic Structures" (or simply the "Design Guidelines"). The Design Guidelines include provisions for both buildings and sitework, and they reference the Secretary of Interior Standards.

An approved project receives a COA. As required by the city-adopted 2018 International Building Code (IBC), the Applicant still must obtain a building permit prior to construction.

CRITERIA FOR APPROVAL:

In order for the HPRC or the City Council to grant a COA for any application, the Commission or the City Council must determine that the application meets the following criteria, contained in Municipal Code Section 21-104 (F) "Criteria for review and approval" of a COA:

1. *The proposed work is consistent with and promotes the purposes of these regulations, as set out in Chapter 22 of the Municipal Code;*
The project is consistent with the following purposes contained in Municipal Code Section 22-2(A):
 - (1) *Foster civic pride in the beauty and accomplishments of the past and promote the use of the Historic District and other designated sites for the education and pleasure of the City's citizens.*
 - (2) *Protect the unique scenic and historic atmosphere and character of the city and protect the architectural, cultural and aesthetic heritage of the city.*
 - (3) *Strengthen the City's economy by protecting and enhancing the City's attractions for visitors.*
 - (4) *Preserve and protect the continued existence of historic structures and sites within the Historic District and other designated sites.*
 - (5) *Draw a reasonable balance between the desires of property owners and the preservation of the City's heritage, while avoiding the imposition of an unreasonable economic hardship.*
 - (6) *Prevent the use of materials or design in the repair, construction, reconstruction or remodeling of structures which:*
 - (a) *Adversely affect the desirability of the district or other designated site for business and residential purposes; or*
 - (b) *Are hazardous or incompatible with the historic character of the district or other designated site.*

Staff's Opinion:

With respect to an existing structure, the proposed work will not adversely materially affect its historic quality. The proposed fence and signs meet the intent of the design guidelines and are compatible with the historic character of the district and the designated site. The proposed work will have no adverse material effect on the historic atmosphere and character of the city and the national designation.

PUBLIC COMMENTS

As of the writing of this staff report, no public comments have been received on this application.

PLANNING STAFF RECOMMENDATION:

Staff recommends the Historic Preservation Review Commission approve the Certificate of Appropriateness for the proposed fence, the first projection sign, the second projection sign in the event that it complies with the Zoning Ordinance by converting to a wall sign or receives a variance to exist as a second projection sign, and the pole sign in the event that a variance is approved.

SUGGESTED MOTION:

I move to approve a Certificate of Appropriateness for an iron fence, a projection sign, a wall sign, and a pole sign at 1601 Colorado Blvd. as detailed in the attached images and on the condition that any sign approved hereby needing a variance obtains the necessary variance from the City Variance Board. The applicant's failure to obtain any necessary variances does not nullify or otherwise affect this COA as to signs that do not require variances.

Attachments:

Applicant Narrative

Application Exhibits

Club Hotel

1601 Colorado Boulevard
Idaho Springs, CO

Historical Preservation Review Committee
Idaho Springs, CO

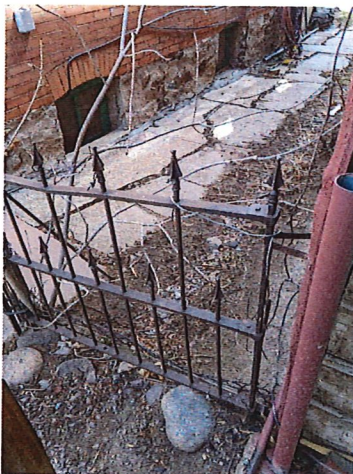
The Club Hotel project is nearing completion and we are needing to remove the large lodge sign and install a new sign on the corner of the lot.

The old Lodge sign can be removed with minimal obstruction to the City of Idaho Springs or the property. The sign can be removed in one piece if the City or the Idaho Springs Historical Society have interest in the sign, otherwise it will be disposed of. The large metal poles in which it rests upon will be extracted as well.

The new Club Hotel sign will sit on the corner of the lot, diagonally positioned so it can be seen from 16th Street and Colorado Blvd. The signpost will resemble a light post from the Victorian time period, both complementing the building and the light posts installed by the City of Idaho Springs for street lighting. We will also install a similar sign hanging off the 16th St side of the building for people driving on 16th trying to find us. Also there will be a sign installed on the building above our main entrance on the 16th St side of the building.

Included are the renderings of the new sign, a map of the lot showing how the sign will be positioned, and the sign in which the Club Hotel would like to remove.

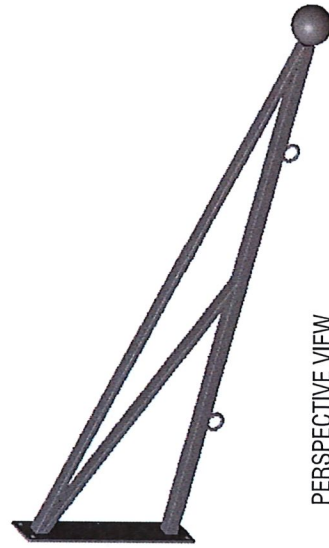
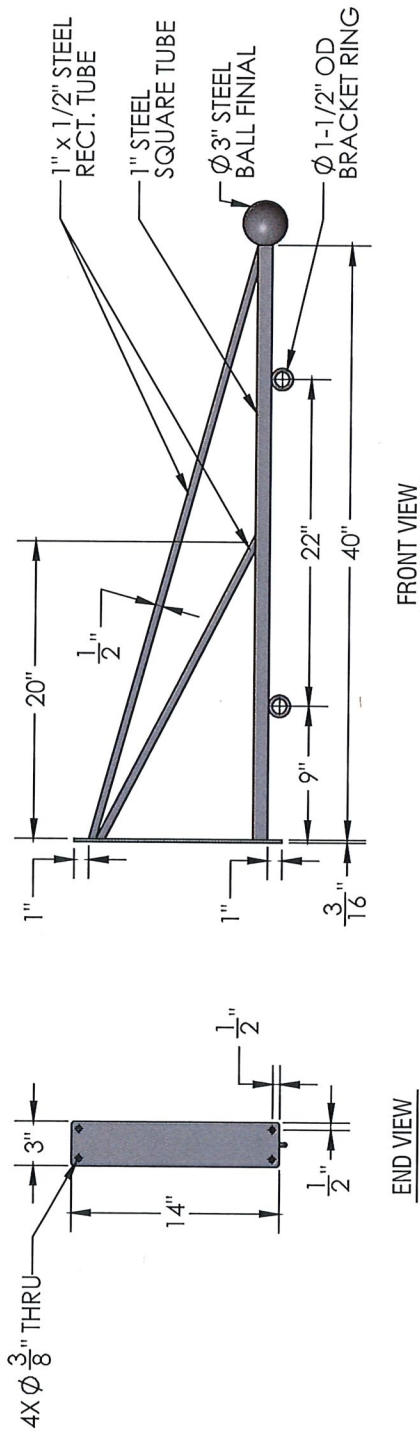
A new fence designed to match the original fence currently installed between the Club Hotel and the neighboring building.



Thank you for your consideration of this request.

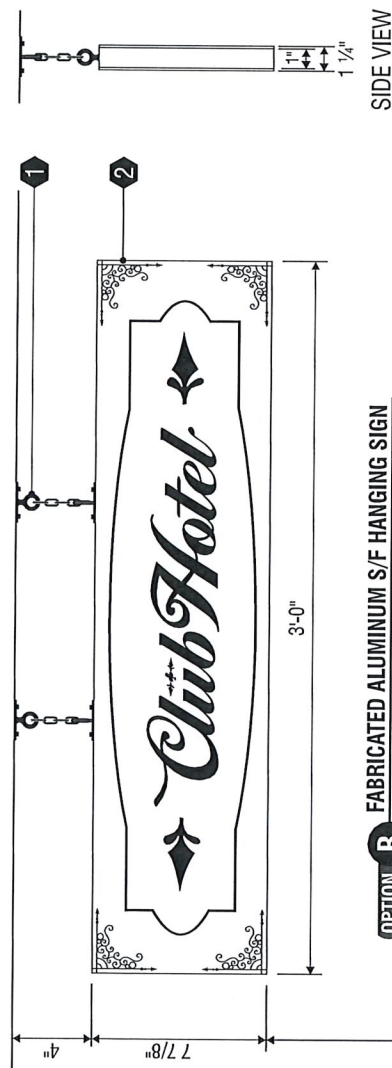
Jonah Hearne
Managing Member
5340 Investments LLC

Sign Bracket Details



Garnett Signs, LLC 1250 Simms St #105 Lakewood CO 80401 T: 720.640.9162 www.garnettsgn.com Garnett Signs	Client Club Hotel Colorado Account Rep or PM Dave Brazzell Project Club Hotel 1601 Colorado Boulevard Idaho Springs, CO	Order # 13580-02 Filepath 13580 - Club Hotel Colorado Design Submittals	Initial Drawing By Date 05/18/22	Revised Date 05/19/22 Added 2nd option for hanging sign. -KL	D/F Hanging Sign	☐ Approved ☐ Approved as noted ☐ Revise and resubmit Name _____ Date _____	Sheet 2 Garnett Signs, LLC reserves the right to modify or alter the design of this sign without notice. We can not guarantee exact color matches due to varying compatibility of surface materials and paint used. This design is the exclusive property of Garnett Signs, LLC and cannot be reproduced, altered in whole or in part without Garnett Signs, LLC consent. Underwriters Laboratories Inc. UL Safety Requirements
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- 1 STEEL LINK CHAINS AND EYE BOLT
BRACKETS PAINTED BLACK.
- 2 FABRICATED S/F ALUMINUM HANGING
SIGN WITH 1" SQUARE TUBE FRAME
WITH EYE BRACKETS AND 1/8" FACES
PAINTED WHITE WITH DIGITALLY-
PRINTED VINYL OVERLAY.

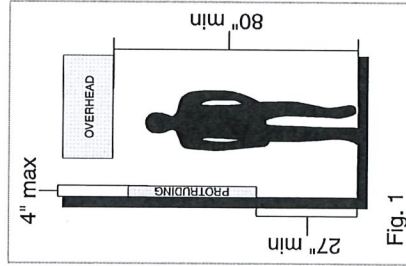


OPTION B FABRICATED ALUMINUM S/F HANGING SIGN
QTY: 1 EA. SCALE: 2" = 1'-0"

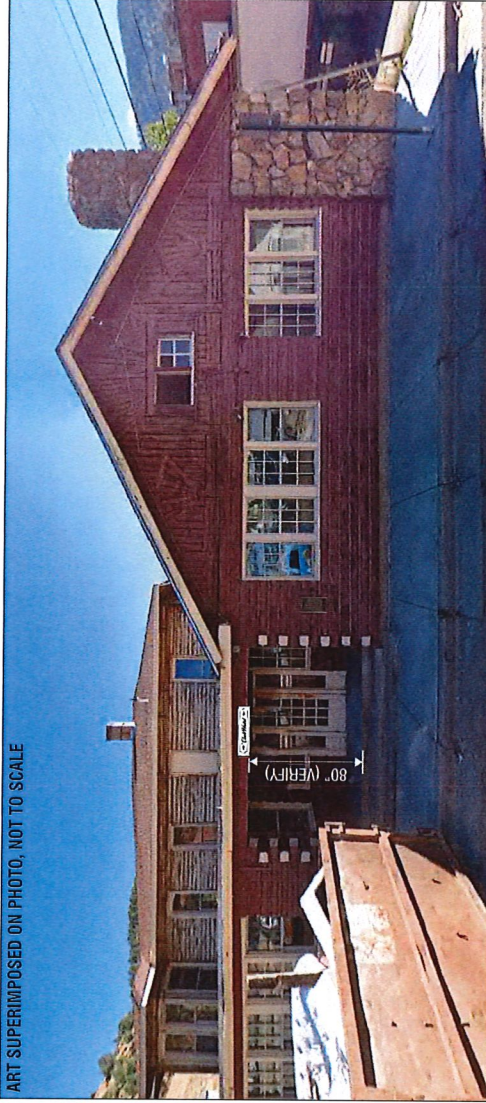
SIGN AREA: 2.21 F²

NOTE - FOR ADA COMPLIANCE:

- Flag-mounted signs & over-head signs must be mounted a minimum of 80" from the finish floor (Fig. 1).

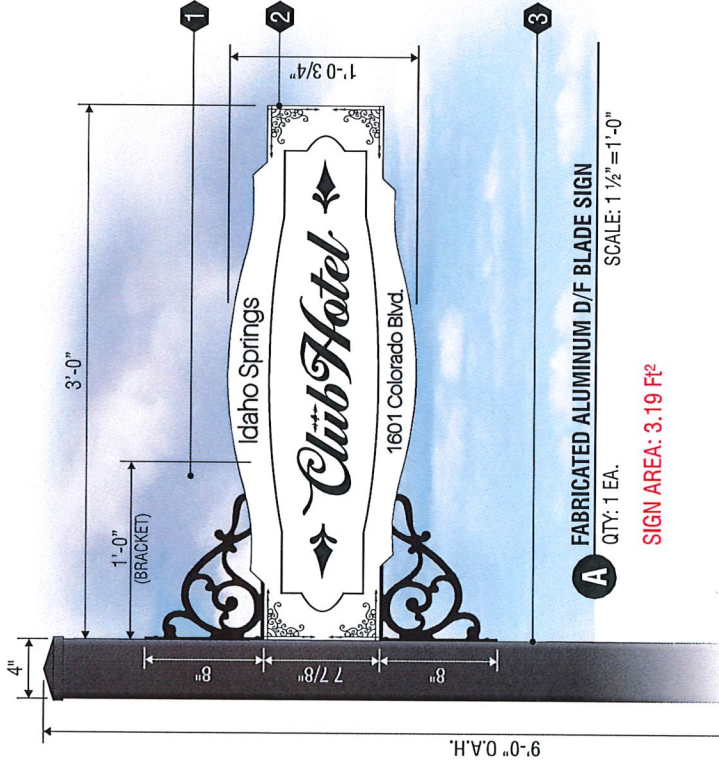


ART SUPERIMPOSED ON PHOTO, NOT TO SCALE



 Garnett Signs 1250 Simms St #105 Lakewood CO 80401 T: 720-640-9162 www.garnettsgn.com	Client Club Hotel Colorado Account Rep or PM Dave Brazzell Project Club Hotel 1601 Colorado Boulevard Idaho Springs, CO	Order # 13580-02 Filepath 13580 - Club Hotel Colorado\Design Submittals	Initial Drawing By  Date 05/18/22	Revised Date 05/19/22 Added 2nd option for hanging sign. -KL	S/F Hanging Sign ☐ Approved ☐ Approved as noted ☐ Revise and resubmit Name _____ Date _____	Sheet 3 Garnett Signs, LLC will endeavor to supply match colors as close as possible to the original. We can not guarantee exact color matches due to varying compatibility of surface materials and paints used. This design is the exclusive property of Garnett Signs, LLC and cannot be reproduced, either in whole or in part without Garnett Signs, LLC consent.  Underwriters Laboratories, Inc. UL Meets UL Safety Requirements
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- 1 CAST IRON BRACKETS PAINTED BLACK, WITH SEMI-GLOSS FINISH. BOLT TO SQUARE TUBE POLE.
- 2 FABRICATED D/F ALUMINUM BLADE SIGN WITH 1 1/2" SQUARE TUBE FRAME AND 1/8" FACES PAINTED WHITE WITH DIGITALLY-PRINTED
- 3 4" SQUARE TUBE PIPE (9' O.A.H.) WITH CAP PAINTED BLACK, WITH SEMI-GLOSS FINISH. SET IN SOIL, INSIDE FENCE, FACING CORNER OF INTERSECTION, WITH CONCRETE FOOTING AS REQUIRED.



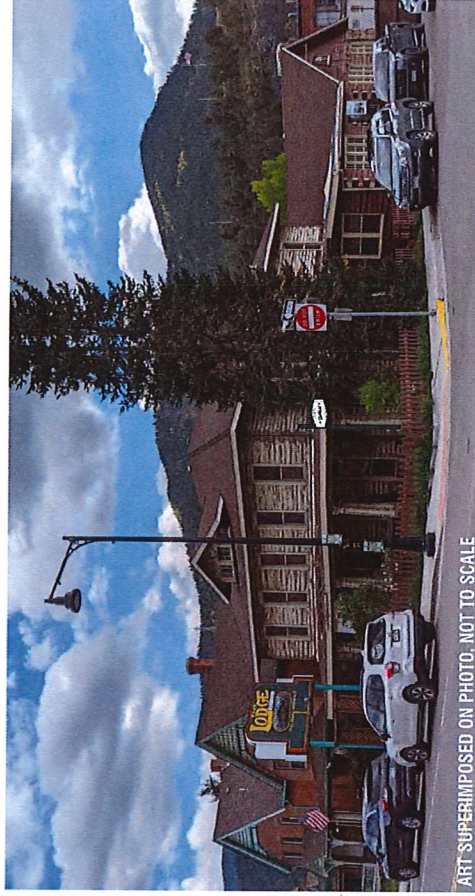
SIDE VIEW

A FABRICATED ALUMINUM D/F BLADE SIGN

QTY: 1 EA.

SCALE: 1 1/2" = 1'-0"

SIGN AREA: 3.19 Ft²



ART SUPERIMPOSED ON PHOTO. NOT TO SCALE

Garnett Signs, LLC is pleased to identify each color, including PMS color specified. We can not guarantee exact color matches due to varying compatibility of surface materials and paints used. This design is the exclusive property of Garnett Signs, LLC and cannot be reproduced, either in whole or in part, without Garnett Signs, LLC consent. Underwriters Garnett Signs, LLC Meets Laboratories Inc. UL Safety Requirements	Approved ☐ Approved as noted ☐ Revise and resubmit ☐ Name _____ Date _____	D/F Blade Sign	Revised Date 05/19/22 Redesign, with taller panels and thicker frame. -KL	Initial Drawing By <i>[Signature]</i> Date 05/18/22	Order # 13580-02 Filepath 13580 - Club Hotel Colorado Design Submittals	Client Club Hotel Colorado Account Rep or PM Dave Brazzell Project Club Hotel 1601 Colorado Boulevard Idaho Springs, CO	Garnett Signs, LLC 1250 Simms St #105 Lakewood CO 80401 T: 720.640.9162 www.garnettsgn.com Garnett Signs
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