

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

WEST END HISTORIC SIGN DISTRICT

CASE NUMBER: 2501140009

DATE FILED: January 17, 2025

LOCATION: 1907 N LAMAR
(east corner)

SIZE OF REQUEST: 18.5 sq. ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

APPLICANT: Chase Singleton of Priority Signs and Graphics

OWNER: SUMMIT NCI JV 160, LLC

TENANT: SUMMIT HOTEL TRS 160, LLC

REQUEST: An application for a Certificate of Appropriateness by Chase Singleton of Priority Signs and Graphics, for a 18.5-square-foot illuminated projecting sign at 1907 N LAMAR (north elevation).

SUMMARY: The applicant proposes to install a 18.5-square-foot projecting sign, composed of open-faced channel letters illuminated by faux neon, bearing the name Springhill Suites by Marriott, that is installed on the northeast corner of a type-B facade, facing Corbin and Lamar.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located in Westend SPSD and is zoned Central Area District 1 (CA-1(A)), a business zoning sign district.

These regulations are established in: [Sec. 51A-7.1000](#) (Specific details included below).

- The applicant proposes to install a 18.5-square-foot projecting sign, composed of open-faced channel letters illuminated by faux neon, bearing the name Springhill Suites by Marriott, that is installed on the northeast corner of a type-B facade, facing Corbin and Lamar.
 - The sign is composed of a double sided cabinet, painted grey, with open-faced channel letters, painted white mounted to the corner surface of the building. The sign will be rectangular in shape, measuring one-foot and 6.5-inches wide by 12-feet tall. The overall projection will be three-feet and six-inches from the wall.
 - The sign will be back-lit by exposed LED that is intended to mimic the look and illumination of exposed neon.
- This is the second of four applications under review by this body for this site. The intent is to replace the existing signs while refreshing the look. This sign is to be located on east corner of the building, and is submitted as Sign 6.
- Construction of the proposed sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.1000.

51A-7.1002 PURPOSE.

The purpose of this division is to regulate the construction of new signage and alterations made to existing signage with a view towards preserving the historic nature of this district. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to insure that new signage is of appropriate historical design and does not visually obscure significant architectural features of a building or the district in general. (Ord. Nos. 19455; 21404; 22112; 26027)

51A-7.1003 DEFINITIONS.

(10) PROJECTING ATTACHED SIGN means an attached sign, other than a roof sign, projecting 18 or more inches from a building.

(16) TYPE B FACADE means a facade with a total window area comprising less than 30 or more than 50 percent of the total facade area.

51A-7.1005(h) PROJECTING ATTACHED SIGNS.

(1) No premise may have more than one projecting attached sign per street entrance.

(2) No projecting attached sign may:

(A) exceed 20 square feet in effective area;

(B) be lower than 10 feet above grade; or

(C) project vertically above the second story or the roof of the building, whichever is lower.

This sign is less than 20-square feet and mounted more than 10-feet above grade.

51A-7.505

PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. **The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign.** After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) **Decision by the commission.** Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. **In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation.** If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

Property Ownership

SUMMIT NCI JV 160, LLC
13215 BEE CAVE PKWY
AUSTIN, TX 78738

Officer names: SEE ATTACHED LIST

Tenant Ownership

SUMMIT HOTEL TRS 160, LLC
13215 BEE CAVE PKWY
AUSTIN, TX 78738

Officer names: SEE ATTACHED LIST

Officer List:

Please format your officer list accordingly, use as many lines as needed:

Building Owner: SUMMIT NCI JV 160, LLC(Legal Entity or Individual) Building

Owner Address: 13215 BEE CAVE PKWY AUSTIN, TX 78738

Officer for Building Owner: JOHN STANNER Title: PRESIDENT

Officer for Building Owner: CHRIS ENG Title: SECRETARY

Officer for Building Owner: _____ Title: _____

Tenant Name: SUMMIT HOTEL TRS 160, LLC (Full legal entity)

Corporate Address for Tenant: 13215 BEE CAVE PKWY AUSTIN, TX 78738

Officer for Building Owner: JOHN STANNER Title: PRESIDENT

Officer for Building Owner: CHRIS ENG Title: SECRETARY

Officer for Tenant: _____ Title: _____

SSDAC Action:

February 11, 2025

MOTION: It was moved to **approve**:

An application for a Certificate of Appropriateness by Chase Singleton of Priority Signs and Graphics, for a 18.5-square-foot illuminated projecting sign at 1907 N LAMAR (east corner).

Maker: Hardin
Second: Webster
Result: Carried: 3 to 0

For: 3 - Peadon, Webster, and Hardin
Against: 0 - none
Absent: 2 - Haqq, Dumas
Conflict: 0 - none

Speakers: Nickolas Caram

Job 193788120-002 (2501140009)**Job Edit****Miscellaneous Transaction****Job 193788120-002 (2501140009)****Electrical Sign (ES) ATTACHED - SIGN6 (A) New Construction**

Status: Paid

Created By: TLUMSDEN

Date Created: Jan 14, 2025

Date Completed: Jan 17, 2025

Parent Job: 193788120-001 (2410171063)

Specific Location: ***REAL ESTATE-LANDMARK*** 18.5 SF - 1907 N LAMAR - FAUX NEON ILLUMINATED PROJECTING SIGN ON NORTHEAST CORNER OF BUILDING \\\ CA#

Details

Customer
Singleton, Chase
1010 E Dallas Rd.
STE 100
Grapevine, TX 76051
(682) 331-6223
chase@psgdfw.com

Fee Amount

FeeType

Staff Email
SCOTT.ROPER@DALLAS.GOV

Details

Customer: Singleton, Chase
1010 E Dallas Rd.
STE 100

Fees (EXT): 2501140009 5BN - Special Provision Sign District fee \$397.00
Adjusted:\$0.00 Paid:\$397.00 Owed:\$0.00

Fees (EXT): 2501140009 Technology Fee \$15.00
Adjusted:\$0.00 Paid:\$15.00 Owed:\$0.00

Fees

Description	Posted Date	Amount	Tax	Total	Balance
5BN - Special Provision Sign District fee		\$397.00	\$0.00	\$397.00	\$0.00
Receipt Number: 942379 \$412.00		(\$397.00)	\$0.00	(\$397.00)	
Technology Fee		\$15.00	\$0.00	\$15.00	\$0.00
Receipt Number: 942379 \$412.00		(\$15.00)	\$0.00	(\$15.00)	
					\$0.00

Job 193788120-002 (2501140009)

Processes

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected				Jan 17, 2025 15:50:17
Auto generated System Fee Collection						

Certificate of Appropriateness

January 23, 2025

Routine

PLANNER: Rhonda Dunn**FILE NUMBER:** CA245-236(RD)**DATE FILED:** January 23, 2025**LOCATION:** 1907 N LAMAR ST**DISTRICT:** West End Historic District**COUNCIL DISTRICT:** 14**MAPSCO:** 45-K**ZONING:** CA-1(A)**CENSUS TRACT:** 0021.00**APPLICANT:** NICKOLAS CARAM**REPRESENTATIVE:****OWNER:** SUMMIT NCI JV 160 LLC

The staff decision is: Approved

Information regarding requests:

- 1) Remove/replace all exterior signage (total seven signs) on main building with new faux neon signage.
Approve

Conditions: Approve the proposed work in accordance with specifications dated 11/11/2024. The proposed work is consistent with Dallas City Code Section 51A-7.1005 pertaining to attached signs.

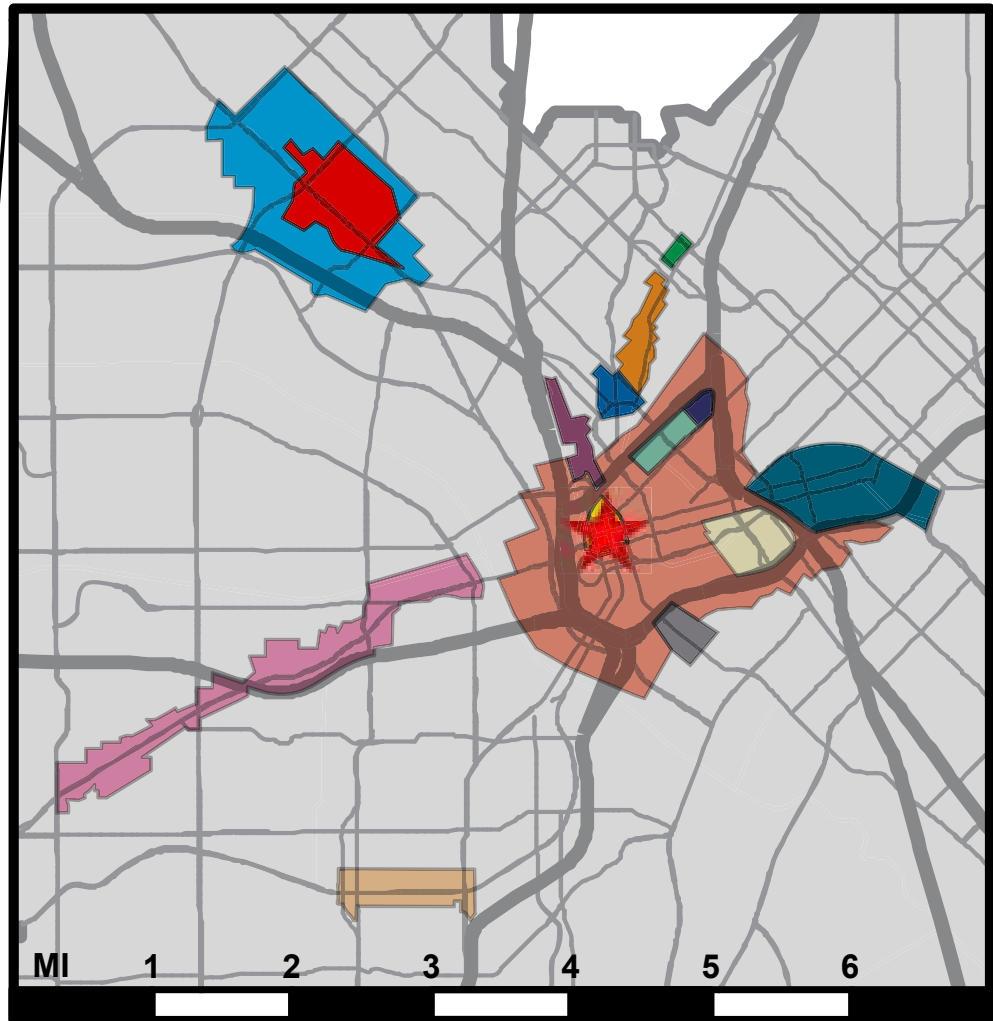
Rhonda Dunn, Ph.D.

Senior Planner

January 23, 2025

Date

Please take any signed drawings to Building Inspection for permits.



LEGEND

- Downtown
- West End
- Southside Entertainment
- Farmers Market
- Deep Ellum
- Arts District
- Arts District Extension
- Uptown
- McKinney Avenue
- West Village
- Jefferson Special Purpose District
- Parkland Hospital
- Southwestern Medical District
- West Commerce Street / Fort Worth Avenue
- Victory Sign District



SPSD MAP

1907 N Lamar St

West End Historic Sign District

Case no: **2501140009**

Date: **01/24/2025**



1:1,200

AerialMap

CA 180-148009

PD 193
(I-2)

DOWNTOWN
Downtown Perimeter
SPSD

SUP
1803

GRIFFIN ST

LAWS ST

DOWNTOWN
Inner Loop
SPSD

SUP
1514

DOWNTOWN
General CBD area 1
SPSD

CORBIN ST

MUNGER AVE

CA-1(A)

WEST END HISTORIC
SPSD

MARKET ST

H/2

CORBIN ST

HORD ST

RECORD ST

ROSS AVE

ROSS AVE



1:1,200

Zoning Map

BB 13

SITE PLAN

CA: 2501140009



SPRINGHILL SUITES BY MARRIOTT

1907 NORTH LAMAR STREET
DALLAS, TX 75202

EXISTING SIGNS:

- ① EXISTING CHANNEL LETTER SET
- ② EXISTING CHANNEL LETTER SET
- ③ EXISTING CHANNEL LETTER SET
- ④ 1'-10" X 10'-10" WALL SIGN
- ⑤ 1'-10" X 10'-10" WALL SIGN
- ⑥ 12'-0" X 1'-6 1/2" BLADE SIGN
- ⑦ EXISTING WALL SIGN

PROPOSED SIGNS:

- ① REMOVE - DO NOT REPLACE
- ② REMOVE - DO NOT REPLACE
- ③ REMOVE - DO NOT REPLACE
- ④ 10" CHANNEL LETTERS
- ⑤ 2'-0" X 2'-6" EXIT ONLY PANEL
- ⑥ 12'-0" X 1'-6 1/2" BLADE SIGN
- ⑦ 2'-1" X 139 1/2" +/- WALL SIGN

Customer:

SPRINGHILL SUITES

Date:

11/11/24

Prepared By:

AL

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

Location:

DALLAS, TX

File Name:

370595 - R17 - DALLAS, TX

38-14

Eng:

-

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700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
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EXISTING PROPERTY CONDITIONS

LOT AREA 13,799 SQ.FT. or 0.32 ACRES
BUILDING SQUARE FOOTAGE AS SHOWN
ZONING EXISTING USE CA-1(A) / CENTRAL AREA DISTRICT 1
BUILDING HEIGHT AS SHOWN
PARKING PROVIDED IN PARKING GARAGE LOCATED AT GROUND FLOOR

EXCEPTIONS TO THE TITLE COMMITMENT

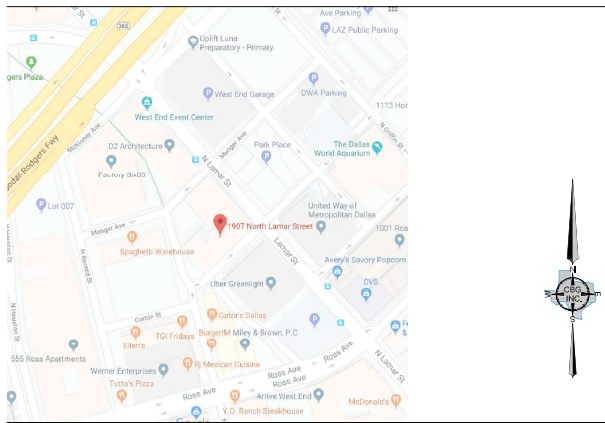
This survey is made relying on information provided by First American Title Insurance Company with an Effective date of November 17, 2019 and an issued date of December 6, 2019, in connection with the transaction described in GF# 1002-289529-RTT.

Exception No.	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat
1	Restrictive covenants described in Instrument, recorded in Volume 91030, Page 441, Real Property Records, Dallas County, Texas.	YES	NO (not survey related)
10e	Terms, provisions and conditions of City of Dallas Ordinance #15203, filed 02/12/1991, recorded in Volume 91030, Page 441, Real Property Records, Dallas County, Texas.	YES	NO (not survey related)
10f	Terms, provisions and conditions of Backflow Release, filed 12/11/1996, recorded in Volume 96241, Page 316, Real Property Records, Dallas County, Texas.	YES	NO (not survey related)
10g	Fire Access easement filed 04/30/1996, recorded in Volume 96085, Page 4997, Real Property Records, Dallas County, Texas.	YES	YES
10h	Terms, provision, conditions, easements, and rights of third parties, if any, contained in City of Dallas Ordinance No. 23194, as evidenced in Quitclaim Deed, filed 09/30/1997, recorded in Volume 97190, Page 2428, Real Property Records, Dallas County, Texas.	YES	YES
10i	The following easements and/or building lines, as shown on plat recorded in Volume 96084, Page 4810, Map Records, Dallas County, Texas: Vision triangle easement Fire Access easement	YES	YES
10j	Terms, provisions and conditions of Memorandum of Lease filed 05/17/2013, recorded in cc# 201300154537, Real Property Records, Dallas County, Texas.	YES	NO (not survey related)
10k	Terms, provisions and conditions of Memorandum of Building and Rooftop Lease Agreement filed 03/09/2016, recorded in cc# 201600064194, Real Property Records, Dallas County, Texas.	YES	NO (not survey related)
10l	Notice of Historic Designation filed 12/11/2006, recorded in cc# 200600454117, Real Property Records, Dallas County, Texas.	YES	NO (not survey related)

LEGEND

EXISTING EDGE ASPHALT PAVING
EXISTING OVERHEAD POWER LINE
EXISTING CHAINLINK FENCE
EXISTING WOOD FENCE
EXISTING BARBED WIRE FENCE
EXISTING WROUGHT IRON FENCE
GUY WIRE
POWER POLE
1/2" IRON ROD FOUND
1/2" IRON ROD SET
1" IRON PIPE FOUND
FENCE POST CORNER
X FOUND
CONTROLLING MONUMENT
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
BRICK COLUMN
COVERED PORCH, DECK OR CARPORT
FIRE HYDRANT
LIGHT POLE
VAULT
TRANSFORMER
GRATE INLET
WV-WATER VALVE
ICV-IRRIGATION CONTROL VALVE
BOL-BOLLARD
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
TELEPHONE MANHOLE
WATER MANHOLE

VICINITY MAP



NOT TO SCALE

ZONING REQUIREMENTS

MINIMUM FRONT YARD	NONE
MINIMUM SIDE YARD	NONE
MINIMUM REAR YARD	NONE
MAXIMUM LOT COVERAGE	100%
MAXIMUM HEIGHT	NONE
MAXIMUM FLOOR AREA RATIO	20.0
PARKING REQUIREMENTS	REQUIRED SPACES: 69 SPACES EXISTING PARKING: 125 SPACES BY LEASE WITH PARKING GARAGE

PER ZONING REPORT PREPARED BY THE PLANNING & ZONING RESOURCE COMPANY, DATED 06/11/2019, PZR SITE NUMBER: 128477-41

PROPERTY DESCRIPTION

Being Lot 1, Block 3/205, Prime Hospitality Addition, to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 96084, Page 4910, Map Records, Dallas County, Texas.

Being a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being Lot 1, Block 3/205 of Prime Hospitality Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 96084, Page 4910, Map Records, Dallas County, Texas, said being that same tract of land conveyed to BRE Select Hotels TX L.P., a Delaware limited partnership, by Deed recorded in Instrument No. 201300154536, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found at the intersection of Southwest right-of-way line of North Lamar Street (70 foot right-of-way) and the Northwest right-of-way of Corbin Street (variable width right-of-way);

THENCE South 45 degrees 34 minutes 00 seconds West, along said Northwest right-of-way line of Corbin Street, a distance of 143.00 feet to an "X" found at the East corner of Lot 2, Block 3/205 of Mico-Allstar Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 99202, Page 1284, Map Records, Dallas County, Texas;

THENCE North 41 degrees 43 minutes 00 seconds West, along the Northeast line of said Lot 2, Block 3/205, a distance of 100.00 feet to a point for corner at the North corner of said Lot 2, Block 3/205, said point being on the Southeast line of Lot 3, Block 3/205 of said Mico-Allstar Addition;

THENCE North 45 degrees 34 minutes 34 seconds East, along said Southeast line Lot 3, Block 3/205, a distance of 50.73 feet to a point for corner at the East corner of said Lot 3, Block 3/205, said point being on the Southwest line of a tract of land conveyed to West End API, Ltd., by Deed recorded in Volume 86040, Page 494, Deed Records, Dallas County, Texas;

THENCE South 41 degrees 34 minutes 00 seconds East, along said Southwest line of West End API tract, a distance of 6.03 feet to a point for corner at the South corner of said West End API tract;

THENCE North 45 degrees 12 minutes 46 seconds East, along the Southeast line of said West End API tract, a distance of 93.26 feet to an "X" found at the East corner of said West End API tract, said point being on the aforementioned Southwest right-of-way line of North Lamar Street;

THENCE South 41 degrees 08 minutes 40 seconds East, along said Southwest right-of-way line of North Lamar Street, a distance of 94.60 feet to the POINT OF BEGINNING and containing 13,799 square feet or 0.32 of an acre of land.

GENERAL NOTES

- Bearings are based on the Map recorded in Volume 96084, Page 4910, Deed Records, Dallas County, Texas.
- The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment dated November 17, 2019, issued by First American Title Insurance Company with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
- The survey correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property and any other matters situated on the subject property.
- Except as shown on the survey, there are no visible easements or rights-of-way.
- Except as shown on the survey, there are no observed above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- That the subject property has access to and from North Lamar Street and Corbin Street, duly dedicated and accepted public street or highway.
- The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 48113C0345J, with a date of Identification of 08/23/2001, Community No. 480171, in Dallas County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.
- There are no observed evidence of current earth moving work, building construction or building additions.
- The surveyor is not aware of any proposed changes in street right of way lines.
- The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets or rights-of-way.

SURVEYOR'S CERTIFICATE

To: Bright Force Dallas III, LLC, a Texas limited liability company; Supreme Bright Dallas III, LLC, a Texas limited liability company; Bank 7; Republic Title of Texas, Inc. and First American Title Company in connection to transaction GF# 1002-289529-RTT.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16 and 17 of Table A thereof. The field work was completed on November 8th, 2019.

Executed this 12th day of November, 2019.

Bryan Connolly
Bryan Connolly, RPLS NO. 5513



ALTA/NSPS LAND TITLE SURVEY

LOT 1, BLOCK 3/205, PRIME HOPITALITY ADDITION

CITY OF DALLAS, DALLAS COUNTY, TEXAS

1907 NORTH LAMAR STREET

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=10'	11/12/2019	1921427	SEE CERT	MC

DATE	BY	NOTES
11/14/19	MC	ZONING/TITLE
12/09/19	MC	COMMENTS
12/12/19	MC	TITLE



BLADE SIGN

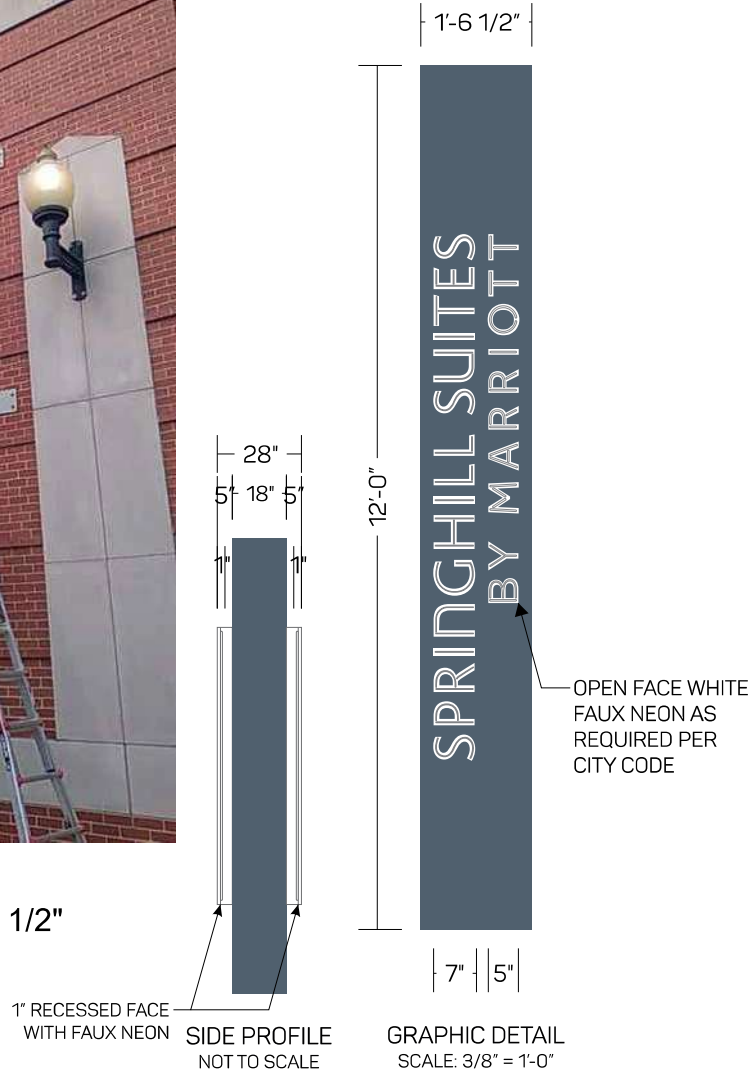
CA: 2501140009

STANDARD SPECS ARE USED FOR THIS PROPOSAL

6



EXISTING:
BLADE SIGN IS 144" X 18 1/2"



NOTE: NEW SIGN WILL PROJECT THE
SAME DISTANCE AS EXISTING SIGN

PROPOSED:

MORE BLADE SIGN PHOTOS ON THREE FOLLOWING PAGES

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: LETTERS TO BE FABRICATED FROM ALUMINUM WITH FAUX NEON / LETTERS WILL
BE BLACK EXTERIOR WITH WHITE INTERIOR / LETTERS WILL ILLUMINATE WHITE AT NIGHT

Customer: SPRINGHILL SUITES	Date: 12/03/24	Prepared By: CTM/AL/ PG/SC/CTM/AL/SC/QP	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: DALLAS, TX	File Name: 370595 - R17 - DALLAS, TX	38-16	Eng: -

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BLADE SIGN

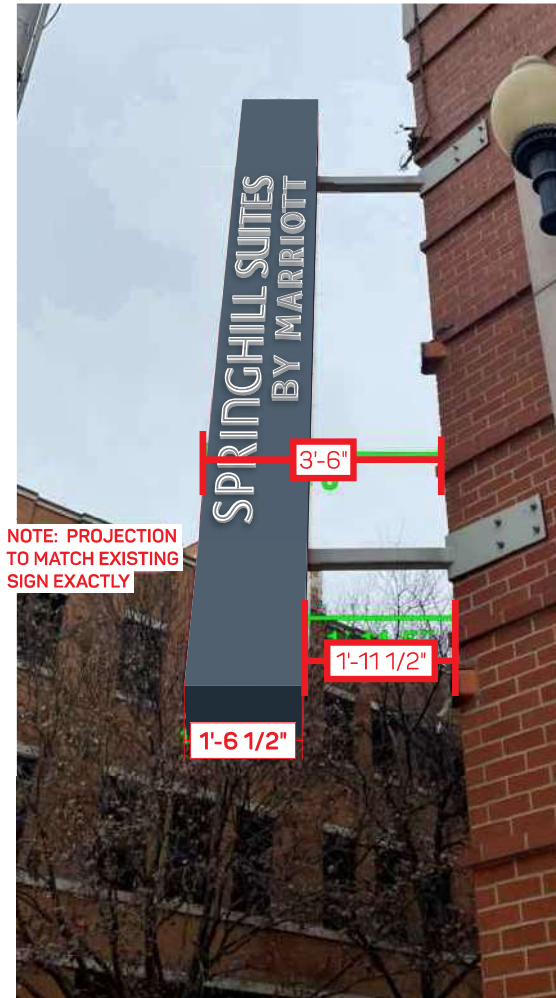
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PROPOSED:

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CUSTOMER APPROVAL

Date

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BLADE SIGN

CA: 2501140009

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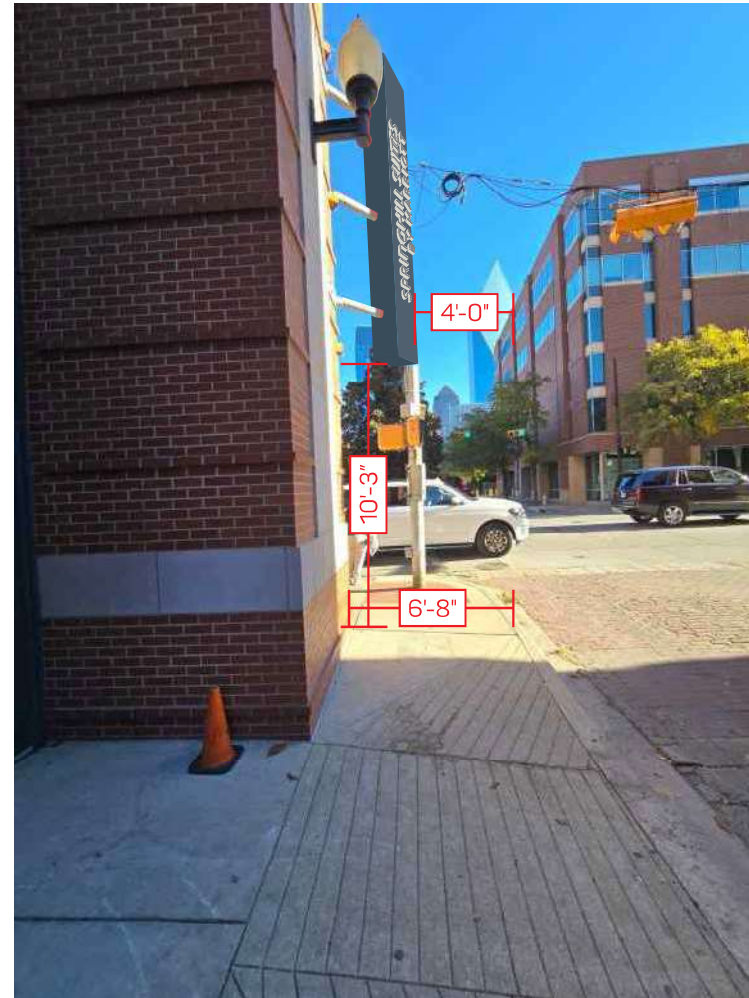
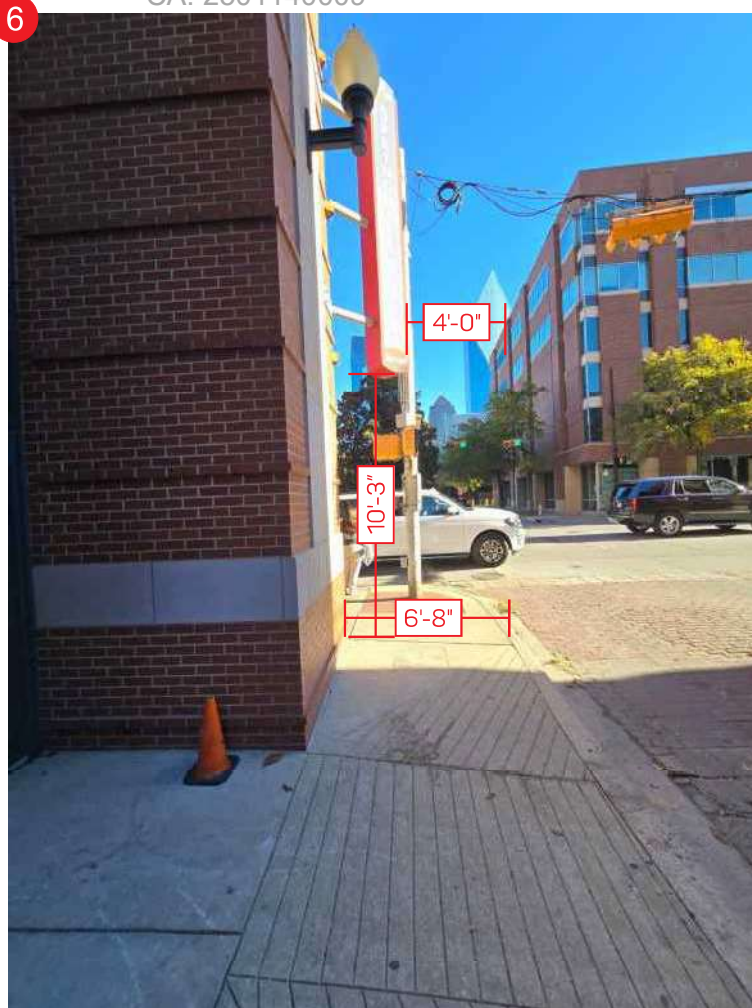
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BLADE SIGN

CA: 2501140009

STANDARD SPECS ARE USED FOR THIS PROPOSAL



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