

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

DOWNTOWN SPECIAL PROVISION SIGN DISTRICT

CASE NUMBER: 2402160010
LOCATION: 903 Slocum Street
(northwest elevation)

DATE FILED: February 16, 2024
SIZE OF REQUEST: 151.3 sq. ft.

COUNCIL DISTRICT: 6

ZONING: PD-621

APPLICANT: Benjamin Hampton of BARNETT SIGNS, INC.

OWNER: SS SLOCUM STREET, LP

TENANT: Public Storage #22093

REQUEST: An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 151.25-square-foot illuminated attached sign at 903 Slocum Street (northwest elevation).

SUMMARY: The applicant proposes to install a 151.25-square-foot attached sign, composed of illuminated channel letters, mounted on a backer panel, on the northwest elevation, and bearing the name Public Storage

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in Perimeter of the Downtown Special Provision Sign District. This district is zoned PD No. 621, Subdistrict 1, Old Trinity and Design District. These regulations are established in: [Sec. 51A-7.900](#) (Specific details included below).
- The applicant proposes to install a 151.25-square-foot attached sign, composed of illuminated channel letters, mounted on a backer panel, on the northwest elevation, and bearing the name Public Storage
 - The sign is composed of five-inch deep aluminum channel letters that measure 30-inches tall, mounted to a three inch backer panel. All sign elements are constructed entirely of metal, plastic, and LED lighting. The overall projection of the sign from the surface in which it is attached will be eight-inches.
 - The exterior of the backer panel will be aluminum that is painted PPG PS 101 Orange. The returns of the letters will be painted black and the faces white plastic with one-inch black trimcap. The letters will be illuminated by LED and will emit a white illumination from the face.
 - The finished sign will be mounted 56.5-feet above grade on the northwest elevation of the building.
- This is the first of two applications for this site. This sign is to be located on northwest elevation, and is submitted as Sign 1. All are proposed to replace the previous tenant's signage. All proposed signs, for all applications at this site, are of similar construction.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.900.

51A-7.902 PURPOSE.

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of the downtown area while addressing the diversity of businesses and promoting the economy of downtown. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to ensure that signs are appropriate to the architecture of the district, do not obscure significant architectural features of its buildings, and lend themselves to the developing retail and residential uses and the pedestrian character of the area. The district regulations are in large part inspired by the high level of pedestrian activity and the need to maximize effective orientation of signage toward the walking public.

51A-7.305 ATTACHED SIGNS.

(b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below.

(c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit.

This is the only sign proposed on this façade. The sign occupies approximately 3% of the 13,520 square-foot façade and less than 18% of the allowance for a secondary facade.

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.

SSDAC Action:

March 12, 2024

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

An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 151.25-square-foot illuminated attached sign at 903 Slocum Street (northwest elevation).

Maker: Hardin
Second: Webster
Result: Carried: 4 to 0

For: 4 - Peadon, Webster, Hardin, and Dumas
Against: 0 - none
Absent: 1 - Haqq
Conflict: 0 - none

Speakers: Frank Bowler

CA: 2402160010

Property Ownership

SS SLOCUM STREET, LP
903 Slocum Street
Dallas, TX 75207

Officer names: See Following Schedule

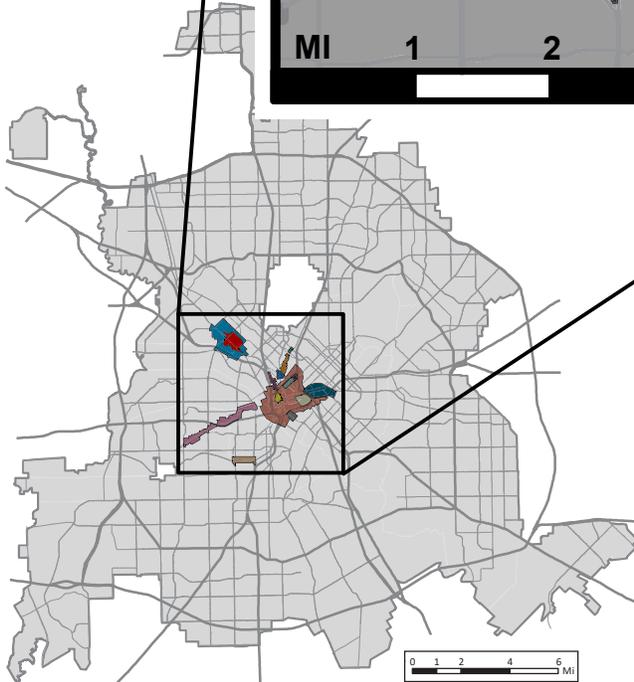
Tenant Ownership

Public Storage #22093
903 Slocum St
Dallas, TX 75207

Officer names: See Following Schedule

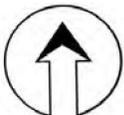
List of Officers: Public Storage

Name	Title
Nicholas Kangas	President
Terrance Spidell	Vice President and Treasurer
Nathan Vitan	Vice President and Secretary
Drew Adams	Vice President and Assistant Treasurer
Steven Babinski	Vice President and Assistant Secretary
Sharon Linder	Vice President
Dan Fabricant	Vice President
Andres Friedman	Vice President
Michael McGowan	Vice President
Robbie Williams	Vice President



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

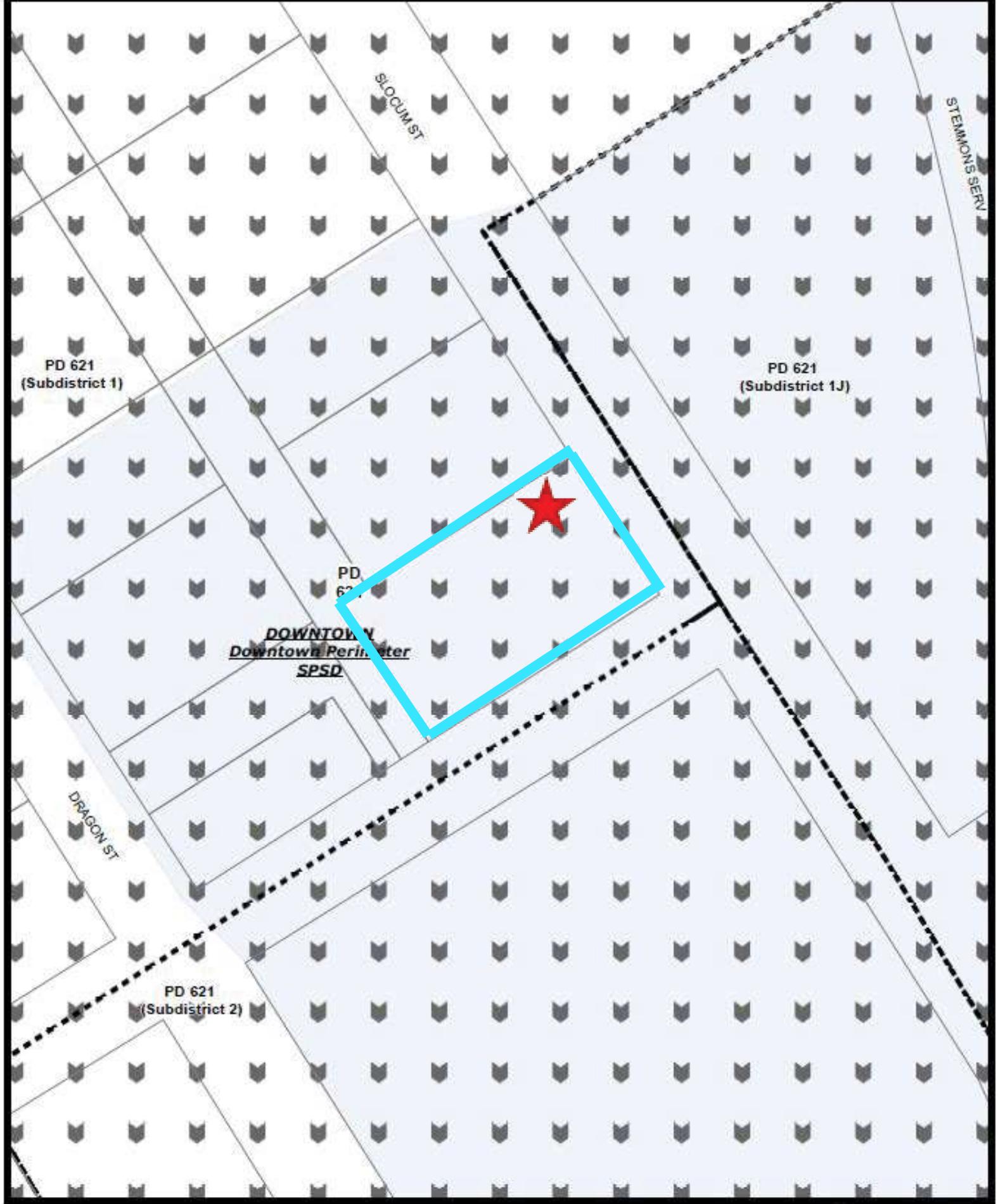
903 Slocum St

Downtown Special Provision Sign District

Case no: 2402160010

Date: 3/1/2024





Job 185405285-002 (2402160010)

Job Edit

Miscellaneous Transaction

Job 185405285-002 (2402160010)

Electrical Sign (ES) ATTACHED - 1; NW ELV (A) New Construction

Status: Paid Created By: SROPER083121 Date Created: Feb 16, 2024
Date Completed: Feb 16, 2024

Parent Job: 185405285-001 (2310241054)

Specific Location: 903 SLOCUM - 151.25 SF ILLUMINATED ATTACHED SIGN - NW ELV
CA# 2402160010

Details

Customer: Ortiz, Monica
4250 Action Dr
Mesquite, TX 75150
(972) 362-8774
monica@barnettsigns.com

Fee Amount

FeeType

Staff Email: SCOTT.ROPER@DALLAS.GOV

Details

Fees (EXT): 2402160010 5BN - Special Provision Sign District fee \$345.00
Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00



Customer: Ortiz, Monica
4250 Action Dr
Mesquite, TX 75150 (972) 362 8774

Fees

Description	Posted Date	Amount	Tax	Total	Balance
5BN - Special Provision Sign District fee		\$345.00	\$0.00	\$345.00	\$0.00
Receipt Number: 870641 \$345.00		(\$345.00)	\$0.00	(\$345.00)	
					\$0.00

Processes

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected				Feb 16, 2024 16:01:52
Auto generated System Fee Collection						



AERIAL VIEW
SCALE: 1/32"=1'-0"

DESIGN SIGN STATUS - MAIN ID WALL SIGNS			
SIGN #	LOCATION	SIGN TYPE	TECHNICALLY VERIFIED
1	NORTH WEST ELEV.	CHANNEL LETTERS - ILLUMINATED ON BACKER PANEL	x

PAINT CODE
PAINT ONLY COUNTS AGAINST SIGN SQUARE FOOTAGE IF IT IS INTEGRAL TO SIGN

REVISIONS	
1)	REMOVED SIGNS 2 & 4 - Sb
2)	REMOVED ALL SIGNS BESIDES SIGN #1 - Sb
3)	
4)	

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Mathews paint color formula will minimize the differences.

<p>...bringing your image to light!</p> <p>16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020</p> <p>imagenational.com</p>	<p>NAMPA PLANT - UL #433195-001</p> <p>U.S. & P.R. - All signs conform to UL-482/161 (labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CAS compliant. This sign is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.</p>	<p>Client: PUBLIC STORAGE</p>	<p>Home Details Elevation</p>	<p>File: PBS-22093-DallasTX-NW Elev-012924-R2</p>	<p>Page No.</p>	
		<p>Site: #22093 903 SLOCUM ST. DALLAS, TX 75207</p>	<p>Date: 01/29/24</p>	<p>Designer: Sb Engineer: XX</p>		<p>2 of 3</p>
			<p>Account Manager: JG</p>			

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EXISTING CONDITIONS



NORTH WEST ELEVATION

SCALE: 1/16" = 1'-0"

SCALE AS NOTED

EXISTING SQ. FT.: 201
 ALLOWED SQ. FT.: 790.5
 PROPOSED SQ. FT.: 151.3

PROPOSED CONDITIONS



SCALE: 1/32" = 1'-0"

SPECIAL NOTES

CITY CODE & ALLOWANCES

25% OF TOTAL AREA
 IF 4" OR MORE LETTER HEIGHT-LIMITED TO 8 WORDS.
 UNDER 4" LETTER HEIGHT-UNLIMITED WITHIN FORMULA



VIEW FROM FREEWAY



SIMULATED NIGHT VIEW

SCALE: N.T.S.



1 ILLUMINATED CHANNEL LETTERS - BACKER PANEL

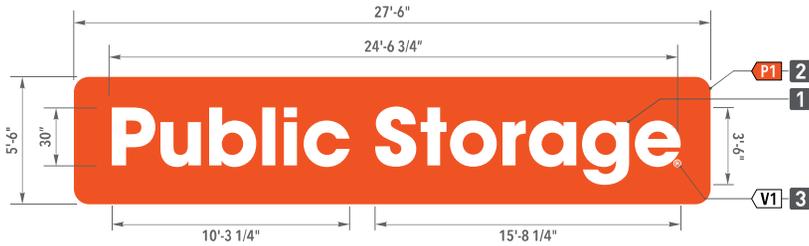
SCALE: 3/16" = 1'-0"



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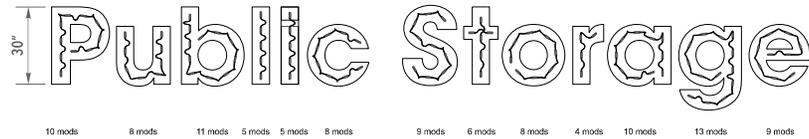
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		<p>Date: 01/29/24</p>	<p>Public Storage</p>		<p>3 of 14</p>
		<p>Designer: Sb</p>	<p>Engineer: XX</p>		
		<p>Account Manager: JG</p>			

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PART # PBSLB28LPSWH

1 ILLUMINATED CHANNEL LETTERS - BACKER PANEL
SCALE: 3/16" = 1'-0"



LED LAYOUT

SCALE: 1/4" = 1'-0"

FABRICATION SPECIFICATIONS

1 PAN CHANNEL	FACE COLOR	.150 WHITE POLYCARBONATE
	TRIM CAP COLOR	BLACK
	TRIM CAP SIZE	1"
	RETURN	.040 OR .050 ALUMINUM
	RETURN COLOR	PRE-PAINTED BLACK
	RETURN DEPTH	5"
	BACKS	3MM ACM
	LED	(106) GE GEMX2471-W1S TETRA MAX 24V WHITE SMALL
	POWER SUPPLY	(1) GE PS24-100U-NA
	ELECTRICAL	1.1 AMPS @ 120V
WATTS	65.75	
LUMENS	10,600	
2 BACKER PANEL	MATERIAL	ALUMINUM
	COLOR	PER COLOR KEY (P1)
3 TRADEMARK	MATERIAL	VINYL
	COLOR	PER COLOR KEY (V1)

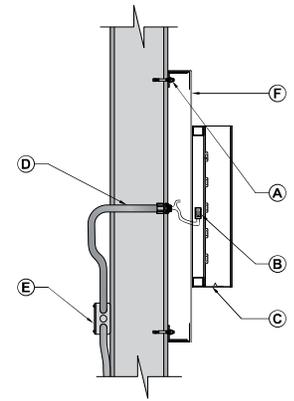
GENERAL NOTES

- N** • DISCONNECT SWITCH ON LEFT SIDE OF BACKER PANEL
PAIN ANY EXISTING J-BOX OR CONDUIT TO MATCH WALL SURFACE.
ANY PENETRATIONS INSIDE STORAGE UNITS ARE REQUIRED TO BE INSTALLED USING SEALTIGHT AND INSTALLATION ABOVE THE ROOFLINE MUST INSTALL USING RACEWAYS. EITHER TO BE SUPPLIED BY INSTALLER.

COLOR KEY

P1	PAINT	PPG PS 101 ORANGE
V1	VINYL	3M WHITE

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.



TYPICAL SECTION DETAIL
SCALE: 3/8" = 1'-0"

INSTALL

- A.** Non-Corrosive Securement Using Appropriate Mounting Hardware Painted to Match Background
- B.** Disconnect Switch at Left End of Raceway
- C.** 1/4"Ø Drain Holes Required in Letter Returns & Retainers w/ Baffles as required.
- D.** 1/2" (MFG) Plastic Pass-Through
- E.** 20 amp 120 V. Circuits Required (Brought to within 6' of sign BY OTHERS)
- F.** Backer Panel

APPROVED FASTENER SCHEDULE

	3/8" LAG SCREW	FOR USE WITH WOOD OR EPS WALL SYSTEMS. 1 1/2" MIN PENETRATION (EXCLUDING TIP)
	3/8" THREADED ROD	FOR USE WITH WOOD, CONCRETE BLOCK OR EPS WALL SYSTEMS



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