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8-15-2024

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, August 21, 2024
Roseburg City Hall, Council Chambers – 4:00 p.m.**

Public Access: - Facebook Live at www.Facebook.com/CityofRoseburg

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
Chair Kylee Rummel Marilyn Aller James DeLap Lisa Gogal
Bentley Gilbert Stephanie Giles Nick Lehrbach
- 3. APPROVAL OF MINUTES**
A. Minutes July 17, 2024. Please see attached minutes document.
- 4. AUDIENCE PARTICIPATION: Comments can be provided by email or hand delivered. Please see information on the reverse.**
- 5. BUSINESS FROM STAFF**
A. **Commission Business Memo** (Mark Moffett, staff). Regarding the Dr. Stewart Houses and timing of future Commission education and special project work beginning in October, 2024.
B. **Historic Resource Review HR-24-020** (Mark Moffett, staff). Exterior alterations to the (1890) A. A. Wilders Men's Clothing Shop (now Sewing Bee) building in the Roseburg Downtown Historic District at 518 SE Jackson, including removing corrugated metal panels that were applied after the 1959 Roseburg Blast and uncovering the original windows and stucco spandrel panel beneath.
- 6. BUSINESS FROM THE COMMISSION**
- 7. NEXT MEETING – September 18, 2024**
- 8. ADJOURNMENT**

The agenda packet is available on-line at:
<http://www.cityofroseburg.org/your-government/commissions/historic-resource-review/>

AMERICANS WITH DISABILITIES ACT NOTICE

Please contact the office of the City Recorder, Roseburg City Hall, 900 SE Douglas Avenue, OR 97470 (Phone 541-492-6700) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

CITIZEN PARTICIPATION

Comments can be provided via email to the Commission at cdd@roseburgor.gov or hand delivered to City Hall, 900 SE Douglas Avenue in Roseburg, prior to 12:00 p.m. on August 21, 2024. Comments must include the person's name and address, including whether or not they are a resident of the City of Roseburg, for the record. The Commission reserves the right to delay any action requested until they are fully informed on the matter.

The Community Development Director will provide any comments received prior to 12:00 p.m. on August 21, 2024 to the Commission and will be read into the record during the meeting.

For further details or information please contact the Community Development Department Monday through Friday, 8:00 a.m. to 5:00 p.m., at Roseburg City Hall, 900 SE Douglas Avenue, Third Floor, Roseburg OR 97470, phone number 541-492-6750, or e-mail kmartin@roseburgor.gov.

CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION MINUTES
July 17, 2024

CALL TO ORDER – Chair Kylee Rummel called the meeting of the Historic Resource Review Commission to order at 4:00 p.m. in the Roseburg City Hall Council Chambers.

ROLL CALL - Present: Chair Kylee Rummel, Marilyn Aller, Stephanie Giles, Jim DeLap, Lisa Gogal, Nick Lehrbach

Absent: Bentley Gilbert

Others Present: Community Development Director Stuart Cowie, Senior Planner Mark Moffett, Department Technician Kristin Martin

Others in the audience: None

Commissioner Lehrbach moved to approve the minutes of the June 19, 2024 meeting as submitted. The motion was seconded by Commissioner DeLap and approved with the following votes: Chair Rummel and Commissioners Aller, Giles, DeLap, Gogal and Lehrbach voted yes. No one voted no.

Director Cowie presented Commissioner Aller with a certificate in recognition of Distinguished Public Service for her work as a member of the Historic Resource Review Commission.

PUBLIC HEARING –

Chair Rummel read the procedures for the public hearing, opened the public hearing and asked for the staff reports.

Historic Resource Review HR-24-013 (Mark Moffett, staff). Exterior alterations to the (1902) Douglas County Creamery #1 building in the Roseburg Downtown Historic District at 338 SE Jackson Street, including new exterior walls and openings at the rear of the structure.

No ex parte contact or conflict of interest was declared by the Commissioners.

Moffett provided the staff report. Staff found that the guidelines for the exterior remodeling or alteration of a historic resource at RMC 12.04.110(G) could be met for this project to be approved. Unfortunately, the project was largely completed without benefit of having an opportunity to review the removal of the original second story rear screen porch, and the new space was already largely enclosed at the time of application. The proposal was generally able to meet the relevant historic guidelines, and staff recommended approval despite concerns about the white vinyl windows being inappropriate for the structure in their design, material, and flush-mounted exterior placement in the wall (versus a punched opening).

Commissioner Gogal expressed concern that they were being overly generous by approving the project as proposed, and felt the Commission was backsliding with approval of this project. She noted that community education on the historic resource review process could be helpful in avoiding these situations where approval is only requested after the changes are made.

Commissioner Gogal asked staff if they could request the applicant to paint the entire building as a trade-off for approving the vinyl windows that do not reflect historical materials and patterns on the building.

Chair Rummel also asked if the City could require the applicant to paint the exterior of the building as a condition of approval for this project.

Commissioner Lehrbach agreed with Commissioner Gogal's point expressing concern about an after-the-fact approval for vinyl windows on this historic building with wood sash windows.

Moffett responded that technically they can only review and impose conditions on those aspects of the project which are currently under review. Moffett noted that they could impose an advisory, optional condition of approval to paint the entire building, and that the use of white trim could help to diminish the visual impact of the anomalous white vinyl windows versus the historic dark-painted wood window sashes found elsewhere on the building.

Moffett also stated that he felt the applicant would be agreeable to paint the entire structure if it became an additional condition for approval.

Commissioner Gogal and Chair Rummel engaged in a discussion regarding the need for community education on the historic resource review process, with Commissioner Gogal offering her time and expertise on the project, for example by hosting a charrette. University of Oregon was mentioned as a potentially willing and useful partner in preservation outreach efforts. Director Cowie agreed that education could be helpful and that we will add future education outreach projects to our preservation program going forward, beginning hopefully with discussions in the fall of 2024. Commissioner Rummel suggested outreach on commonly replaced items like windows and doors could be included in a brochure and used as an educational tool for owners of historic resources, contractors, etc.

After discussion, the Commission felt a modified motion could be passed which added a new condition encouraging the applicant to paint the entire building as part of this project, to better integrate the visual appearance of the older and new parts of the structure, and to reduce the visual impact of the new vinyl windows, which are a departure from the design and type of windows found on historic parts of the building.

*Commissioner Giles moved to **CONDITIONALLY APPROVE** Historic Resource Review application #HR-24-013 for alterations to the historic Douglas County Creamery Building #1 at 338 SE Jackson Street, as depicted in the plans attached to this report, subject to the following conditions of approval:*

- 1. Any significant deviation from this approval shall be re-reviewed by the City of Roseburg Community Development Department and Historic Resource Review Commission prior to approval.*
- 2. The Historic Resource Review Commission encourages the applicant to paint the entire building as part of this project. Painting the building will help better integrate the visual appearance of the older and new parts of the structure, and would reduce the visual impact of the new vinyl windows, which are a departure from the design and type of windows found on historic parts of the building.*

The motion was seconded by Commissioner Lehrbach approved with the following votes: Chair Rummel and Commissioners Aller, Giles, DeLap, Gogal and Lehrbach voted yes. No one voted no.

Public hearing was closed and there were no further questions or discussion.

Historic Resource Review HR-24-016 (Mark Moffett, staff). Rooftop solar panel installation on the (1925) Dr. Earl B. Stewart House at 839 SE Chadwick Street.

No ex parte contact or conflict of interest was declared by the Commissioners.

Moffett provided the staff report. Staff found that the guidelines for the exterior remodeling or alteration of a historic resource at RMC 12.04.110(G) could be met for this project to be approved. Based on the information provided by the applicant and the findings in this report, staff recommends that the Historic Resource Review Commission approve this proposal.

Commissioner Aller asked for clarification as to whether this historic site was in fact the registered (1925) Dr. Earl B. Stewart House. She went on to say that it was her belief that the (1925) Dr. Earl B. Stewart House was located in the Laurelwood area of Roseburg. Moffett stated that he was unaware of a different location of or an additional Stewart House with historical significance in Roseburg, but would investigate further and present his findings to the Commission at the August 21, 2024 meeting.

Public hearing was closed and there were no further questions or discussion.

*Commissioner Giles moved to adopt the proposed Findings of Fact and Order to **approve** Historic Review Application #HR-24-016 for a rooftop solar installation on the historic Dr. Earl B Stewart house at 839 SE Chadwick Street. The motion was seconded by Commissioner Nick Lehrbach. Chair Rummel and Commissioners Aller, Giles, DeLap, Gogal and Lehrbach voted yes. No one voted no.*

BUSINESS FROM COMMISSION –

Director Cowie suggested that under this agenda item, the Commission continue discussion of ways that City staff could explore funding opportunities to be able to provide information about resources to be used by property owners and applicants as they restore properties within the Roseburg Downtown Historic District. Discussion ensued.

As stated previously in discussion, Moffett reminded the Commission that Outreach and Education has been listed as a component of the State's recommendations during the recent Certified Local Government (CLG) review process in September, 2023. Director Cowie also stated that there could be grants available to provide these opportunities to applicants and property owners.

Commissioner Lisa Gogal suggested that City staff seek assistance from the University of Oregon Historical Program to gather information on funding sources to provide applicants and property owners.

Commissioner Gogal made a motion to direct City staff to, as time permits, begin exploring available funding opportunities to provide information which could assist property owners and applicants who wish to restore properties within the Roseburg Downtown Historic District. The motion was seconded by Commissioner Lehrbach. Chair Rummel and Commissioners Aller, Giles, DeLap, Gogal and Lehrbach voted yes. No one voted no

ADJOURNMENT – The meeting adjourned at 4:36 p.m. The next Historic Resource Review Commission meeting is scheduled for August 21, 2024.

Respectfully submitted,

A handwritten signature in black ink that reads "Kristin Martin". The signature is written in a cursive, flowing style.

Kristin Martin
Department Technician



CITY OF ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION AGENDA ITEM REPORT

Commission Business Memo

Meeting Date: August 21, 2024

Prepared for: Historic Resource Review Commission
Staff Contact: Mark Moffett, Senior Planner
RE: Dr. Stewart Houses and Commission Special Projects Timing.

Dr. Stewart Houses Question

At the July meeting questions were raised about the Dr. Earl B. Stewart House at 839 SE Chadwick, which we reviewed for a rooftop solar installation. Specifically, the question was asked whether or not there was another Dr. Earl Stewart House in the Laurelwood Neighborhood, and whether or not it was the same Dr. Stewart.

The house at 240 W Riverside Drive in the Laurelwood Historic District is known by the historic name “Dr. Earle B. and Pearl Stewart House”, and was constructed in 1939 in the Colonial Revival Style. Brick used for this house came from the Old Soldier’s Home on Harvard Avenue which was demolished in the late 1930s. Unfortunately the historic district documents do not clarify when or how long the Stewarts lived in the Laurelwood house, stating only “this house is significant for its association with Dr. E. B. Stewart”.

Without documentation in the historic documents, presumably the Stewarts moved to the house in Laurelwood from the house on Chadwick sometime after the former was constructed in 1939. The documents for the house on Chadwick do say that Dr. Stewart was involved in the remodeling of the Chadwick house in 1925. Mystery not entirely solved but yes there are two Dr. Earl B. Stewart Houses, and the one in Laurelwood uses his wife’s name in the historic name, as well.

Education and Special Projects

At the July meeting, Commission passed a motion to direct City staff to, as time permits, begin exploring funding opportunities to provide information which could assist property owners and applicants who wish to restore properties within the Roseburg Downtown Historic District.

Staff just wants to confirm that we will bring our preliminary findings on this, and recommendations for other special projects for the Commission, to the October meeting. In particular we will revisit this education idea alongside a discussion of the findings from our last Certified Local Government evaluation in 2023, and work with Commission on projects they would like to see move forward in addition to the educational effort for property owners and contractors, etc. working on historic properties throughout Roseburg.

Staff looks forward to the discussion in October, and thanks Commission for their service!



CITY OF ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION AGENDA ITEM REPORT

HRRC Review No. HR-24-020

Meeting Date: August 21, 2024

Prepared for: Historic Resource Review Commission

Staff Contact: Mark Moffett, Senior Planner

Request: Historic Review Alteration Request at 518 SE Jackson Street.

PROPOSAL SUMMARY:

Carl (“Gene”) Bailey, applicant, requests historic resource review approval to make modifications to the historic (c. 1890) A. A. Wilders Mens Clothing Shop building in downtown Roseburg. Alterations are confined to the primary Jackson Street façade, and include removing corrugated metal panels that were applied after the 1959 Roseburg Blast and uncovering the original transom windows and plain stucco panel beneath. The existing 19th century wood cornice, dentils, and frieze board would be sanded, sealed and painted. An existing (Sewing Bee) projecting sign, guy wires and anchor bolts supporting the sign would remain in place. The applicant is also considering doing a restoration project for the non-original, midcentury ground floor storefront system, but is not proposing those changes at this time.

CONCLUSION AND RECOMMENDATION:

Guidelines for the exterior remodeling or alteration of a historic resource at RMC 12.04.110.G must be met for this project to be approved. Based on the information provided by the applicant and the findings in this report, staff recommends that the Historic Resource Review Commission approve this proposal.

SUGGESTED MOTION:

BASED ON THE APPLICANT’S PROPOSAL, PHOTOGRAPHIC RECORD AND SUBMITTED DRAWINGS, THE HISTORIC RESOURCE REVIEW COMMISSION APPROVES HISTORIC RESOURCE REVIEW APPLICATION #HR-24-020 FOR EXTERIOR ALTERATIONS TO, AND PARTIAL RESTORATION OF, THE HISTORIC A. A. WILDERS MENS CLOTHING SHOP AT 518 SE JACKSON STREET IN THE ROSEBURG DOWNTOWN HISTORIC DISTRICT.

**IN THE MATTER OF THE REQUEST
FOR HISTORIC RESOURCE REVIEW APPROVAL AT 518 SE JACKSON STREET
BEFORE THE ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION
ORDER OF APPROVAL**

I. NATURE OF APPLICATION

Carl (“Gene”) Bailey, applicant, requests historic resource review approval to make modifications to the historic (c. 1890) A. A. Wilders Mens Clothing Shop building in downtown Roseburg. Alterations are confined to the primary Jackson Street façade, and include removing corrugated metal panels that were applied after the 1959 Roseburg Blast and uncovering the original transom windows and plain stucco panel beneath. The existing 19th century wood cornice, dentils, and frieze board would be sanded, sealed and painted. An existing (Sewing Bee) projecting sign, guy wires and anchor bolts supporting the sign would remain in place. The applicant is also considering doing a restoration project for the non-original, midcentury ground floor storefront system, but is not proposing those changes at this time.

This application was submitted on July 9, 2024. Staff sent an incomplete letter on July 25, 2024, and the applicant made the case complete on August 6, 2024. Therefore, the 120-day deadline for a final decision in this application, including any continued hearings and local appeals, expires on December 4, 2024.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A public hearing on the application before the Roseburg Historic Resource Review Commission occurred on August 21, 2024. During that hearing, the Commission reviewed historic application number HR-24-020 and it was made part of the record.

III. FINDINGS OF FACT

A. EXISTING CONDITIONS

- i. The Historic Resource Review Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Municipal Code Ordinance No. 3497, as originally adopted March 12, 2018, as both may have been amended from time-to-time.
- ii. The subject site may be described as Township 27 South, Range 05 West, Section 19BC, Tax Lot 04200, Willamette Meridian; R69688.
- iii. The property is zoned CBD (Central Business District) and abuts other CBD-zoned properties. The site is within the Roseburg Downtown Historic District.
- iv. The site has an existing single-story commercial building with a primary façade facing SE Jackson Street. The building has a contemporary storefront and corrugated metal siding with a projecting sign for the Sewing Bee, and the façade is in need of painting and maintenance. The Sewing Bee



business has occupied the building at least since the last City of Roseburg Historic Inventory photographs were taken in 1982.

v. Historic district documents classify the building as “Historic Non-Contributing”, and note that this 25’ by 110’ brick storefront building is one of the few storefronts on Jackson Street with a visible original cornice. With the exception of the original cornice, dentils, friezeboard, and bracket-topped pilasters, the remainder of the storefront is covered up with corrugated metal siding and a midcentury aluminum storefront system and ceramic tile base below the windows.

vi. The original owner and occupant of this storefront are not known. In 1915 it was occupied by an electrical supply dealer. By 1938 the A. A. Wilder Mens Clothing Shop operated in this building. The Wilder Shop, previously the Wilder and Agee Clothing Shop, had conducted business in a storefront one door to the south. During the 1960s and 70s the building was occupied by the Sears Catalog Store. As noted above, the space is currently occupied by the Sewing Bee, a sewing machine and supply store.



B. AGENCY COMMENTS

As a façade alteration and restoration project that does not modify the use of the building or impact services for water or sanitary sewer, this historic review was a planning-only project that did not get feedback from the typical public service agencies (Roseburg Fire, Roseburg Public Works, Roseburg Urban Sanitary Authority). Therefore, there are no relevant comments from these agencies.

C. ANALYSIS

Classified as an “historic” resource, even though it is currently also considered “non-contributing”, exterior alterations to the building require consideration before the Historic Resource Review

Commission (HRRC) prior to approval, with publication of a staff report before the hearing. The appropriate guidelines are those found at RMC 12.04.110.G.1-7.

The applicant has the burden of proof to show that all the relevant historic review guidelines have been met, and that the proposal complies with all applicable criteria of the Roseburg Municipal Code (RMC 12.10.010.O.1.a).

D. REVIEW CRITERIA: RMC 12.04.110.G.1-7: EXTERIOR ALTERATIONS/ADDITIONS TO HISTORIC RESOURCES

This section applies to all contributing, significant, primary, historic, eligible or similarly classified historic resources. Affirmative findings shall be documented addressing the following guidelines based upon their relative importance.

1. Retention of original construction. All original exterior materials and details shall be preserved to the maximum extent possible.

Findings for 1: There is no removal of original material associated with this project. Corrugated metal paneling that was applied over the original façade is being removed, and the original windows will have frosted glass installed in the original sashes using single-pane frosted glass with traditional window glazing putty. The transom windows are still in place above the lowered commercial ceiling currently in place, as documented by the applicant in a photograph from the “attic” above the current commercial space ceiling (see picture at left). A future restoration project may take place that could potentially restore the full-height ceiling in the commercial space when the non-original storefront windows, door and base would be replaced with something more historically accurate to the original 19th century construction. Sanding, sealing and painting the original wood cornice, dentils and friezeboard will help to preserve and extend the life of those portions of the original construction. Therefore, this criterion is met.



2. Height. Additional stories may be added to historic building and zoning codes.
 - a. The added height complies with requirements of the building and zoning codes.
 - b. The added height does not exceed that which was traditional for the style of the building.
 - c. The added height does not alter the traditional scale and proportions of the building style.
 - d. The added height is visually compatible with adjacent historic resources.
3. Bulk. Horizontal additions may be added to historic buildings provided that:
 - a. The bulk of the additions do not exceed that which was traditional for the building style.

- b. The addition maintains the traditional scale and proportion of the building style.
- c. The addition is visually compatible with adjacent historic resources.

Findings for 2 and 3: There are no changes proposed to the height or bulk of the building. Therefore, these guidelines are not relevant to the current proposal.

4. Visual Integrity of Structure. The lines of columns, piers, spandrels, and other primary structural elements shall be maintained so far as is practicable.

Findings: The primary structural elements of the outside pilasters, brackets atop the pilasters, and the cornice with dentils and friezeboard will remain in place. The non-original corrugated metal panel will be removed and the original stucco spandrel and wood-framed window system behind the metal panels will be patched, painted and made visible once again from the street. While the non-original storefront system and contemporary projecting sign will remain in place, the upper portion of the building will largely return to its original 19th century composition, enhancing the visual integrity of the structure. This criterion is met.

5. Scale and Proportion. The scale and proportion of altered or added building elements, the relationship of voids to solids (window to wall) shall be visually compatible with traditional architectural character of the historic building.

Findings: There are no significant alterations to the building elements aside from the removal of non-original corrugated metal siding. There are no added building elements proposed, only the restoration of covered-up storefront (now attic) windows and a stucco spandrel panel. While the non-original storefront system and contemporary projecting sign will remain in place, the upper portion of the building will largely return to its original 19th century composition, enhancing the visual integrity of the structure. This criterion is met.

6. Materials and Texture. In-kind materials and textures shall be used in the alteration or addition of historic resources. Exterior alteration or addition shall follow the requirements of the Secretary of Interior's Standards for Historic Preservation Projects and the Historic Preservation League of Oregon's Rehab Oregon Right manual.

Findings: No additions are proposed. Alterations are limited to the removal of non-original corrugated metal panel siding, and patching and repair of the historic storefront (now attic) windows and stucco spandrel panel above the windows. Uncovering and restoring these original features, even with the non-original projecting sign and storefront system remaining in place, is consistent with the objectives and requirements of the Interior Secretary's standards and Rehab Oregon Right manual. This criterion is met.

7. Signs, lighting, and other appurtenances. Signs, exterior lighting, and other appurtenances, such as walls, fences, awnings, and landscaping shall be visually compatible with the traditional architectural character of the historic resource.

Findings for 2 and 3: There are no changes to signs, lighting or other appurtenances with this application. An existing projecting sign which is not original to the building will remain in place, including the wall connections, electrical conduit and box, and guy wires with anchor bolts in the original pilasters. In the future there may an opportunity for a more historically-appropriate sign at the time of a future storefront remodel, but that is not proposed at this time and outside the scope of the current project. This criterion is met.

IV. CONCLUSION

The applicant has proposed the removal of non-original corrugated metal panel siding on a historic 1890 building known as the A. A. Wilder Men’s Clothing Shop, a structure that was remodeled in the wake of the 1959 “Roseburg Blast” that damaged many buildings in the area. The original 19th century cornice, dentils, friezeboard, pilasters and brackets or cornice atop the pilasters will be sanded, sealed and given a fresh coat of paint, ensuring the continued survival of these charming historic features. Original transom windows that now serve as attic windows will be uncovered and fitted with new frosted glass inserted in the original window frames with new window glazing putty. A stucco spandrel panel above the windows and below the friezeboard will be patched and repaired, also seeing the light for the first time since 1959. The City of Roseburg is thrilled to see this care and attention being given to one of our oldest historic buildings in the downtown area, and looks forward to helping seek funding for a future historic renovation project for the storefront and perhaps signage as well.

Based on the above findings, the Historic Resource Review Commission **APPROVES** Historic Resource Review application #HR-24-020 for alterations to the A. A. Wilder Men’s Clothing Shop (Sewing Bee) at 518 SE Jackson Street, as depicted in the plans attached to this report.

V. ORDER

BASED ON THE APPLICANT’S PROPOSAL, PHOTOGRAPHIC RECORD AND SUBMITTED DRAWINGS, THE HISTORIC RESOURCE REVIEW COMMISSION **APPROVES** HISTORIC RESOURCE REVIEW APPLICATION #HR-24-020 FOR EXTERIOR ALTERATIONS TO, AND PARTIAL RESTORATION OF, THE HISTORIC A. A. WILDERS MENS CLOTHING SHOP AT 518 SE JACKSON STREET IN THE ROSEBURG DOWNTOWN HISTORIC DISTRICT.

Stuart Cowie, Community Development Director

Date

Kylee Rummel, Historic Resource Review Commission Chair

Date

Historic Resource Review Commission Members:

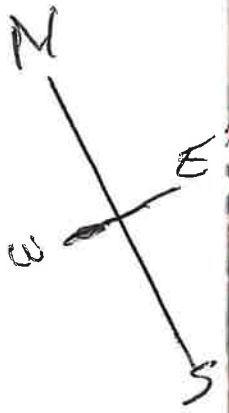
Kylee Rummel, Chair
Bentley Gilbert

Lisa Gogal, Vice Chair
Nick Lehrbach

Marilyn Aller
Stephanie Giles

James De Lap

ATTACHED: Applicant aerial photograph/site plan
Applicant drawing of partial façade restoration with staff signage redline



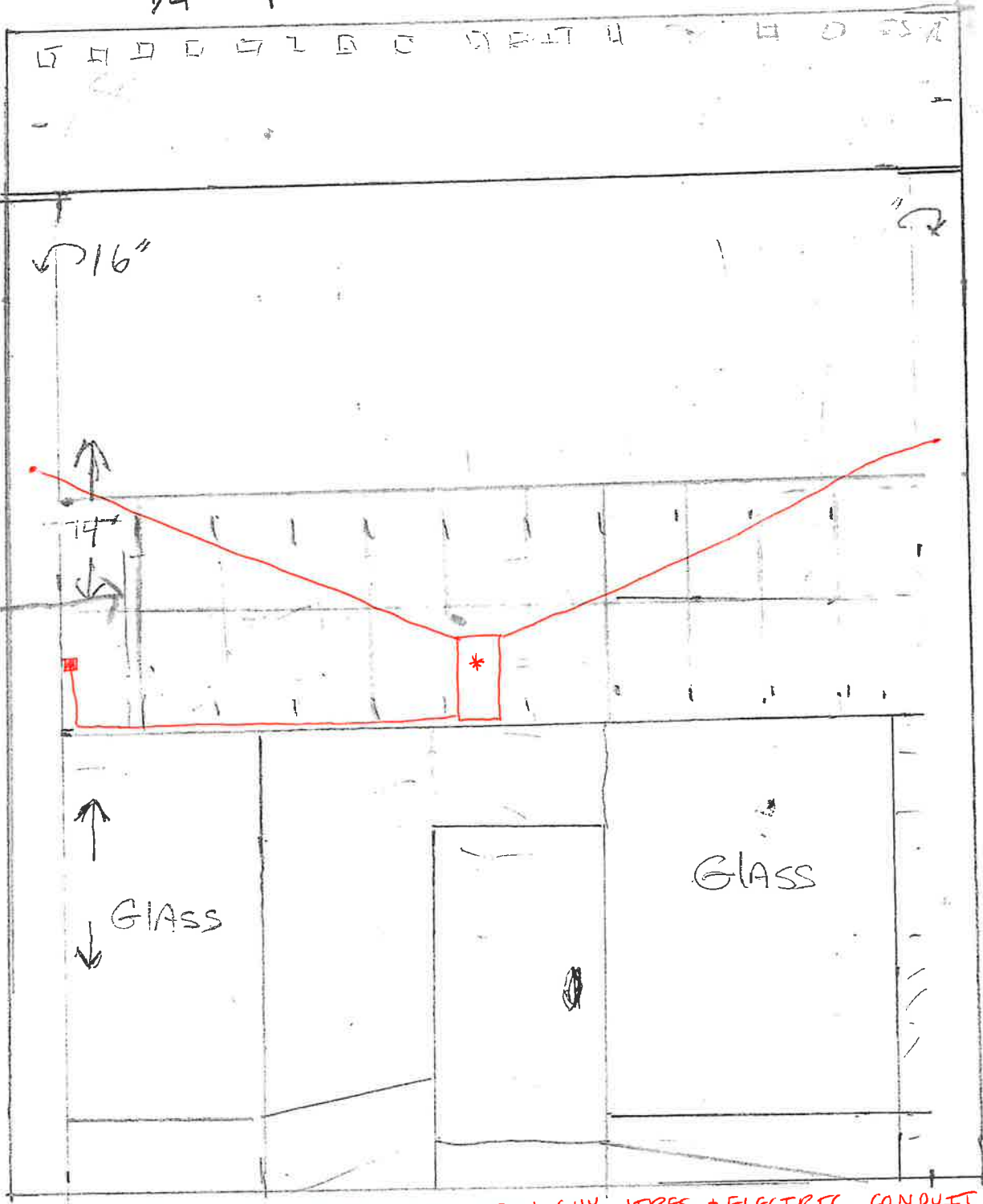
HC-24-020 518 SE JACKSON JACKSON

HR-24-020-5184 JACKSON ST

PLAN to

SAND, SEAL and paint existing cornice/pilaster
Remove metal, patch studs and paint
Install glass in existing HISTORIC FRAMES

1/4" 1st



Spans
over
Porch

NEW
GLASS

GLASS

GLASS

*EXISTING PROJECTING SIGN GUY WIRES + ELECTRIC CONDUIT + JUNCTION BOX TO REMAIN.