

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report
April 8, 2011**

AGENDA ITEM: HP11-004 Request for approval to install two new signs- one for The Music Café, and one for Lone Spur Cafe on the Union Block building.

Planning Manager: George Worley *GW*

Director: Tom Guice

Historic Preservation Specialist: Cat Moody *CM*

Report Date: March 30, 2011

Historic Preservation District: #1 Courthouse Plaza

APN: 113-15-112 & 113-15-113

Zoning: DTB

Location: 106 & 108 West Gurley Street, the Union Block Building

Agent/Applicant: Empire Sign Co, 3643 N 35th Ave, Phoenix AZ 85017

Building Owner: Annette Williams, 215 North D Street #100, San Bernadino CA 92401

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan (HPMP): In part, the HPMP chapter for the Courthouse Plaza Historic District states:

“Signage in the Courthouse Plaza Historic District in all cases should complement, and not detract, from the building. Signage shall be used for identification only, and not for advertising. All signage should be placed flat against the façade. One suspended perpendicular sign per building is permitted if it complies with the rest of the requirements of these guidelines”.

Existing Conditions

National Register Status: This property is listed in the National Register of Historic Places. It is commonly known as the Union Block Building.

The building is currently undergoing a façade improvement (removal of ski-jump awnings). The signs for four businesses in this building were mounted at the front edge of the ski-jump awning. Now that the awning has been removed the placement in that same location would normally be a non-conforming sign. All four business signs are grandfathered in as non-conforming signs since they pre-date the removal of the awning, and removal and replacement of the signs for the building maintenance work was conducted in less than 20 days, as provided for by Land Development Code section 10.5.2.

The two signs in this request are replacing old signs which were mounted at the front edge of the ski-jump awning.

- 1) The Music Café sign is a flat panel sign which utilizes the oval panel from the previous businesses sign. The face will be re-surfaced with graphics using a

Agenda Item: HP11-004, 106 & 108 W Gurley St

light brown background with black stylized lettering. The existing gooseneck lighting fixtures will be remounted to light the sign, and the sign will be remounted into the same location as the previous sign. This sign measures 4' high x 8' wide, a total of 25 square feet.

- 2) The Lone Spur Café sign is proposed to be placed perpendicular to the building, and mounted on the building face between the eastern most windows. This sign is constructed of aluminum, with pan channel letters and exposed neon lighting. This sign measures 3' wide (at the widest spot) x 9'8" high, and totals 37 square feet.

Both signs are within the allotted 50 square foot of signage. See attached sign graphics for depictions of the signs in place.

Site Visit: Recommended

Recommended Action: Approve or Approve with modifications HP11-004, Request for approval to install two new signs- one for The Music Café, and one for Lone Spur Cafe on the Union Block building.



3643 N. 35th Ave Phoenix, AZ 85017
Tel: 602.339.1407 Fax: 602.278.0449

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Project Narrative

City Of Prescott

RE: Lone Spur Café, 108 W. Gurley. The Music Café, 106 W. Gurley

Lone Spur Café:

Remove existing single face sign cabinet, replace with new double sided vertical sign, perpendicular to the building face as shown in attached detailed drawings. The proposed signage is conducive to many older (Palace Bar, Bird Cage, St. Michaels) and newer (Keller Williams) perpendicular signs throughout the downtown area.

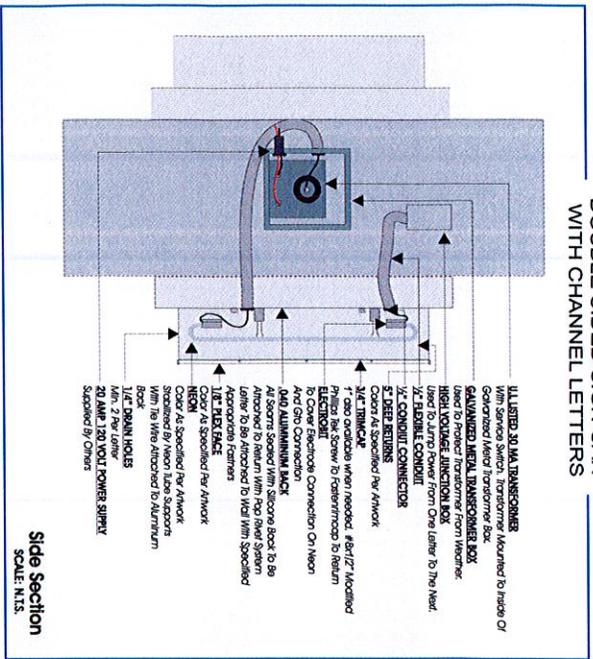
The Music Café:

Reuse existing sign face (oval), refinish with new background color and new copy, as shown in attached detailed drawings. Sign to remain in existing location using existing "goose neck" exterior lighting.

Mark Zinger
Senor Project Manager

Empire Sign Co. LLC
3643 N. 35th Ave
Phoenix, AZ 85017

DOUBLE SIDED SIGN CAN WITH CHANNEL LETTERS



Specifications

Sign Body to be constructed with .080 aluminum, exposed neon, pan channel letters mounted to sign body, 3" returns, sign to be self contained, use existing primary.

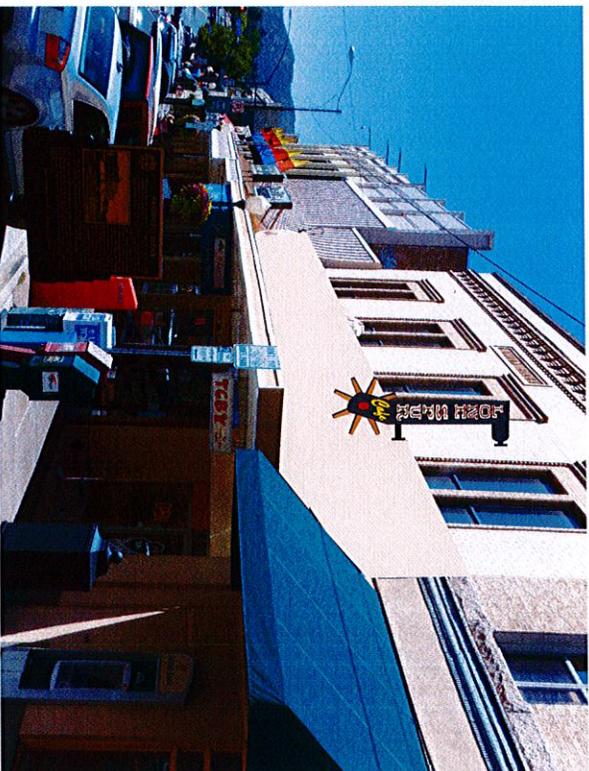
Total SF: 37



All thread bolt

4" steel tube with welded steel mounting plate

Individual illuminated channel letters



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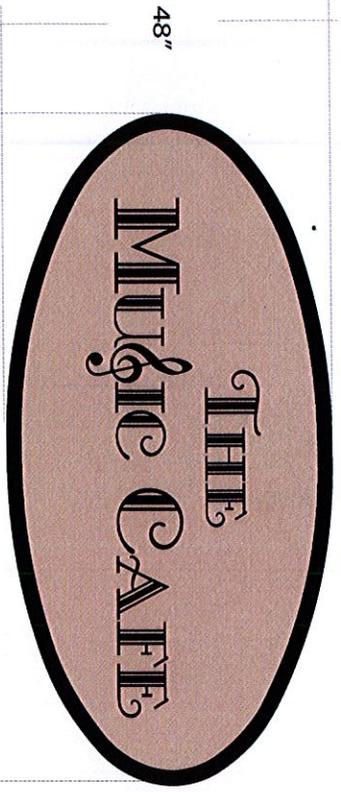
JOB NAME: Lone Spur Cafe

JOB LOCATION: 106 W. Gurley, Prescott, AZ

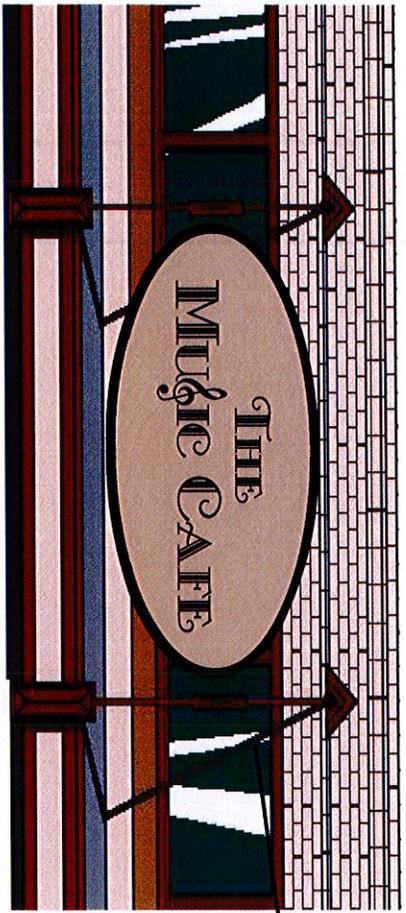
LANDLORD:

LANDLORD APPROVAL:

South Elevation



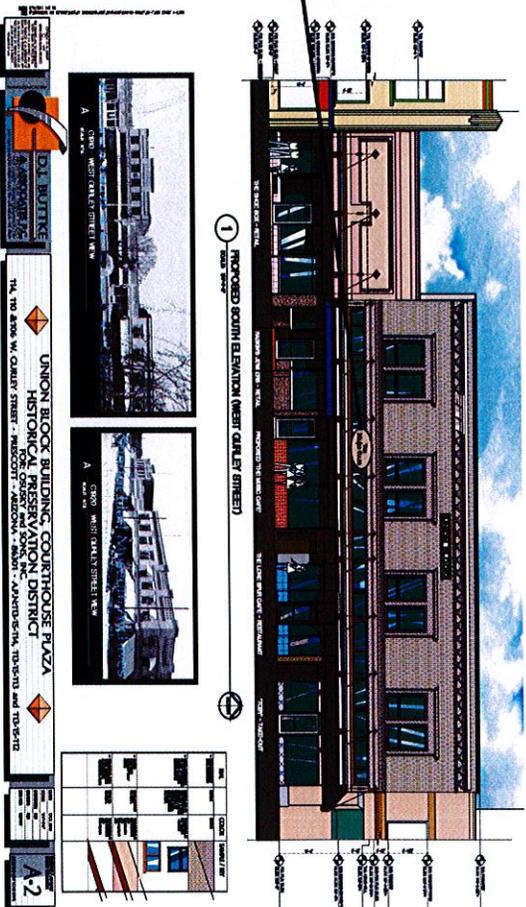
Total SF: 32



SPECIFICATIONS:

Remove existing "Le Crepe Company" oval sign, refinish existing oval sign, background to be painted, all copy and outline to be black high performance vinyl, oval to be reinstall to existing brackets, sign will use existing external illumination.

Background paint color: As shown



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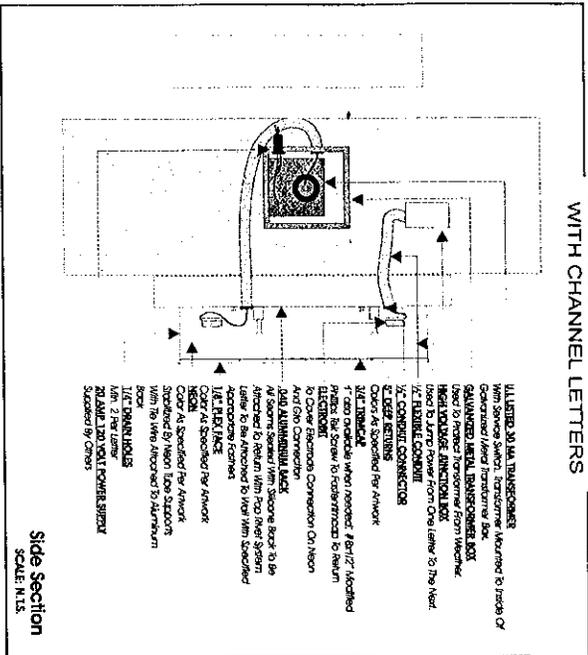
JOB NAME: The Music Cafe

JOB LOCATION: 108 W. Gurley

LANDLORD: _____

LANDLORD APPROVAL: _____

**DOUBLE SIDED SIGN CAN
WITH CHANNEL LETTERS**



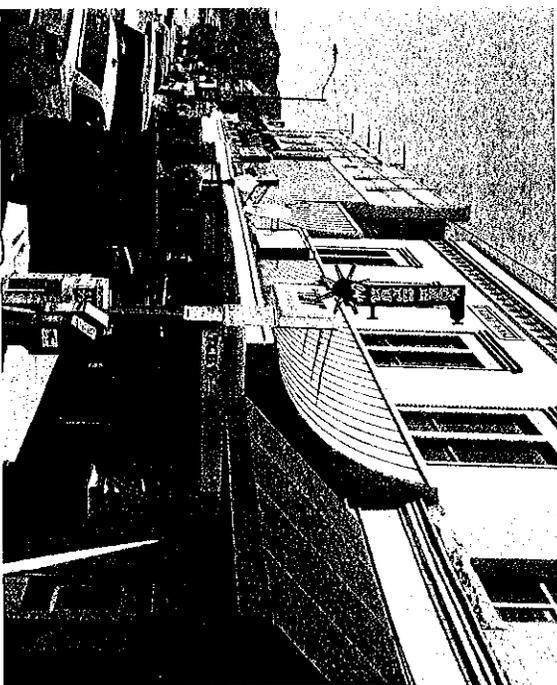
Side Section
SCALE 1/16"



Exterior Wall

Sign Body to be constructed with .080 aluminum, exposed neon, pan channel letters mounted to sign body. 3" returns, sign to be self contained, use existing primary.

Note: sign ban area to be centered horizontally, illustration not to scale



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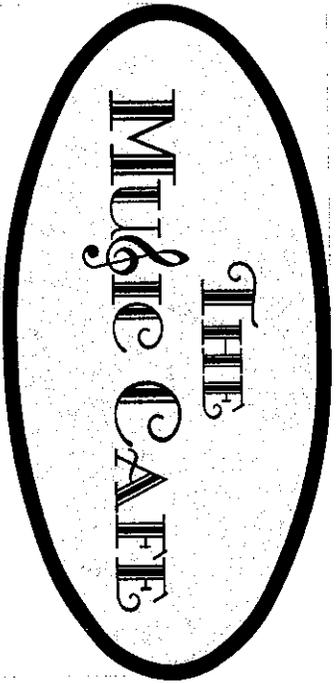
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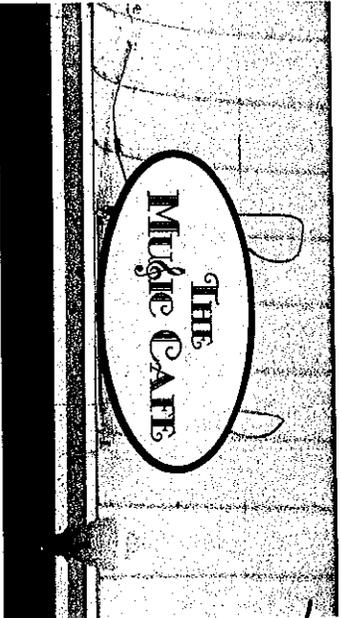
ROC 257551 PO Box 55595, Phoenix, AZ 85079

JOB NAME: Lone Spur Cafe
 JOB LOCATION: 106 W. Gunley Prescott, AZ
 LANDLORD: [Signature]
 LANDLORD APPROVAL: [Signature]

South
Elevation



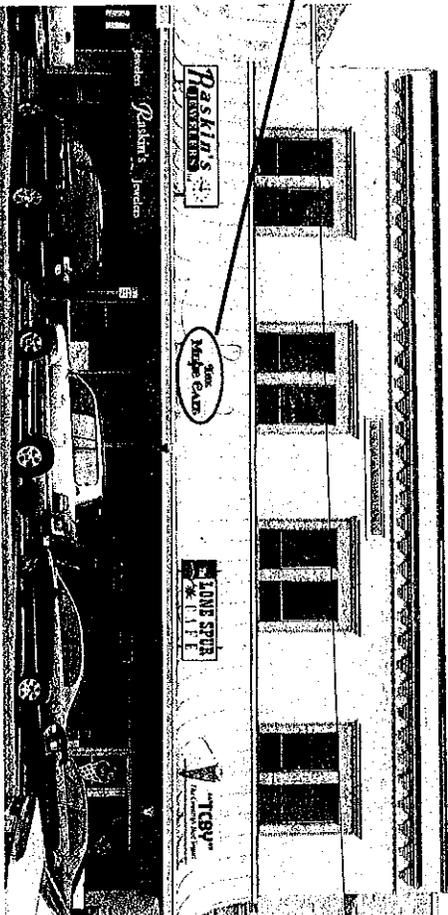
Total SF:



SPECIFICATIONS:

Remove existing "Le Crepe Company" oval sign, refinish existing oval sign, background to be painted, all copy and outline to be black high performance vinyl, oval to be reinstall to existing brackets, sign will use existing external illumination.

Background paint color:

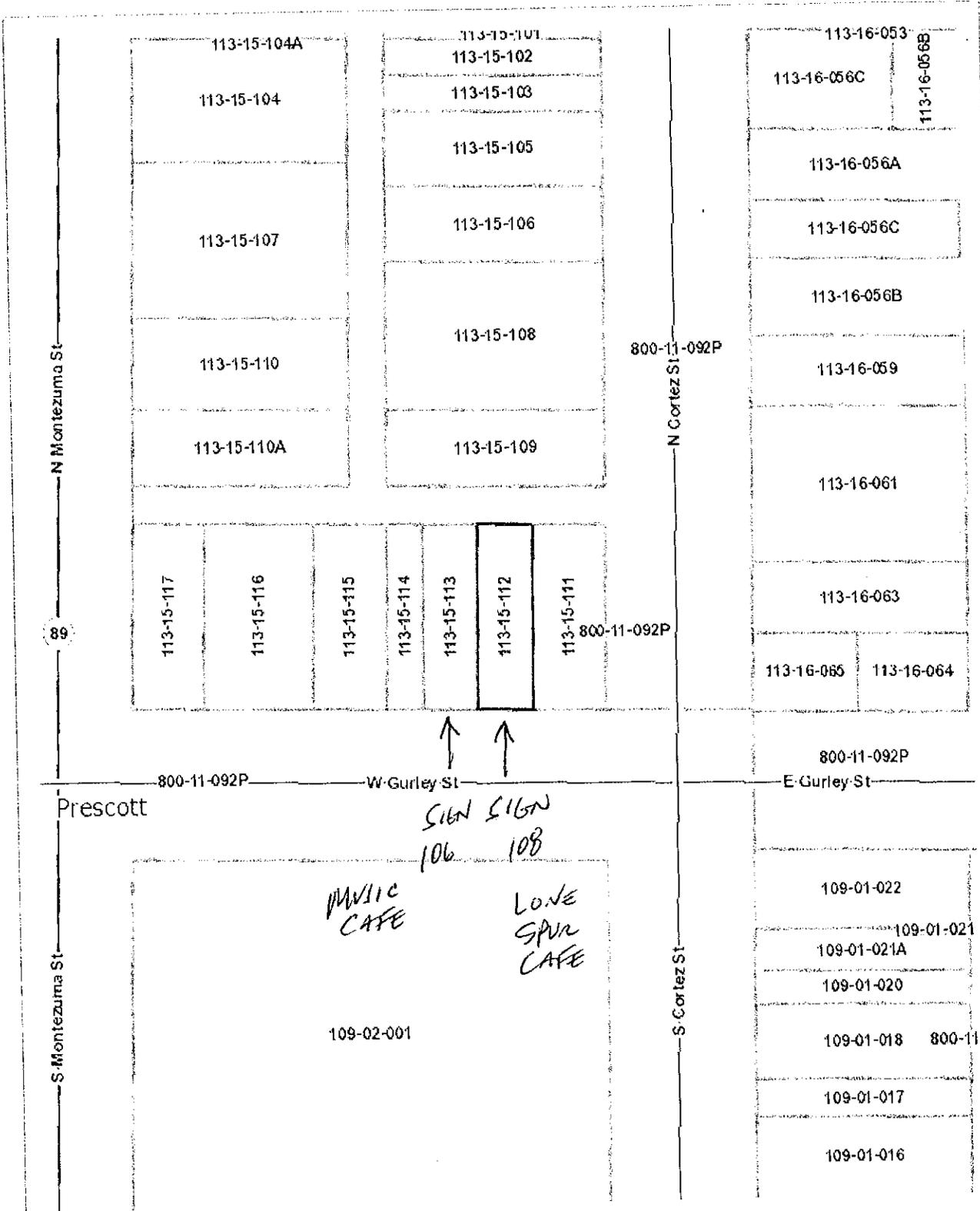


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JOB NAME: The Music Cafe
JOB LOCATION: 108 W. Gurley
LANDLORD: _____
LANDLORD APPROVAL: [Signature]



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 3.17.2011

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report
April 8, 2011**

AGENDA ITEM: Discussion regarding unpermitted work in historic overlay districts.

Planning Manager: George Worley *GW*
Community Development Director: Tom Guice

Historic Preservation Specialist: Cat Moody *CM*

Report Date: March 31, 2011

At the March 11, 2011 Preservation Commission meeting, Commissioner Petrovsky asked that a discussion item be placed on a future agenda regarding the periodic occurrence of unpermitted construction work on properties. To facilitate the discussion, staff will describe below the processes in place to address unpermitted construction (and demolition) work. Planning staff will be available at the Preservation Commission meeting on April 8th to answer any questions of the Commission and to participate in the discussion as needed.

Unpermitted work violations:

1. City staff becomes aware of suspicious work. This can be by personal observation or by receipt of complaint.
2. Records are reviewed to determine if a permit has been issued for work at the reported location.
3. If permits are not found, a Code Enforcement Officer or Building Inspector is dispatched to the site to ascertain if work is in progress and if such work would require a permit.
4. If a permit is required, the owner or occupant is contacted and advised of the permit requirement. The owner or occupant is advised to discontinue work until a permit has been obtained. This can be done verbally or by issuance of a formal Notice of Violation (a Stop Work Order).
5. If a permit is obtained through prescribed processes, the violation is considered cured and the project proceeds through the permit inspection process.
6. If no permit is obtained, the record of contacts and written notices are compiled and provided to the Legal Department for civil litigation as prescribed by law.

In many cases, it appears that the owner or occupant was either ignorant of the requirement for permits or suffered from "project creep", where a small project not requiring a permit grew into a larger project, which did require permits.

At this time, Planning/Code Enforcement staff does not have the ability to issue citations with monetary fines attached. The enforcement of zoning and building codes are civil violations and can only be enforced through civil court proceedings. It should be noted that the majority of discovered violations are resolved by the owner cooperating and obtaining necessary permits.