

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: November 7, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on exterior architectural accent lighting at 202 McCown Street in the Historic Preservation District, as submitted by Jim & Denise Czulewicz.

Recommendation

Staff has no objections to the lights and recommends approval of solid lights (i.e., no flashing/chasing lights). Regarding color, staff recommends permitting warm white lights in non-holiday times and seasonal colors as appropriate.

Discussion

Issue:

The owner of the property at 202 McCown Street recently installed architectural lighting on the exterior of the building along the top of the roofline of the front of the building. After learning that the lights would require P&Z approval, the owner turned off the lights and submitted a request for review.

Regulations:

Chapter 98 of the City Code of Ordinances regulates exterior improvements within the Historic Preservation District. The Historic District Guidelines provide guidance for architectural design elements to be consistent with the overall character of the district. The guidelines are written to provide specific direction on certain elements while providing the Commission wide latitude to consider other improvements within the Historic Preservation District. The guidelines do not specifically address accent lighting on buildings. All exterior improvements should be in harmony with the surroundings and the Historic District.

Analysis:

You may recall from last month's meeting that the owners of the downtown coffee shop, Jim and Denise Czulewicz, are rebranding from "Urban Coffee Culture" to "Perfect Blend Coffee Shop and Boutique". They are also the building owners (the coffee shop and Wine & Design). Staff received the following information from the applicants:

Contact information:

James and Denise Czulewicz
Urban Coffee Culture / Perfect Blend Coffee Shop and Boutique
202 McCown Street, Montgomery, TX 77356

Lights (LEDs) are to be installed along the top of the exterior front (only) of the building - outlining the facade line as in the picture below.

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While the LED's can be flashing/chasing, etc. the intent is to keep them solid in color to match our building (dark red/brown and white) as well as during holidays to have a set color pattern (no movement) - say 4th of July Red/White/Blue, Halloween (Orange), Christmas (Red/Green), St Patrick's Day - Green, etc. Will NOT use the flashing, strobe, following patterns or ability.



The Lights are manufactured by Everlights (www.myeverylights.com), are LEDs with controllable brightness, full color spectrum, etc. Lights are invisible during the day (don't hang or drop down from anything), lights are powered by low voltage (5 volts) lighting that is powered thru 120V standard power (already in place). As for colors available, because the lights are LED's they are able to present any color on a standard color wheel and can be dimmed to near darkness.

Obviously, the largest percentage of the time will be dimmed/soft white lights or colors that match our branding for the shop/building. Only during holidays will we change / alternate colors (without chasing colors). All lights are controlled by an app (isn't everything these days) and utilize long range blue tooth for connectivity to the router/base station located in the building.

Conclusion:

Architectural lighting, when done well, enhances the building and its surroundings. Staff has no objection to exterior lighting that compliments the downtown area.

Approved By		
Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 11/02/2023