

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 07/20/2021	Budgeted Amount:
Department: Administration	Prepared By: Dave McCorquodale

Subject

Consideration and possible action regarding the following exterior modifications for 14740 Liberty Street (China Chapel site), a City-designated Historic Landmark, as submitted by Cornerstone Community Church.

- a. Exterior building painting
- b. Removal of front façade doors
- c. Wall sign application

Recommendation

Consider the information and approve or deny each request. The items can be considered together or separately. Staff sees no reason to not approve the exterior modifications based on the information provided.

Discussion

While not within the Historic Preservation District, the location of the former China Chapel is a City-designated Historic Landmark. The original church was founded in 1865, though the original building no longer stands on the property. The County tax roll states the current building was erected in 1964.

Cornerstone Community Church has recently purchased the property and plans to use the facility as their new church home. The church has requested to repaint the exterior of the building and install a wall sign on the front of the building. The paint colors will be white walls with black trim, and the sign colors match this color scheme (with the addition of a charcoal gray in the logo).

The church plans to relocate the main entry of the church to existing doors at the rear of the sanctuary. The current entry doors will be behind the planned alter/stage area. The church has met with the fire marshal's office to ensure the change would not affect ingress and egress requirements and received confirmation that the door modification would not violate fire code.

The sign ordinance allows wall signs to utilize up to 60% of the total wall area. The front façade of the building is 532 sqft, the total area of the sign is 133 sqft, or 25% of the wall area as measured by the ordinance. Note: the sign ordinance measures the total dimensions of the sign. In this case, the actual area of the sign elements is less since these elements are mounted directly on the wall and not on a sign backing.

Approved By

Asst. City Administrator	Dave McCorquodale	Date: 07/01/2021
City Administrator	Richard Tramm	Date: