

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: September 3, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on the following exterior modifications for Shades Salon located at 207 McCown St. in the Historic Preservation District:

- a. New sign to replace the existing sign on the McCown St. storefront.
- b. New sign on the new Liberty St. storefront.
- c. New building trim color of Sherwin Williams 'Black' (SW6258) in a flat finish

Recommendation

Staff has no objections to the requests and recommend approval of the two new signs and building trim paint color.

Discussion

Issue:

Shades Salon is expanding within the same building and will have a new storefront on Liberty Street in addition to their existing storefront on McCown. As a reference, Shades Salon is currently located in a portion of the two adjacent buildings owned by Larry Jacobs Properties. As part of their project, they are:

- Touching up existing wall paint (same color, no approval required)
- Repainting window/door trim black (requires approval)
- New McCown St. wall sign (similar in size and design to existing sign)
- New Liberty St. wall sign (matches new McCown St. sign)

Rules:

Sec. 98-347. - Approval for alteration or new construction within historic preservation districts or affecting historic landmarks.

No person shall carry out any exterior construction, reconstruction, alteration, restoration, rehabilitation, demolition, or relocation of any historic landmark or any property within an historic preservation district, nor shall any person make any material change to other exterior elements visible from a public right-of-way which will affect the appearance and cohesiveness of any historic landmark or any property within an historic preservation district without receiving approval from the Planning and Zoning Commission.

Sec. 66-53. - Calculation of area; maintenance; permitted signs; variances.

...(n) Permanent signs permitted and regulated in commercial districts.

(1) Wall signs.

- a. *Size and number. Flat wall signs are permitted for each business utilizing up to 60 percent of the total feet of wall area.*
- b. *Location. A wall sign shall not project above the roofline. The sign must be located on the site where the goods or services are offered.*

(2) Freestanding signs.

- a. *Table of regulations. Subsections (n)(2)a through g of this section do not apply to the Historic District of the city...*

Analysis & Conclusion:

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As recently discussed, wall signs are allowed to occupy up to 60% of the building wall/façade it is mounted on. These two proposed signs are clearly less than that. Staff has no objection and recommends approval of the signs and trim color change as presented.

Approved By

Director Planning & Development
Assistant City Administrator

Dave McCorquodale

Date: 08/28/2024