Granbury, TX Logo

Granbury Historic Preservation Commission

AGENDA REPORT

Meeting Date: November 14, 2024

Item Number: C.5

SUBJECT: Public Hearing - Consider the request of Don Hudson for a Certificate of Appropriateness for a new free standing sign. The property is addressed as 215 S. Lambert St. (HPC-24-15)

BACKGROUND/DISCUSSION

Applicant: Don Hudson, Owner/Applicant

Address: 215 S. Lambert St.

Property Designations/Overlays: Historic Preservation Overlay (HPO); Residential 7,000 (R-7)

Description of Project: The applicant requests approval for a new free standing sign. The property is a short term rental and a free standing sign is allowed for this use if approved by the Historic Preservation Commission. The proposed sign will be 34" wide by 26" tall and installed on a 4x4 cedar post. The proposed colors are all from the Sherwin Williams Historic Paint collection. The sign will be installed 7' from the Lambert Street property line, 12' north of the existing driveway. Refer to attachments for additional sign details and location information.

Size: 34"x26" (6 square feet)
Material: wood with vinyl laminate
Color(s): Sherwin Williams - Classical Yellow SW2865, Eastlake Gold SW0009, Dark Hunter Green SW0041, Rachel Pink SW0026, Classical White SW2829, Light French Gray SW0055
Height: 6 feet
Font(s): Serif and Sans Serif

The 2001 Historic Resource Survey lists the construction as 1930. The Hood County Appraiser has the construction date as 1932.

Applicable Design Guidelines:

8. SIGNS
Commentary:
These guidelines apply to all signs within a City of Granbury historic district or signs on the property of a City of Granbury Historic Landmark.
A sign within a historic district or on the property of a historic landmark should be appropriate to the historic context of the particular building where the sign is being mounted.

Freestanding and hanging signs in a historic district should maintain a "family relationship", even though many of the buildings are from different historic eras. Within individual districts there should be consistency in the heights of the signs and in the size of lettering. Where possible free-standing signs, within all individual districts, should be of the same material and have a similar method of support.

All signs within historic districts or on the property of a historic landmark must receive a Certificate of Appropriateness by the City of Granbury Historic Preservation Commission.

Sign Colors - Sign colors must coordinate with Color Palettes for Granbury's Town Square Historic District on display at City Hall in Granbury or be selected from online historic color palettes. Colors should be appropriate for the construction age of the building.

Sign Lettering - The style of a sign's letters should be consistent with the historic period of the building. Classical serif lettering styles were generally used before World War I and different styles of Art Deco and other sans serif lettering styles were developed after World War I.

Applicable Ordinance:

6.2.J CERTIFICATE OF APPROPRIATENESS REQUIRED FOR ALTERATION, DEMOLITION OR NEW CONSTRUCTION AFFECTING LANDMARKS OR HISTORIC DISTRICTS, AND FOR EXTERIOR DISPLAYS INCLUDING LANDSCAPING AND MERCHANDISE

No person shall carry out any construction, demolition, reconstruction, alteration (including color of paint), restoration, rehabilitation, or relocation of any historic landmark or any property within the Historic Preservation Overlay (HPO) nor shall any person make any material change in the light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public right-of-way which affect the appearance and cohesiveness of any historic landmark or any property within the Historic Preservation Overlay (HPO) without a Certificate of Appropriateness (C. of A.). Further, no person shall display any landscape or merchandise on the sidewalk within the Historic Preservation Overlay (HPO) without a Certificate of Appropriateness. If the applicant does not make the necessary correction, provide the city all the necessary documentation or does not pay the required fees prior to the published application deadline, the application will be deemed incomplete and not be considered by the City.

6.2.K - 9 CRITERIA FOR APPROVAL Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

4.2.18.e The Zoning Ordinance provides the following requirements for signs for short-term rentals outside of the Historic Preservation Overlay District: *Signage is limited to one sign per bed and breakfast, shall not exceed 7' in overall height, shall not exceed 18 square feet of advertising area per side, shall not be internally illuminated and shall not be located within any visibility triangle. Signs must be discreet and unobtrusive, must be architecturally compatible with the character of the neighborhood and must be approved by the Community Development Director. Signs consistent with commercial districts are not permitted. Signs may only contain the name of the bed and breakfast, owner's name and/or contact information. Sign requirements contained within this Section shall supersede requirements of Article 7 for a short-term rental operating in compliance with an active short-term rental permit or Certificate of Occupancy except for those short-term rentals operating in*

the HPO. All signs within the HPO must obtain a Certificate of Appropriateness from the Historic Preservation Commission.

FINANCIAL IMPACT
N/A

PRIOR BOARD OR COUNCIL ACTION
N/A

SUGGESTED ACTION
City staff **recommends approval** of the free standing sign **with a 6-month time limit.**

By default, the Certificate of Appropriateness will be valid for 1 year after approval unless otherwise specified in the motion. The Certificate of Appropriateness would expire after the passage of 1 year if no building permits are issued or construction activity commences.

Zoning Ordinance 6.2.L.5 - Any approved Certificate of Appropriateness that does not have a time limit specified as a condition shall be valid for one (1) year from the date of approval. After one year, the Certificate shall expire and a new application for a separate Certificate of Appropriateness shall be required.

STAFF CONTACT:
Angela Durant, Planner and Historic Preservation Officer

ATTACHMENTS
- 215 S Lambert Location Map
- 215 S Lambert Application
- 215 S Lambert Resource Survey
- 215 S Lambert Street View
- 215 S Lambert Sign Detail
- 215 S Lambert Sign Elevation
- 215 S Lambert Project Details
- 215 S Lambert Site Plan
- Guideline 8 SIGNS