



**NOTICE OF
CITY OF CELINA
HISTORICAL PRESERVATION COMMISSION
112 N. COLORADO DR.
WEDNESDAY AUGUST 31, 2016
9:00 A.M.**

AGENDA

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE:

III. CONSENT AGENDA:

- A. Consider and act upon approval of minutes from the Regular Historic Preservation Commission Meeting on April 27, 2016.

IV. REGULAR AGENDA:

- A. Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from The City of Celina for a new sign at 110 N. Colorado Dr. (Celina Original Donation, Block 26, Lots 1,2,3,4,5,&6)
- B. Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from Annie Jack Design and General Store for a new sign at 322 W. Walnut St. (Celina Original Donation, Block 5, Lot 11 & 12)

V. ADJOURNMENT:

“I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

Friday, August 26, 2016 at 2:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.”

Ben Rodriguez
City Planner
City of Celina, Texas

Date Notice Removed

Celina City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



**NOTICE OF
CITY OF CELINA
HISTORICAL PRESERVATION COMMISSION
112 N. COLORADO STREET
WEDNESDAY APRIL 27, 2016
9:00 A.M.**

MINUTES

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

Chairman Jack Ousley called the meeting to order at 9:12 a.m.

Commission members present: Jack Ousley, Chairman; Lisa Ferguson, Jane Huddleston, Lee Williams, and Sue Clark, Alternate.

Commission members absent: Brent Baty, James Hass and Ralph O'Dell.

Planning & Zoning Commission Liaison: Mike Terry.

Staff present: Ben Rodriguez, City Planner; Brooks Wilson, Senior Planner; and Bridgette Bise, Main Street Director.

II. PLEDGE OF ALLEGIANCE:

Chairman Ousley led those present in the Pledge of Allegiance.

III. CONSENT AGENDA:

A. Consider and act upon approval of minutes from the Regular Historic Preservation Commission Meeting on January 27, 2016.

B. Consider and act upon approval of minutes from the Regular Historic Preservation Commission Meeting on February 24, 2016.

C. Consider and act upon approval of minutes from the Regular Historic Preservation Commission Meeting on March 23, 2016.

Commissioner Williams moved to approve the Minutes.

The motion was seconded by Commissioner Ferguson and passed unanimously.

IV. REGULAR AGENDA:

A. Consider and act on a Certificate of Appropriateness request from Movement Church to erect a new sign at 310 W. Walnut Street, Celina, Texas.

Mr. Rodriguez presented the staff report and stated that the State Historic Commission had provided three alternate designs for the Movement Church. The applicant expressed a preference for the block letters (option 2). Mr. Rodriguez suggested to the Commission that they approve all options, thus giving the applicant an opportunity to obtain cost estimates.

Chairman Ousley expressed his wish that the Commission could have a fund to help defray the cost of signs, restorations, etc.

Commissioner Huddleston stated that she prefers the block letters (option 2).

After some discussion on the merits of each of the sign options, Commissioner Williams moved to approve all three options provided by the State, with the preference of the Commission being option 2, then option 3 and last option 1.

The motion was seconded by Commissioner Ferguson and passed unanimously.

V. ANNOUNCEMENTS:

Bridgette Bise, Main Street Director, stated that another applicant has submitted a request to the State Historic Commission for sign design suggestions and this case is likely to come before the Commission in May.

Mr. Rodriguez suggested a walking tour of downtown and the Commission discussed dates and times.

Commissioner Williams suggested keeping a notebook as well as a computer record of signs that had been approved in Celina’s downtown for future applicants to consider.

Commissioner Huddleston complimented Bridgette Bise on the plantings in the urns on the square. Ms. Huddleston then asked about the progress on the Carmelo Winery door. Mr. Rodriguez stated that staff will follow up on this item.

Chairman Ousley discussed what changes made to downtown buildings should be cited for non-compliance and which should be excused. A discussion followed among the commissioners.

Senior Planner Brooks Wilson suggested that staff produce a pamphlet with preferred color palettes, sample facades and signs, and information regarding when an owner should bring an item to the Commission for review.

Commissioner Ferguson stated that Celina’s downtown is likely to see a boom in development soon and would like the Commission to take a firm hand in guiding the look of the Square to retain and enhance its character.

Commissioner Williams asked if there is any City citation when a Commission order is not carried out as stated.

Mr. Rodriguez stated that since the Historic District is a zoning district, any feature of a building that is not in compliance with the Code could be considered a Zoning Ordinance infraction.

Mr. Rodriguez went on to say that revised development standards are being considered for the Old Town Residential district (OT-R).

Chairman Ousley stated that he would like the Commission to review OT-R submittals.

Mr. Rodriguez mentioned that a line item for an independent review of the OT-R standards may be considered for next year’s budget. He asked the Commissioners to let him know of any City that they have observed that seems to be preserving their older districts well. He also mentioned that some cities have recognition programs and even tax breaks for property owners who are preserving and/or renovating their older homes/structures.

Commissioner Huddleston stated that Jane Willard has historical records on many of Celina’s older homes and that Union Cemetery has received the Historic Cemetery designation from the state.

VI. ADJOURNMENT:

There being no further business, Chairman Ousley adjourned the meeting at 9:58 a.m.

Ben Rodriguez, Planner
City of Celina, Texas

Date

Jack Ousley, Chairman
Historic Preservation Commission

Date



Memorandum

To: **The Celina Historic Preservation Commission**
CC: **Helen-Eve, Interim City Manager**
From: Ben Rodriguez - Planner
Meeting Date: August 31, 2016
Re: Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from The City of Celina for a new sign at 110 N. Colorado Dr. (Celina Original Donation, Block 26, Lots 1,2,3,4,5,&6)

Action Requested:

Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from The City of Celina for a new sign at 110 N. Colorado Dr. (Celina Original Donation, Block 26, Lots 1,2,3,4,5,&6)

Background Information:

The City is looking to replace the existing sign on Kirk Hall to facilitate its renovation into the new home of the Celina Police Department. The City is requesting approval of a die cut aluminum sign similar to what was recently recommended by the Texas Historic Commission and approved for the Movement Church. The City is proposing three color options for consideration, white, black and aluminum.

The City is also requesting approval on the construction of a closet on the rear of the building under the existing overhang. The closet will not be visible from a public street, and it is the City's intent to paint the closet to match the existing overhang.

Financial Considerations:

N/A

Legal Obligations and Review:

N/A

Public Notifications:

Staff mailed notices to all property owners adjacent to the subject property as required.

Supporting Documents:

- Photos of proposed change.

Staff Recommendation:

Staff recommends that the applicant's proposal be approved as presented.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 Ext. 1022 or by email at Brodriguez@celina-tx.gov.

PROJECT TITLE: BUILDING SIGN - 12"

12" CAST METAL LETTERS
BLACK ALUMINUM FINISH - FLAT FACE
FLUSH STUD MOUNTED

19.83SQFT
SIGN FACES EAST



SIGN LOCATION

8409 STERLING - SUITE B
RYVING, TX 75063
PHONE: 972.915.6970
INFO@HIGHVALUESIGNS.COM

CLIENT
Hill & Wilkinson
General Contractors

INSTALL ADDRESS
Celina Police Department
112 N. Colorado St.
Celina TX 75009

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF HIGH VALUE SIGNS. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT HIGH VALUE SIGNS' WRITTEN CONSENT.

DRAFT NUMBER
01

QUOTE NUMBER
QT-2399

ORDER NUMBER
OR-

DATE
08/10/16

DRAWN BY
MICHELLE D.

PRESENTED BY
MYRA BROWN

PLEASE CAREFULLY REVIEW PROOF AND ALL DETAILS. IF APPROVED, PLEASE SIGN BELOW AND RETURN THE SIGNED COPY TO:
INFO@HIGHVALUESIGNS.COM
OR FAX: 972-915-2867

APPROVAL THROUGH OUR AUTOMATED SYSTEM IS ACCEPTED AS WELL.

APPROVAL MUST BE RECEIVED PRIOR TO FABRICATION

CUSTOMER SIGNATURE:

12" | **CELINA POLICE DEPARTMENT** | 238" | 1" LETTER DEPTH



PROOF AND QUOTE ARE IN NO WAY A GUARANTEE OF CITY OR LANDLORD APPROVAL. HIGH VALUE SIGNS RESERVES THE RIGHT TO MAKE MINOR CHANGES (IF NEEDED) TO THE PROPOSED SIGNS DURING THE PRODUCTION PROCESS. IT IS YOUR RESPONSIBILITY TO CHECK SPELLING, MEASUREMENTS, COLORS, MATERIALS AND MOUNTING LOCATIONS. IF A SPECIFIC COLOR IS REQUIRED, THE PANTONE COLOR CODE MUST BE SUPPLIED TO HIGH VALUE SIGNS. COLOR RENDERING IS FOR REFERENCE ONLY. ACTUAL COLOR MAY VARY DUE TO MATERIALS, COATINGS, SUBSTRATES, LIGHTING, SCREEN RESOLUTION AND REFLECTION OF SURROUNDING COLOR. EXAMPLE PHOTO IS FOR REFERENCE ONLY AND SCALE IN PHOTO IS APPROXIMATE. EXAMPLE PHOTO IS IN NO WAY A GUARANTEE OF EXACT SCALE OR COLOR. MANUFACTURE IS NOT HELD RESPONSIBLE FOR UNDOCUMENTED CHANGES, POOR IMAGE QUALITY PROVIDED BY CLIENT OR PERCEIVED COLOR MISMATCHING. DELIVERY DUE DATES ARE ESTIMATED BUT NOT GUARANTEED. ALL SALES ARE FINAL AND PAYMENTS ARE NON-REFUNDABLE ONCE PROJECT GOES INTO SETUP OR PRODUCTION.









Memorandum

To: **The Celina Historic Preservation Commission**
CC: **Helen-Eve, Interim City Manager**
From: Ben Rodriguez - Planner
Meeting Date: August 31, 2016
Re: Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from Annie Jack Design and General Store for a new sign at 322 W. Walnut St. (Celina Original Donation, Block 5, Lot 11 & 12)

Action Requested:

Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from Annie Jack Design and General Store for a new sign at 322 W. Walnut St. (Celina Original Donation, Block 5, Lot 11 & 12)

Background Information:

The applicant is requesting consideration of a Certificate of Appropriateness in order to change the color scheme of the façade for Annie Jack Design and General Store.

Annie Jack Design and General Store is proposing to paint the façade of the building light grey, and utilizing black and white for the trim and columns of the store front.

The building was submitted to the Texas Historical Commission for review in 2012 at that time the Texas Historical Commission recommended two color schemes for the building that both were of an earth toned color which compliments the existing brick on the structure as well as the adjacent businesses on the square.

Staff has evaluated the color palates of downtown areas of multiple Cities throughout the state and an earth toned color palate is a predominant theme in historic areas throughout Texas. Staff feels that the applicant's request to paint the front façade light grey would fit into this theme within historic Texas downtowns.

Financial Considerations:

N/A

Legal Obligations and Review:

N/A

Public Notifications:

Staff mailed notices to all property owners adjacent to the subject property as required.

Supporting Documents:

- Photo of proposed change.
- Texas Historic Commission 2012 recommendation.
- Texas downtown streetscapes; McKinney, Fredericksburg, Lockhart, Grapevine, Waxahachie, San Marcos, Midland, & Galveston.

Staff Recommendation:

Staff recommends that the applicant's proposal be approved as presented.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 Ext. 1022 or by email at Brodriguez@celina-tx.gov.



CURRENT BLDG

PROPOSED COLOR CHANGES

*Light French Gray
SW 0055

BRICK COLOR



SW 6258
Tricorn Black
Interior / Exterior



SW 7006
Extra White
Interior / Exterior

TRIM COLORS

TEXAS HISTORICAL COMMISSION

October 29, 2012

Texas Main Street Center Design Report

Re: 222 W. Walnut
City: Celina TX
By: Audrey Holt *Project Design Assistant*, and Howard Langner, *Architect*

This rendering is offered as part of the Design Assistance Program available through the Texas Main Street Center and may not be used for regulatory approval, permit, or construction. The Texas Main Street Center does not provide building code review, hazardous material inspections, structural engineering, or any other service that is not listed on the Texas Main Street Design Assistance Program Form.

Prior to making any improvements to the building façade(s), the building owner should perform a thorough review of the major structural components of the building, including the roof, walls, and foundation. All mechanical and electrical systems should be well maintained in conformity with applicable codes and ordinances. Building uses and interior arrangements of program spaces should also be in conformity with applicable codes and ordinances.

Existing Conditions and Design Request

Celina Main Street Manager Terri Wilson spoke with TMSPS (Texas Main Street Program staff) Audrey Holt on the phone in late August, 2012 about the building located at 222 W. Walnut, commonly known as the Nelson Hotel. The owner would like to completely restore the building for use as a boutique hotel. A design request form was received for the building on September 7, 2012. The request stated 'exterior painting' only, but a phase II of restoring the proper windows was discussed on the phone.



Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276
512.463.6100
fax 512.475.4872
thc@thc.state.tx.us



TEXAS HISTORICAL COMMISSION
real places telling real stories

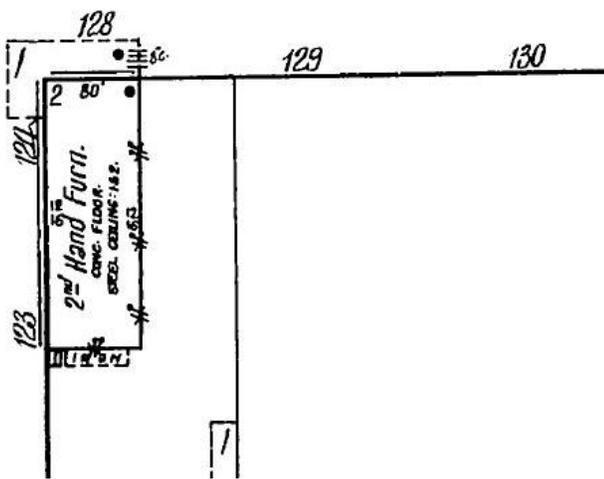
www.thc.state.tx.us

Historical Information

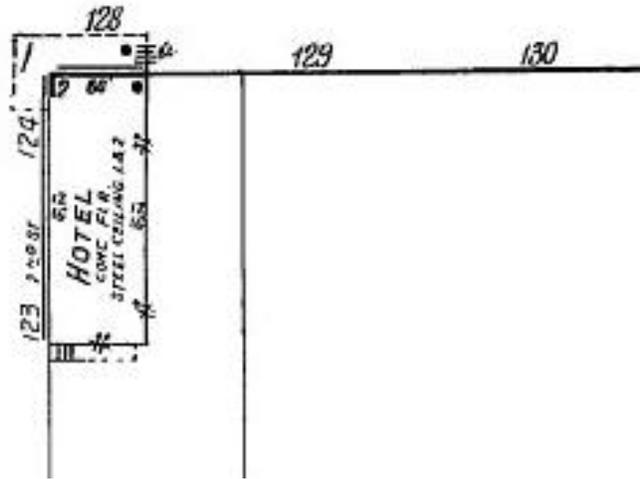
The Nelson Hotel has a Texas Historical Commission (THC) Subject Marker. This is a marker that tells a story significant to history. The THC Subject Marker should not be confused with the RTHL (Recorded Texas Historic Landmark) marker which is associated with properties that are judged to be historically and architecturally significant. The Subject Marker at 222 W. Walnut states:

Early Celina settler Richard Tinsley Peterman built this structure in 1914, twelve years after the town moved from its original site (1 mile south) to the railroad line. The building originally housed a grocery store on the ground floor and rental space on the second floor. Charlie Sperguson Nelson, who moved his family to Celina in 1917, bought the property in 1922. The family lived on the first floor and operated the Nelson Hotel for railroad travelers on the second floor. The hotel remained in operation under Nelson family ownership until 1976. (1991).

The building is found on Sanborn Fire Insurance Maps dating from 1920 and 1920-1944. Sanborn Fire Insurance Maps were created for the purpose of assessing insurance liability. These maps provide important clues about historic buildings, including documenting any changes over time, as well as historic configurations, materials and features. The maps for this building are seen below.



Sept 1920



Sept, 1920-July, 1944 (was updated as needed)

Maintenance Issues

The building is experiencing areas of significant cracking, namely on the red brick portion on the side elevation of the building (some examples are seen in photos below). The building should be fully assessed by a structural engineer to ensure that there are no pressing structural concerns that need to be taken care of. Structural concerns are of utmost importance and should be addressed before any cosmetic work is undertaken.



Significant mortar deterioration is on the side elevation is also noted. All mortar should be inspected and repaired as needed. The National Park Service's Preservation Briefs should be consulted for proper cleaning and repair techniques appropriate for historic buildings. Preservation Brief #1, *Assessing, Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*, Preservation Brief #2, *Repointing Mortar Joints in Historic Masonry Buildings*, and

Preservation Brief #6, *Dangers of Abrasive Cleaning to Historic Buildings* are good reference sources for cleaning issues. The Preservation Briefs may be accessed online at the following website:

<http://www.cr.nps.gov/hps/tps/briefs/presbhom.htm>.

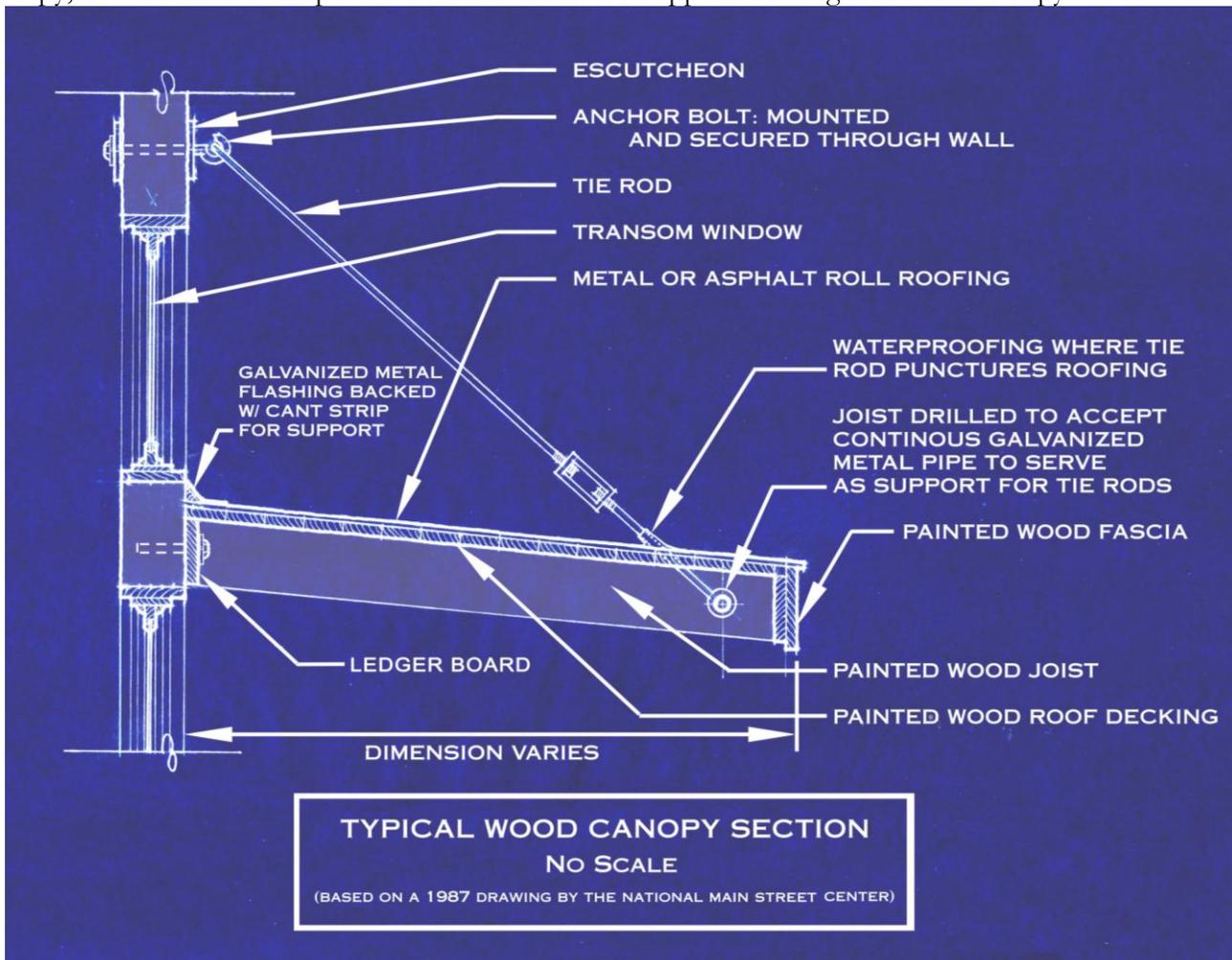
Areas of dirt and grime are also noted, mostly on the brown brick on the front facade. When cleaning historic masonry, the "gentlest means possible" is usually best achieved by using a low-pressure water wash, along with perhaps a mild detergent, at no higher strength than 200psi. Areas of more persistent grime can be scrubbed with a natural bristle (never metal) brush. Steam cleaning can also effectively clean some historic building fabric. Low-pressure water or steam will soften the dirt and cause the deposits to rise to the surface, where they can be washed away. Abrasive cleaning methods should **NEVER** be used to clean historic masonry.

Abrasive cleaning methods include all techniques that physically abrade the building surface to remove soils, discolorations or coatings. Such techniques involve the use of any material that is applied to the surface under pressure, or the use of any abrasive tools or equipment. When cleaning the brick, care should be taken to not damage the face of the existing brick or mortar, since damage to these masonry components may allow moisture to penetrate the building envelope.

Design Recommendations

Canopy and Transom Windows

The existing canopy is angled, therefore covering up the area in which the transom windows are located. The existing canopy design was not seen on the Sanborn Fire Insurance Maps (the angled/chamfered edge would be apparent in the map), therefore the canopy is not of the historic design, and is not the best design to showcase this building's historic features. Since the transom windows are an interesting and important historic feature, and it is recommended that this canopy be removed to reveal the transom windows. A new wooden canopy in the design seen below, should then be constructed. This is the type of canopy that most likely existed historically. Pole supports or tie rods can be used to support the canopy. Before installing escutcheons and anchor bolts for a tie rod canopy, the wall must be inspected to ensure that it can support the weight of a new canopy.



Storefront and Front Façade

It appears that at some time (likely the 1940's) that the building was significantly altered. Since these changes chronicle the history of the building, the TMSCS recommends leaving them as is (assuming all structural issues can be remediated). The double hung windows that exist on the first floor are likely not original to the building. Originally, the building would have had large display windows in the storefront. At the same time the double hung windows were added to the storefront, the double hung windows on the first floor of the side elevation were likely added into the wall. You can still see the original window openings on the side that were typical to the buildings era of construction (right). Historic photographs would give valuable clues to the changes made to the building over time.



Second Story Wooden Windows

The second story window sashes were removed and replaced with aluminum windows at an unknown time in the building's history. It does appear that while the wooden window sashes were removed, the outer wooden window frames were left in place. The aluminum windows should be replaced with wooden window sashes that are custom made to fit the existing wood framed openings. Care should be taken to ensure that the new windows maintain the same profile as the double hung, wooden windows that are found on the first floor.

Color Schemes

Two color schemes have been pictured in the renderings. The first rendering pictures the trim painted in the colors chosen by the owner, with only a minor modification to the shade of green used (a darker green was chosen), so that the trim best blends with the brick of the building. The doors are painted red, the window frames are painted green, and the window sashes and other trim are painted tan.

The second color scheme uses the same red and tan, this time with a shade of dark blue. The dark blue coordinates well with both shades of brick.



Second Floor Usage

The building owners have mentioned a desire for using the second floor for additional space and a secondary use, namely a hotel. The TMSPS does not do interior space planning, but can make the following recommendations. Since the upper story was a hotel historically, the space has been already broken up into rooms with much of the subsequent historic fabric of walls, door frames, and doors still intact. When looking for a new use, whether it is retail or residential, a use that maintains the existing historic fabric would be ideal.

Compliance with the local building codes will be the most important factor when deciding on a use for the second floor. These codes should first be examined and a code official contacted before any further steps are taken.

Codes relating to life safety and handicap accessibility will be especially important.

A resource for the building owners when looking into the handicap accessibility requirements of the building is the TAS (Texas Accessibility Standards). This effort can be coordinated with the city and the TDLR (Texas Department of Licensing and Regulation) to conform to the TAS. More information can be found on the TDLR's website <http://www.license.state.tx.us/ab/abtas.htm> where the entire TAS document is available for download. Section 4 is especially relevant to the requirements of this building

Guidance for Rehabilitation

The Texas Main Street Program helps Texas cities revitalize their historic downtowns and neighborhood commercial districts by utilizing preservation and economic development strategies. The Secretary of the Interior's Standards for Rehabilitation is a list of ten ways to approach rehabilitation on historic buildings. The Texas Historical Commission uses this list of standards when analyzing and making recommendations for a project. The standards can be found here: http://www.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm

Funding

Funding goes hand in hand with long-term preservation projects. Sources of funding should be researched and identified and if the scope of work exceeds available sources of funding, the project should be phased accordingly. You should contact your local Main Street Manager about financial tools that may be available through your city.

Americans with Disabilities Act (ADA) Tax Credit/Deduction

There is also the possibility of an IRS tax credit or deduction for making ADA improvements. Please see <http://www.ada.gov/taxcred.htm> for more information.

Brownfields Site Assessment (BSA) Program and the Targeted Brownfields Assessment (TBA)

A brownfields site is any property that is being underutilized or where a property transaction is complicated by the real or perceived presence of contamination, which can include asbestos and lead paint. The Texas Commission on Environmental Quality (TCEQ), in cooperation with local, state, and federal partners, is facilitating cleanup and revitalization of brownfields properties in Texas through regulatory, tax, and technical assistance. The BSA provides free technical advice and education to eligible entities for brownfields redevelopment projects. Contact the TCEQ Brownfields Site Assessment staff at <http://www.tceq.texas.gov/remediation/bsa/bsa.html/> or call 512-239-2200. The TCEQ works very closely with the United States Environmental Protection Agency (EPA). The EPA offers a free brownfields assessment, including sampling and analyses, cleanup planning based on proposed reuse, cleanup cost estimates, and other technical reports as part of their Targeted Brownfields Assessment (TBA). Contact Janet Brooks, TBA Coordinator Region 6 US Environmental Protection Agency at (214) 665-7598 or 1-800-887-6063. Janet may also be reached via email: brooks.janet@epa.gov.

After the owner has had a chance to review the recommended concept, the Texas Main Street Design Center Staff will work with the owner(s) to help develop their rehabilitation plan for this particular building. It is also requested that TMSDC be notified when clarification of design elements might prove helpful or when an alternate scheme is contemplated. Please contact Audrey Holt (512) 463-5760/ audrey.holt@thc.state.tx.us.

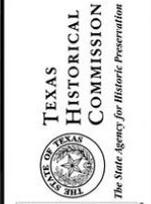


NEILSONHOTEL BLDG. EST. 1914

<p>SHEET NUMBER</p> <h1>1</h1>	<p>PROJECT: 222 W. WALNUT CITY: CELINA, TX DRAWN BY: AUDREY HOLT DATE: 10/26/12 ARCHITECT: HOWARD LANGNER Not for regulatory approval, permitting, or construction</p>	 <p>TEXAS HISTORICAL COMMISSION <i>The State Agency for Historic Preservation</i></p>  <p>TEXAS MAIN STREET <small>TEXAS HISTORICAL COMMISSION</small></p>
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NEILSON HOTEL BLDG, EST. 1914



PROJECT: 222 W. WALNUT
CITY: CELINA, TX
DRAWN BY: AUDREY HOLT
DATE: 10/26/12
ARCHITECT: HOWARD LANGNER
Not for regulatory approval,
permitting, or construction

SHEET NUMBER
2

Fredericksburg



Strand St
Galveston, Texas

Street View - May 2016

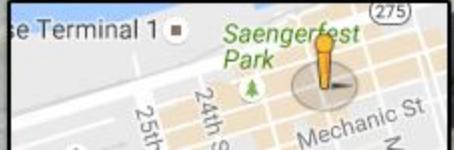
Galveston

Strand St



Strand St
Galveston, Texas
Street View - May 2016

Galveston



Grapevine



Grapevine



W Market St

Lockhart, Texas



Street View - May 2016

Lockhart



McKinney



©2015 Google

McKinney



Midland



TX-82 Loop
San Marcos, Texas



Street View - May 2016

San Marcos



N Guadalupe St

San Marcos, Texas



Street View - May 2016

San Marcos



W Main St

Waxahachie, Texas



Street View - May 2015

Waxahachie

