



**NOTICE OF
CITY OF CELINA
HISTORICAL PRESERVATION COMMISSION
112 N. COLORADO DR.
WEDNESDAY SEPTEMBER 28, 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 Special Called Historic Preservation Commission Meeting on August 31, 2016.

IV. REGULAR AGENDA:

- A. Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from Jimbo's Pizza for a new sign and exhaust at 501 W. Walnut St. (Celina Original Donation, Block 35, Lots 11r)
- B. Follow up on a request from The City of Celina for a storage closet at 110 N. Colorado Dr. (Celina Original Donation, Block 26, Lots 1,2,3,4,5,&6)

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, September 23, 2016 at ____ p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting."

Ben Rodriguez
City Planner/Historic Preservation Officer
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 DR.
WEDNESDAY AUGUST 31, 2016
9:00 A.M.**

AGENDA

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

Lee Williams called the meeting to order at 9:05 a.m.

Commission members present: Sue Clark, Jane Huddleston, Ralph O'Dell, Lisa Ferguson, Lee Williams, and Lori Self.

Commission members absent: Jack Ousley, Brent Baty, and James Hass.

Planning & Zoning Commission Liaison: Mike Terry.

Staff present: Ben Rodriguez, City Planner; Robyn Miga, City Planner; and Michael Montgomery, Administrative Services Manager.

II. PLEDGE OF ALLEGIANCE:

Lee Williams 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 April 27, 2016.

No action was taken.

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 112 N. Colorado Dr. (Celina Original Donation, Block 26, Lots 1, 2, 3, 4, 5, and 6)

Mr. Rodriguez presented the staff report and explained that in the previous meeting the Commission approved the block lettering for the sign, similar to the one on Movement Church. He explained that the City wanted a recommendation for the color of the sign: black, white, or metallic finish. Mr. Rodriguez also explained that the City was requesting to erect an accessory structure on the rear side of the future site for Celina Police Department, located at 110 N. Colorado Drive. Mr. Rodriguez explained that the structure was needed for extra storage for equipment that there was not space for, and noted that it would not be visible from the roadway.

Michael Montgomery, Administrative Services Manager, apologized to the board because the work was done prior to approval being obtained by the Commission. He explained that if the structure was not what the Commission desired on the Historic Downtown Square, then the City would bear the cost to bring it up to their desired specifications.

Commission member Huddleston asked whether any other structure in the City would be allowed to have a structure without masonry. Commission member O'Dell mimicked Huddleston's comments and noted that he did not think such a structure would be approved for anyone else in the City. Mr. Rodriguez explained that all commercial buildings in the City of Celina are 100-percent masonry, so to meet all City requirements, it would have required brick. O'Dell asked why the structure did not extend to the full extent of the concrete

foundation that it was built on, and Montgomery explained that there was a handicapped ramp on the rear side of the building, so per American's with Disability Act (ADA) requirements, they had to allow a five-foot clearance.

Commission member Williams said he liked the black lettering for the police department's sign. Huddleston stated that she wasn't opposed to any of them, but she preferred the white. Commission member Self asked if they would match any future signs proposed for the City Hall Annex to the police department's sign. Mr. Rodriguez that there were no specific conversations taking place regarding the annex sign, but would coordinate accordingly if that were to come up.

After discussion on both the rear accessory building and the proposed sign, Commissioner Williams moved to approve the sign with white lettering, and that the structure be changed to have a brick overlay. The motion was seconded by Commissioner O'Dell and passed unanimously.

- 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, Lots 11 & 12)

Mr. Rodriguez presented the staff report and explained that the applicant originally wanted to paint the exterior of the store front black with a white trim. He explained that through researching various downtown districts and reading a report from the Texas Historical Commission on the building from a previous request, that all signs pointed an earth tone color scheme. He explained that earth tones are used across Texas in downtown districts. Mr. Rodriguez explained that he went back to the applicant with the recommendation of shifting the color scheme to be more earth toned, and she then selected a French grey with black trim, which is more consistent with what was appropriate in a traditional downtown district. Mr. Rodriguez suggested to the Commission that they approve the color scheme that the applicant selected.

Commissioner Ferguson moved to approve the colors for the Annie Jack sign. The motion was seconded by Commissioner Huddleston and passed unanimously.

V. ADJOURNMENT:

There being no further business, Chairman Pro Tem Williams adjourned the meeting at 9:24 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: September 28, 2016
Re: Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from Jimbo's Pizza for a new sign and exhaust vent at 501 W. Walnut Street (Celina Original Donation, Block 35, Lot 11R)

Action Requested:

Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from Jimbo's Pizza for a new sign and exhaust vent at 501 W. Walnut Street. (Celina Original Donation, Block 35, Lot 11R)

Background Information:

Jimbo's pizza is proposing to relocate its operation into the downstairs portion of 501 W. Walnut Street formerly known as Turquoise Firefly. In order to place a pizza oven within the building a vent hood must be installed to vent the hot air and fumes generated from the pizza oven.

Due to the location of existing windows the vent must extend past the roofline so that the hot air does not re-enter the building through these windows. The business owner and property owner have agreed to place this vent on the rear façade of the structure so that its visibility is minimized from a public street. Additionally, they have agreed to paint the vent to match the existing brick in an effort to further reduce its visibility.

The Secretary of the Interior's standards for the rehabilitation of historic structures states that "new work performed on a building shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Given the Department of the interior's standards staff is recommending that the vent chimney be placed on the rear of the structure and that it be painted to match the existing brick. Staff feels that this is appropriate as it accommodates the applicant's request while making minimal permanent changes to the structure.

The applicant is also requesting to place a Jimbo's Pizza sign on the face of the existing awning. Staff has researched the City's signage code and awning signs are limited to 12 inches in height and their width may be no more than 75% of the width of the awning. Given the dimensions of the awning the maximum size of a sign which could be allowed to be placed on the awning would be one that is 12 inches tall by 5 feet 7 inches wide. Based on photos of the existing Jimbo's Pizza sign the existing sign would exceed the size allowances to be placed on the existing awning. Staff recommends that the sign be

placed on the building itself or placed within one of the planter areas at the front of the building. Additionally the building owner could erect a multi-tenant monument sign that would accommodate not only Jimbo's but other businesses which may lease the building as well.

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 changes.

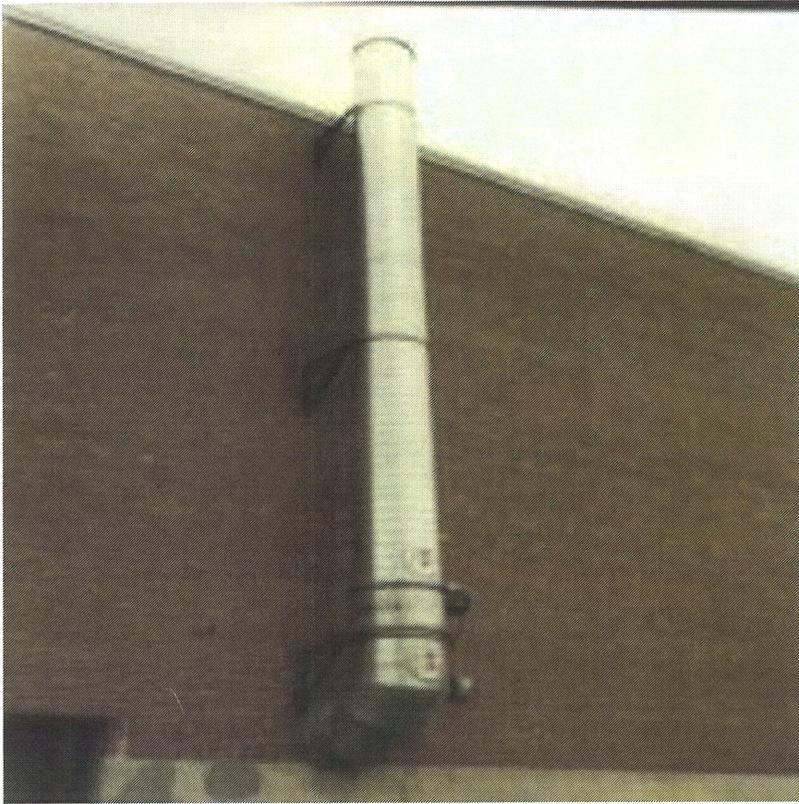
Staff Recommendation:

Staff recommends that the vent chimney be placed on the rear of the structure and that it be painted to match the existing brick.

Additionally, staff recommends that the sign be placed on the building itself or placed within one of the planter areas at the front of the building. Staff would also support the construction of a multi-tenant monument sign that multiple businesses could utilize.

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.

Jimbo's
P I Z Z E R I A
972.382.3444
FREE DELIVERY
COMMERCIAL/INDUSTRIAL & WAREHOUSES



Option #3

Timber Sigh





Memorandum

To: **The Celina Historic Preservation Commission**
CC: **Helen-Eve, Interim City Manager**
From: Ben Rodriguez - Planner
Meeting Date: September 28, 2016
Re: Follow up on a request from The City of Celina for a storage closet at 110 N. Colorado Dr. (Celina Original Donation, Block 26, Lots 1,2,3,4,5,&6)

Background Information:

At the special called meeting on August 31, 2016 the Commission reviewed the proposed closet at the rear of the future Police Station within Kirk Hall.

Staff has performed additional research on both the history of the building, our Code of Ordinances, as well as previous approvals by the Planning and Zoning Commission and City Council.

The Secretary of the Interior's Standards for Historic Rehabilitation consider buildings over fifty (50) years old to be historic structures. Staff has researched the history of the Kirk Hall building and based on conversations with previous church members the building was constructed in the early 2000s and is less than twenty (20) years old, so it does not qualify as a historic structure.

The City's Code of Ordinances Section 3.06.009 authorizes City Staff to approve minor exterior alterations without requiring that the applicants request go before the Historic Preservation Commission. The code defines minor exterior alterations as the installation of awnings, fences, gutters and downspouts, signs, incandescent lighting fixtures, landscaping and hardscaping comprising less than 25% of the front or side yard; restoration of original architectural features that constitute a change from existing conditions; painting of wood or other appropriate elements that constitutes a change in color from existing color; and additions and changes not visible from any street to the rear of the main structure or to an accessory structure.

In the past the Planning and Zoning Commission and the City Council have granted allowances to individuals that remove the masonry requirements on portions of a building which are not visible from a public street. For example, at the City Council meeting in August 2016 the Council approved a request from the Grace Bridge Food Bank to allow them to utilize metal on their rear facade, which is not visible from the street.

At the Planning and Zoning Commission meeting in September 2016 the Commission granted an allowance for a new office/warehouse park to utilize metal on facades that face the railroad or face internally to the development are not visible from the roadway.

It is Staff's position that the requirement of masonry facades which are not visible from the public street or right of way to be an onerous burden for a property owner. The intent of the masonry requirements is to create a pleasant appearance as you drive through an

area. Requiring facades which are not visible from a public right-of-way to be masonry simply adds costs to the structure while not meeting the intent of our ordinance.

Staff will be working on amendments to our ordinances to allow additional the use of different materials such as wood, metal, and possibly even hardie board elements within the HD district. When used as part of a combination of materials, these elements can complement the existing structures within the HD district. For example, Papa Gallo's patio area and building extension despite being comprised of a non-masonry hardie board material still fits in well within the historic district.

Financial Considerations:

N/A

Legal Obligations and Review:

N/A

Public Notifications:

N/A

Supporting Documents:

- Photos of proposed change.
- Photos of Papa Gallo's

Staff Recommendation:

N/A

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.



Papa Gallito
Mexican Grill

11/18/2015

6:38



11/18/2015

6:38



11/18/2015 6:40



Cypress College
BUS STOP



