



**NOTICE OF  
CITY OF CELINA  
HISTORICAL PRESERVATION COMMISSION  
112 N. COLORADO DR.  
WEDNESDAY APRIL 26, 2017  
9:00 A.M.**

**AGENDA**

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

**II. PLEDGE OF ALLEGIANCE:**

**III. CONSENT AGENDA:**

- A. Minutes from the January 25, 2017 Historic Preservation Commission meeting
- B. Minutes from the February 22, 2017 Historic Preservation Commission meeting
- C. Minutes from the March 22, 2017 Historic Preservation Commission meeting

**IV. REGULAR AGENDA:**

- A. Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from Gracebridge for a new sign at 116 N. Ohio Dr. (Celina Original Donation, Block 15, Lots 7b&8a)
- B. Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from Texas Farm Bureau Insurance for a new sign at 236 W. Pecan St. (Celina Original Donation, Block 6, Lots 9a)

**IV. 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, April 21, 2017 at \_\_\_\_\_ p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.”

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Ben Rodriguez  
Senior Planner/Historic Preservation Officer  
City of Celina, Texas

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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 JANUARY 25, 2017  
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 9:06 a.m.  
Commission members present: Jack Ousley, James Hass, Lisa Ferguson, and Jane Huddleston  
Commission members absent: Sue Clark, Bob Fennewald, Lee Williams, Brent Baty, and Lori Self  
Planning & Zoning Commission Liaison: Mike Terry  
Staff present: Robyn Miga, City Planner; and Helen-Eve Liebman, Director of Planning & Development Services

**II. PLEDGE OF ALLEGIANCE:**

Chairman Jack Ousley led those present in the Pledge of Allegiance.

**III. CONSENT AGENDA:**

A. Consider and act upon approval of minutes from the Historic Preservation Commission Meeting on October 26, 2016.

*Commissioner Huddleston moved to approve the minutes, and was seconded by Commissioner Hass.  
Motion carried 4- yes; 0- no*

**IV. REGULAR AGENDA:**

A. Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from the Celina Masonic Lodge for a new door at 139 N. Ohio Dr. (Celina Original Donation, Block 6, Lots 11-12a, 11-12b, & 11f)

*Staff provided an overview of the request.*

*Chairman Ousley stated that he liked the improvement and stated that it adds character.*

*Commissioner Ferguson moved to approve the item, and was seconded by Commissioner Huddleston  
Motion carried 4-yes; 0-no*

**V. ADJOURNMENT:**

There being no further business, Chairman Ousley adjourned the meeting at 9:12 a.m.

\_\_\_\_\_  
Ben Rodriguez, Planner  
City of Celina, Texas

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jack Ousley, Chairman  
Historic Preservation Commission

\_\_\_\_\_  
Date





**NOTICE OF  
CITY OF CELINA  
HISTORICAL PRESERVATION COMMISSION  
112 N. COLORADO DR.  
WEDNESDAY FEBRUARY 22, 2017  
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 9:00 a.m.

Commission members present: Jack Ousley, James Hass, Lisa Ferguson, Jane Huddleston, Lee Williams, Bob Fennewald, and Brent Baty

Commission members absent: Lori Self

Planning & Zoning Commission Liaison: Mike Terry

Staff present: Ben Rodriguez, Senior Planner; Robyn Miga, City Planner; and Helen-Eve Liebman, Director of Planning & Development Services

**II. PLEDGE OF ALLEGIANCE:**

*Chairman Jack Ousley led those present in the Pledge of Allegiance.*

**III. REGULAR AGENDA:**

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

*Staff provided an overview of the request.*

*Rusty Sexton, 501 W. Walnut St., told commissioners he was available if they had any questions regarding the request.*

*Commissioners discussed that they didn't want any addition brick to be removed from the property and they wanted the least invasive approach.*

*Commissioner Williams moved to allow the applicant to place the vent on the western façade of the structure at 501 W. Walnut St. Seconded by Commissioner Hass. The motion carried 7- yes; 0-no*

B. Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from Pacheco Koch for a new sign at 118 N. Ohio Dr. (Celina Original Donation, Block 15, Lots 7a & 7b)

*Staff provided an overview of the request.*

*The applicant, Paul Hames, 118 N. Ohio Dr., was present and told commissioners he was available if they had any questions, and stated that he also wanted to paint the front door of the property to the NavalSW6244, the same color as the proposed sign.*

*Commissioner Fennewald stated that he wanted to be consistent and wanted to make the decision for the right reason.*

*Commissioner Williams stated that he didn't feel that the color strayed from what should be seen downtown.*

*Commissioner Fennewald moved to approve the proposed sign and to allow the business' door to be painted NavalSW6244.*

*Commissioner Williams seconded the motion*

*The motion carried 7-yes; 0-no*

**IV. ADJOURNMENT:**

There being no further business, Chairman Ousley adjourned the meeting at 9:43 a.m.

\_\_\_\_\_  
Ben Rodriguez, Planner  
City of Celina, Texas

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jack Ousley, Chairman  
Historic Preservation Commission

\_\_\_\_\_  
Date



NOTICE OF  
CITY OF CELINA  
HISTORICAL PRESERVATION COMMISSION  
112 N. COLORADO DR.  
WEDNESDAY MARCH 22, 2017  
9:00 A.M.

AGENDA

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

*Chairman Ousley called the meeting to order at 9:15 A.M.  
Commissioners Huddleston, Ferguson, Ousley, Haas, and Baty were present  
Commissioners Williams, Self, and Fennewald were absent*

**II. PLEDGE OF ALLEGIANCE:**

**III. CONSENT AGENDA:**

**IV. REGULAR AGENDA:**

A. Presentation on signage in Texas downtowns.

*Senior Planner Ben Rodriguez gave a power point presentation showing examples of signs in historic downtowns throughout the state of Texas.*

B. Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from Tender BBQ for a new sign at 224 W. Pecan Street. (Celina Original Donation, Block 6, Lots 6&7)  
*Mr. Rodriguez presented the case. he explained that the proposed sign is to accommodate a new BBQ restaurant on the square. He further explained that the applicant has proposed two options for consideration, one with no lighting and one with diffused backlighting. Mr. Rodriguez stated that while the proposal varies from previously approved signs that he felt that it still fit within a historic downtown.*

*Chairman Ousley stated that he thought that the backlit design presented a classy appearance, and that while it did not have gooseneck lights he felt it was appropriate since the lights were not placed within a cabinet like traditional internally signs are.*

*Chairman Huddleston stated that she also liked the diffused look, and did not want all of the signs in the downtown area to look the same.*

*Chairman Baty motioned to approve option #1 if there was room on the building to incorporate goose neck lights, and to approve option #2, the back lit sign, if goose neck lights could not be incorporated on the condition that the existing spotlight on the roof was removed.*

*Commissioner Clark seconded the motion  
Motion carried 5-0.*

C. Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from The City of Celina for windows at 112 N. Colorado Dr. (Celina Original Donation, Block 26, Lots 1-6)  
*Senior Planner Ben Rodriguez presented the case. He explained that when the City purchased the building from The First United Methodist Church of Celina the church was allowed to keep the existing stained glass*

windows as they had been donated to the church by various families over the years; and that they wished to incorporate these into their new structure on FM 428. Mr. Rodriguez went on to explain that the City has been working with an architectural consultant as well as the Texas Historic Commission "THC" to formulate designs which fit the historical nature of the structure. The THC proposed a double hung window design using wooden materials. The THC felt that this would most adequately represent the window style used at the time. Furthermore, the THC discouraged the use of new stained glass in the windows if the original stained glass could not be found or used.

Mr. Rodriguez stated that Staff is recommending approval of the Texas Historical Commissions recommendation of a double hung window design.

Chairman Ousley stated that the building is very important to him as he attended service here when younger, and wants to ensure that any renovations are done correctly. He suggested that the Main Street organization be utilized more to secure grants that could help with funding of improvements.

Chairman Baty motioned to approve the item as presented

Chairman Ferguson seconded the motion

Motion Carried 5-0.

**IV. ADJOURNMENT:**

Chairman Ousley adjourned the meeting at 10:04 A.M.

\_\_\_\_\_  
Ben Rodriguez  
Senior Planner/Historic Preservation Officer  
City of Celina, Texas

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jack Ousley  
Chairman  
Historic Preservation Commission

\_\_\_\_\_  
Date

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.



## Memorandum

To: **The Celina Historic Preservation Commission**  
CC: **Rick Chaffin, Interim City Manager**  
From: Ben Rodriguez - Planner  
Meeting Date: April 26, 2017  
Re: Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from Gracebridge for a new sign at 116 N. Ohio Dr. (Celina Original Donation, Block 15, Lots 7b&8a)

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**Action Requested:**

Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from Gracebridge for a new sign at 116 N. Ohio Dr. (Celina Original Donation, Block 15, Lots 7b&8a)

**Background Information:**

Gracebridge is requesting to erect a new sign for their resale store at 116 N. Ohio.

The applicant has been in communications with the Texas Historical Commission "THC" to formulate a design which would be appropriate in the downtown area. The applicant has opted to proceed with rendering #4 in the THC report. The sign is proposed to be made of a wood or foam base which will be sandblasted to provide depth to the lettering.

Staff feels that the proposal is appropriate for the downtown area

**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:**

- Texas Historical Commission report.

**Staff Recommendation:**

Staff recommends that the proposal be approved as presented.

# TEXAS HISTORICAL COMMISSION

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February 9, 2017

## Texas Main Street Center Design Report

Re: 116 N Ohio – Grace Bridge Resale Store  
City: Celina, Texas  
By: Sarah Blankenship, *Project Designer*



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### *Not for regulatory approval, permitting, or construction*

*The purpose of this report is to provide ideas and schematic designs for projects. Main Street Staff works with the plans of business and property owners to provide designs that meet their objectives while still respecting the historic building. For official tax credit review, a separate process must be followed and may involve modified design plans to meet the criteria: <http://www.thc.texas.gov/preserve/projects-and-programs/preservation-tax-incentives/texas-historic-preservation-tax-credit>*

*Prior to making any improvements to the building façade(s), the building owner should perform a thorough review of the major structural components 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.*

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## DESIGN REQUEST

A design request was submitted for Grace Bridge Resale Store. The business has used up all their allowable time with the City on their temporary banner and needs to get a permanent sign. This organization feeds the homeless and also has our community garden where they teach those that need assistance how to grow their own food. This resale shop helps support their missions.



*Existing Conditions*

grace bridge  
Resale Store



*Logos*

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Texas Historical Commission  
P.O. Box 12276  
Austin, TX 78711-2276  
512.463.6100  
fax 512.475.4872  
[thc@thc.state.tx.us](mailto:thc@thc.state.tx.us)

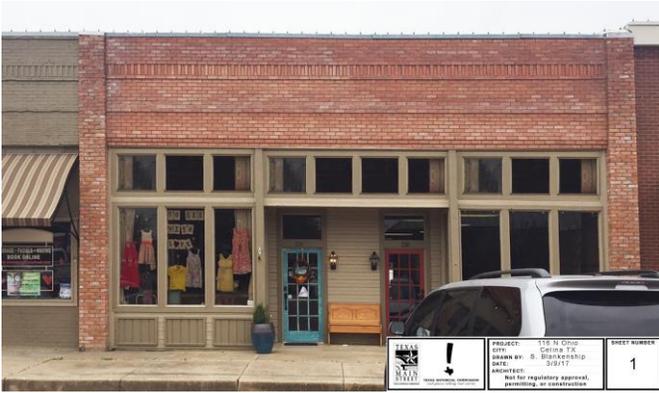


**TEXAS HISTORICAL COMMISSION**  
*real places telling real stories*

[www.thc.state.tx.us](http://www.thc.state.tx.us)

## Recommendations

Beyond signage, the best case scenario for the architecture of the building would be to open the transom windows.



Adding a canopy or awning would also significantly help the overall appearance of the building.



Awning and canopy examples:



**Rendering #4:**

The simplest signage approach is a rectangular sign above the storefront window. Sandblasted Styrofoam or wood is recommended for the signage material to create depth and visual interest.



For balance, the store that moves into the other side of the building should use a similar appearance.



Examples of sandblasted signs:



**Rendering #5:**

The existing logo can be incorporated into awnings.



**Rendering #6:**

This option illustrates the concept of a circular perpendicular blade sign. The perspective of the photograph does not allow easy visibility in place, therefore, the shape is shown in the lower left corner.



Blade sign examples:

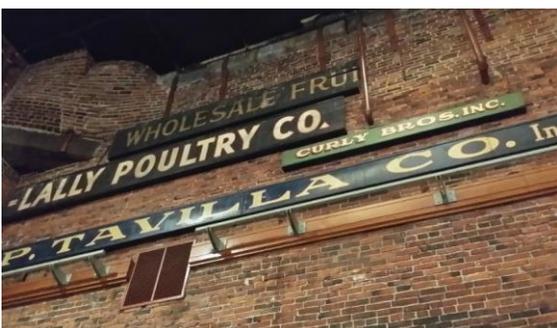


## Rendering #7:

This approach models its appearance after historic sign bands with gold lettering. The same color for all the lettering creates a uniform appearance for the building while still allowing space for individual business names. The lettering can be painted or three-dimensional carved letters.



Examples of sign band signage:

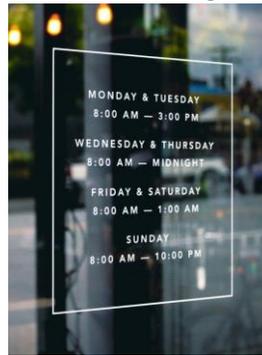


The signage should be a full package of several signs that complement each other and attract people from different vantage points. The sign above the awnings should be large enough to be seen across the street and from passing cars. Tag lines or additional information about the business can be added to the façade using window/door signage.

*Pedestrian Sign*



*Window/Door Sign*



## EXTERIOR LIGHTING

Exterior lighting on a building and in a historic downtown provides comfortable and walkable conditions at night. Lighting sources should be shielded from direct glare and should conform to the International Dark Sky Association guidelines - <http://darksky.org/lighting/lighting-basics/> To minimize the harmful effects of light pollution, lighting should (1) only be on when needed, (2) only light the area that needs it, (3) be no brighter than necessary, (4) minimize blue light emissions and (5) be fully shielded (pointing downward).

Lighting should be coordinated with the installation of signage to make the business visible at night. Signs can be illuminated from any angle using spotlights. Spotlights can be mounted on the top surface of the canopy or attached to the metal arm of the perpendicular sign. The spotlights depicted are small and have a simple profile, which decreases their visual impact on the façade. Three dimensional letters can be back lit using reverse halo lights as in the Quill images below or illuminated with spotlights as well.



## 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/tps/standards/four-treatments/treatment-rehabilitation.htm>

Rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

## FUNDING

There are many options for funding preservation projects. As part of a designated Main Street community, the property owner has as a resource the local Main Street manager who can help you research and identify sources of additional funding. Localized financial tools can include façade grants or other direct assistance programs that come through sources such as local economic development organizations.

The THC and TMSD has compiled a document that identifies many of these avenues for funding and financing, it can be found on our website:

<http://www.thc.texas.gov/public/upload/publications/Funding%20Methods%20for%20Main%20Street%20communities%206.3.15%20update.pdf>. There are funding sources at the local, state and federal levels and they are outlined in the document. The list provides only brief summaries of potential funding sources, and information including eligibility requirements and application deadlines that are subject to change without notice. If the scope of work exceeds available sources of funding, the project should be phased accordingly, but these options for funding can still be utilized. Please contact possible grantors directly for more information on their programs.

### State & Federal Preservation Tax Credit

Income – producing properties listed on the National Register (individual or district) or designated as a Registered Texas Historic Landmark or State Antiquities Landmark may be eligible for one or both of the tax credits programs offered through the state. The work undertaken as part of the project must meet the Secretary of the Interior's Standards for Rehabilitation, found here: <http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>. For more information on the tax credit programs and application process, please visit: <http://www.thc.state.tx.us/preserve/projects-and-programs/preservation-tax-incentives> or contact Christine Huber at 512.475.0129 or [Christine.Huber@thc.texas.gov](mailto:Christine.Huber@thc.texas.gov).

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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 Sarah Blankenship (512) 463-9129/ [sarahb@thc.texas.gov](mailto:sarahb@thc.texas.gov) , or Marie Oehlerking-Read (512) 463-3345 / [marieo@thc.texas.gov](mailto:marieo@thc.texas.gov) .



## Memorandum

To: **The Celina Historic Preservation Commission**  
CC: **Rick Chaffin, Interim City Manager**  
From: Ben Rodriguez - Planner  
Meeting Date: April 26, 2017  
Re: Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from Texas Farm Bureau Insurance for a new sign at 236 W. Pecan St. (Celina Original Donation, Block 6, Lots 9a)

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### **Action Requested:**

Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request from Texas Farm Bureau Insurance for a new sign at 236 W. Pecan St. (Celina Original Donation, Block 6, Lots 9a)

### **Background Information:**

Texas Farm Bureau is requesting to erect a sign for their new office at 236 W. Pecan.

The applicant is requesting to place their existing sign from their previous location on Preston Road at their new location on West Pecan St.

Staff has notified the applicants consultant that signs in which the illumination elements are internally housed within a cabinet are highly discouraged.

At the time of printing staff is still working with the applicant on a revised design. Staff hopes to have additional information so that a recommendation may be made at the meeting on Wednesday April 26<sup>th</sup>.

### **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:**

- Proposed sign

### **Staff Recommendation:**

Staff will make a recommendation on this item at the Historic Preservation Commission meeting on April 26<sup>th</sup>.



**A**

**PROPOSED ELEVATION**

NOT TO SCALE

INSTALL EXISTING S/F SIGN FROM OLD LOCATION: 1341 S. PRESTON RD, STE. B; CELINA, TEXAS



Work	0393
Sheet	2
Client	TEXAS FARM BUREAU INSURANCE
Address	236 W. I...
Account Rep.	CELINA
Designer	
Date	
Approval	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision	
	R1-02/8/17(RG)
	R2 KMc 2/21/17

<b>Chandler's</b>	
chandler's	
National Headquarters	3081 N. Loop W. Suite 214-06 Dallas, TX 75241
San Antonio	1719 S. Loop W. Suite 214-06 San Antonio, TX 78208
West Coast	1329 N. Loop W. Suite 214-06 Dallas, TX 75241
Northeast US	965 N. Loop W. Suite 214-06 Dallas, TX 75241
Florida	204 S. Loop W. Suite 214-06 Dallas, TX 75241
Georgia	27 W. Loop W. Suite 214-06 Dallas, TX 75241
South Texas	80 N. Loop W. Suite 214-06 Dallas, TX 75241

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**FINAL ELE CONNECT CUSTO**



**EXISTING ELEVATION**

NOT TO SCALE

REMOVE & BRING TO CHANDLER SHOP ( 1 ) EXSTG. S/F WALL SIGN -

OLD LOCATION: 1341 S. PRESTON RD, STE. B; CELINA, TEXAS

REMOVE & DISCARD ( 1 ) S/F HOURS PLAQUE -

**\*\*NOTE: WALL RESTORATION IS NOT INCLUDED\*\***

Work	0393
Sheet	1
Client	TEXAS FAR
Address	236 W. F CELINA
Account Rep.	
Designer	
Date	
Approved	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision	
R1-02/8/17(RG)	
R2 AMc 2/21/17	

**Chandler**

chandler's

National Headquarters	3201 Main St. Dallas, TX 75246
San Antonio	17319 S. Loop West San Antonio, TX 78248
West Coast	1330 Fwy 101 Van Nuys, CA 91411
Northeast US	965 Bay Center Rd. Lombard, IL 60148
Florida	2541 S.W. 11th St. Davie, FL 33317
Georgia	37 West Peachtree St. Atlanta, GA 30308
South Texas	750 West Loop South Houston, TX 77030

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