



**NOTICE OF
CITY OF CELINA
HISTORICAL PRESERVATION COMMISSION
218 W. WALNUT
WEDNESDAY JUNE 26, 2019
9:00 A.M.**

AGENDA

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

II. CONSENT AGENDA:

A. Minutes from the February 27, 2019 Historic Preservation Commission meeting.

III. REGULAR AGENDA:

A. Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request for the exterior remodel of 218 W. Walnut Street.

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, June 21, 2019 at _____ a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.”

Rebecca Barton
Downtown Development Manager/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
HISTORIC PRESERVATION COMMISSION REGULAR MEETING
CELINA ISD ADMIN BLDG., BOARD ROOM 205 S. COLORADO STREET, CELINA, TX
75009**

Wednesday, February 27, 2019 AT 9:00 AM

MINUTES

A. CALL TO ORDER:

Chairman Ousley called the meeting to order at 9:00am.

Attendee Name	Organization	Title	Status	Arrived
Mitch Freeman	City of Celina	Commissioner	Absent	
Michael Arani	City of Celina	Commissioner	Present	
Brent Baty	City of Celina	Commissioner	Present	
Bob Fennewald	City of Celina	Commissioner	Absent	
Lisa Ferguson	City of Celina	Commissioner	Excused	
Jane Huddleston	City of Celina	Commissioner	Present	
Jack Ousley	City of Celina	Board Member	Present	
Jennifer Ramer	City of Celina	Commissioner	Present	
Lee Williams	City of Celina	Commissioner	Present	

B. PLEDGE OF ALLEGIANCE:

C. WORKSESSION:

1. City facilities construction update (Brawner)

Director of Engineering, Kim Brawner updated the commission on city facilities construction and answered commissioner's questions. No action taken.

D. CONSENT AGENDA::

- A. Minutes from the November 27, 2018, Historic Preservation Commission meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brent Baty, Commissioner
SECONDER:	Jane Huddleston, Commissioner
AYES:	Arani, Baty, Huddleston, Ousley, Ramer, Williams
ABSENT:	Freeman, Fennewald
EXCUSED:	Ferguson

- B. HPC Meeting on February 20, 2019 failed to achieve quorum

No action taken.

E. PUBLIC HEARING/ACTION:

A. Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request for new signage and a modified façade for a new business, “Toasted Walnut Table & Market”, located at 304 W. Walnut Street. (Toasted Walnut Table & Market)

Staff presented the facade request for 304 W. Walnut Street. The contractor was present to answer and questions. Commissioner Williams motioned to approve the request. Commissioner Baty seconded the motion and the motion carried 6-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lee Williams, Commissioner
SECONDER:	Brent Baty, Commissioner
AYES:	Arani, Baty, Huddleston, Ousley, Ramer, Williams
ABSENT:	Freeman, Fennewald
EXCUSED:	Ferguson

B. Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request for new signage for a new business, “True Light Chiropractic”, located at 501 W. Walnut Street.(True Light Chiropractic)

Staff presented the new sign request for 501 W. Walnut Street. The owners were present to answer and questions. Commissioner Huddleston motioned to approve the request. Commissioner Williams seconded the motion and the motion carried 6-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jane Huddleston, Commissioner
SECONDER:	Lee Williams, Commissioner
AYES:	Arani, Baty, Huddleston, Ousley, Ramer, Williams
ABSENT:	Freeman, Fennewald
EXCUSED:	Ferguson

C. Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request for new modified façade for “303 W. Pecan”, located at 303 W. Pecan Street. (303 W. Pecan)

Staff presented the facade modification request for 303 W. Pecan Street. The building owner was present to answer and questions. Commissioner Huddleston motioned to approve the request. Commissioner Baty seconded the motion and the motion carried 6-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jane Huddleston, Commissioner
SECONDER:	Brent Baty, Commissioner
AYES:	Arani, Baty, Huddleston, Ousley, Ramer, Williams
ABSENT:	Freeman, Fennewald
EXCUSED:	Ferguson

F. DISCUSSION ITEMS:

1. Discussion for new signage concept for a candy shop, located at 303 W. Pecan Street. (303 W. Pecan)

Staff presented the new sign request for 303 W. Pecan Street. The building owner was present to answer and questions. Commissioner Williams motioned to approve the request pending city staff approval. Commissioner Arani seconded the motion and the motion carried 6-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lee Williams, Commissioner
SECONDER:	Michael Arani, Commissioner
AYES:	Arani, Baty, Huddleston, Ousley, Ramer, Williams
ABSENT:	Freeman, Fennewald
EXCUSED:	Ferguson

G. ADJOURNMENT:

Being no futher business, Chairman Ousley adjourned the meeting at 9:26am.

Chairman

Secretary

Date Minutes Approved



Memorandum

To: The Celina Historic Preservation Commission
CC: Dusty McAfee – Development Services Director
From: Rebecca Barton – Downtown Manager
Meeting Date: June 26, 2019
Re: Certificate of Appropriateness Request for the Exterior Facades on 218 W. Walnut Street

Action Requested:

Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request for the exterior façade changes at 218 W. Walnut Street, and located on the south side of Walnut Street between N. Ohio Drive and N. Louisiana Drive.

Background Information:

The building owner is requesting consideration of their design proposal for the remodel of 218 W. Walnut Street. The building has been vacant for a few years, but was most recently Hatcher's BBQ restaurant. Before that it served as the Celina Post Office.

The current building is approximately 2,392 square feet, single story and made of masonry materials. Per county records the structure was constructed around the 1920's.

The new owners are part of the LSA restaurant group. They are updating the building as well as redeveloping the site. The new use is proposed as a Cajun restaurant, "Bongo Beaux's Bourre Palace and Cajun Kitchen." The existing building footprint will remain, with significant improvements to the rear portion of the building along with the addition of an enclosed patio space. The new total square feet will be approximately 4,401.

The new owners were received a Certificate of Appropriateness for a new sign and façade changes through the Historical Preservation Commission on August 15 2018. The owners are requesting a new façade change including a variance to the approved color pallet and a mural.

Previous Facade Photograph:



August 2018 Approved Renderings:





June 2019 Proposed Renderings:





Public Notifications:

Staff mailed notices to seven property owners adjacent to the subject property on June 19, 2019, as required by City Ordinances.

Staff Recommendation:

Staff finds the request is not consistent with the historic nature of the Downtown Square and will have an impact on the historical, architectural or cultural character of the area and suggests amendments to the submission pertaining to size and location of mural and adjustments of color to match the Downtown's architectural standards.