



**NOTICE OF  
HISTORIC PRESERVATION COMMISSION REGULAR MEETING  
CELINA ISD ADMIN BLDG., BOARD ROOM 205 S. COLORADO STREET, CELINA, TX  
75009**

Wednesday, February 20, 2019 AT 9:00 AM

**AGENDA**

**A. CALL TO ORDER:**

**B. PLEDGE OF ALLEGIANCE:**

**C. CONSENT AGENDA::**

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

**D. 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)

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)

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)

**E. ADJOURNMENT:**

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Date Notice Removed

<p>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.</p>
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Development Services  
City of Celina, Texas

## Memorandum

To: **Historic Preservation Commission**  
From: Raha Pouladi, Planner  
CC: Dusty McAfee AICP, Director of Development Services  
Date: February 20, 2019  
Re: Minutes from the November 27, 2018

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### **Action Requested:**

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

### **Staff Recommendation:**

Staff recommends approval.



**NOTICE OF  
 CITY OF CELINA  
 HISTORICAL PRESERVATION COMMISSION  
 112 N. COLORADO DR.  
Tuesday, November 27, 2018  
 9:00 A.M.**

**MINUTES**

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

*Chairman Ousley called the meeting to order at 9:04 a.m.  
 Commissioners Ousley, Huddleston, Arani, Fennwald and Grzywacz were present.  
 Commissioners Baty and Williams were absent.*

**II. PLEDGE OF ALLEGIANCE:**

*Chairman Ousley led those present in the salute to the American and Texas Flags.*

**III. CONSENT AGENDA:**

A. Minutes from the October 24, 2018 Historic Preservation Commission meeting.  
*Commissioner Fennwald motioned to approve the consent agenda.  
 Commissioner Grzywacz seconded the motion.  
 Motion Carried 5-0.*

**IV. REGULAR AGENDA:**

A. Conduct a public hearing to consider testimony and take action on a Certificate of Appropriateness request for ADA modifications at 112 N. Colorado Street.  
*Director of Engineering, Kimberly Brawner, presented the case of external changes to 112 N. Colorado Street including cleaning of brick and then making ADA modification including an external elevator and ramp. The additional structure's brick will match as close as possible to the current structure. The stain glass windows will remain. The project manager answered questions from the commissioners.  
 Commissioner Grzywacz motioned to approve the request.  
 Commissioner Arani seconded the motion  
 Motion Carried 4-1.*

**IIV. ADJOURNMENT:**

*There being no further business Chairman Ousley adjourned the meeting at 9:32 a.m.*

\_\_\_\_\_  
 Jack Ousley  
 Chairman

\_\_\_\_\_  
 Date

Attachment: Minutes (Minutes from the November 27, 2018)



Development Services  
City of Celina, Texas

## Memorandum

To: **Historic Preservation Commission**  
From: Raha Pouladi, Planner  
CC: Dusty McAfee AICP, Director of Development Services  
Date: February 20, 2019  
Re: Toasted Walnut Table & Market

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### **Action Requested:**

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)

### **Conformance:**

Staff finds the request is consistent with the historic nature of the Downtown Square and will have no negative effect on the historical, architectural or cultural character of the area.

### **Public Notifications:**

Staff mailed notices to property owners adjacent to the subject property on February 14, 2019, as required by local ordinances.

### **Supporting Documents:**

Location Map  
Elevation  
Staff Presentation

### **Staff Recommendation:**

Staff recommends approval as presented.



Attachment: Location Map (Toasted Walnut Table & Market)

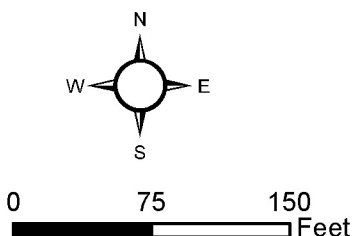


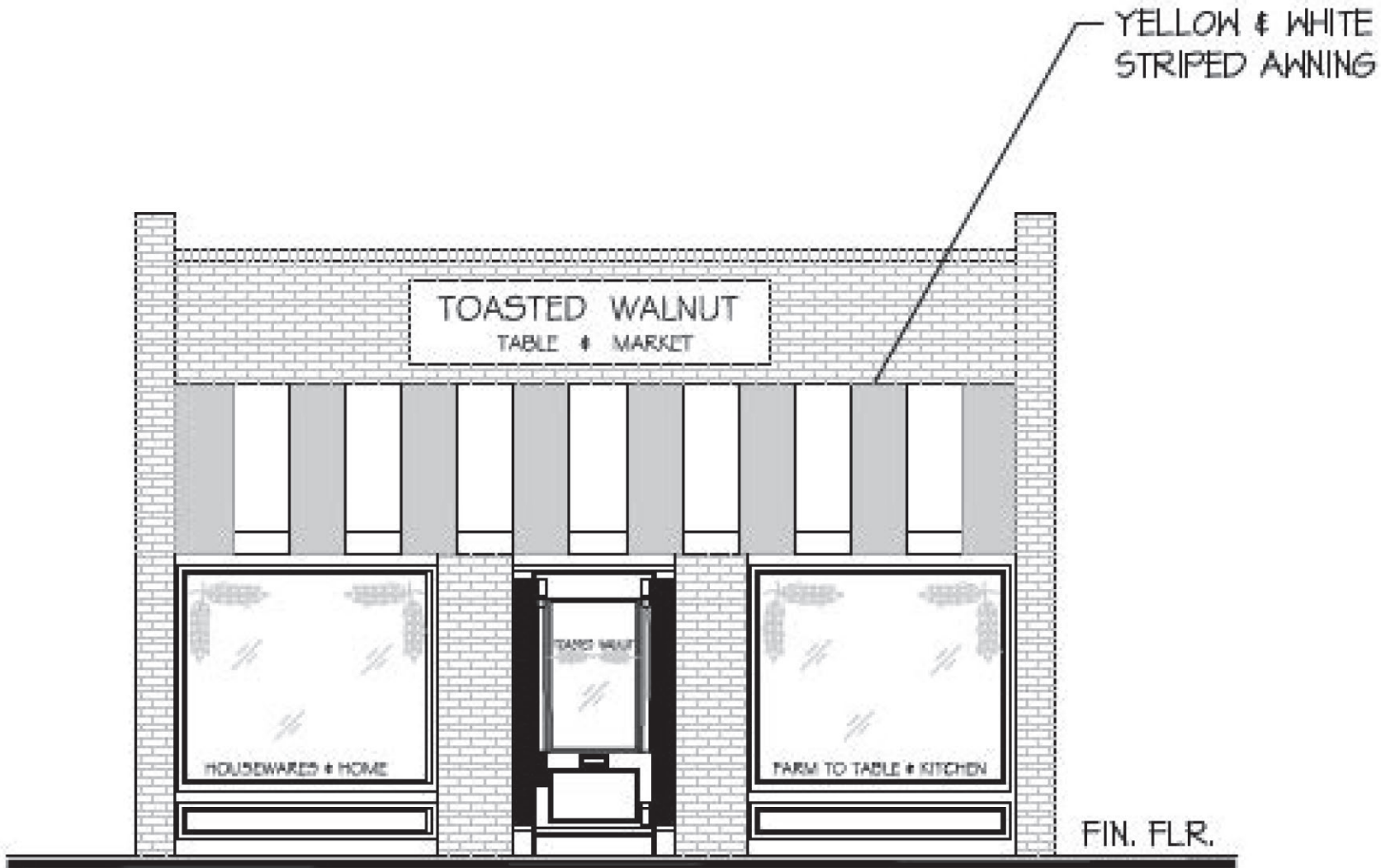
# Toasted Walnut Table & Market

Date: 2/14/2019

### Legend

-  Roads
-  Toasted Walnut
-  City Limits
-  Parcels





NOTE: FRONT ELEVATION SUBJECT TO APPROVAL BY THE CELINA HISTORIC PRESERVATION BOARD.

# FRONT ELEVATION CONCEPT

SCALE: 1/4" = 1'-0"

Attachment: Elevation (Toasted Walnut Table & Market)

# Toasted Walnut Table & Market

Façade & Signage

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Historic Preservation Commission

February 20, 2019

Attachment: Staff Presentation (Toasted Walnut Table & Market)





# Location Map

This property is located on 304 W. Walnut Street.

Attachment: Staff Presentation (Toasted Walnut Table & Market)





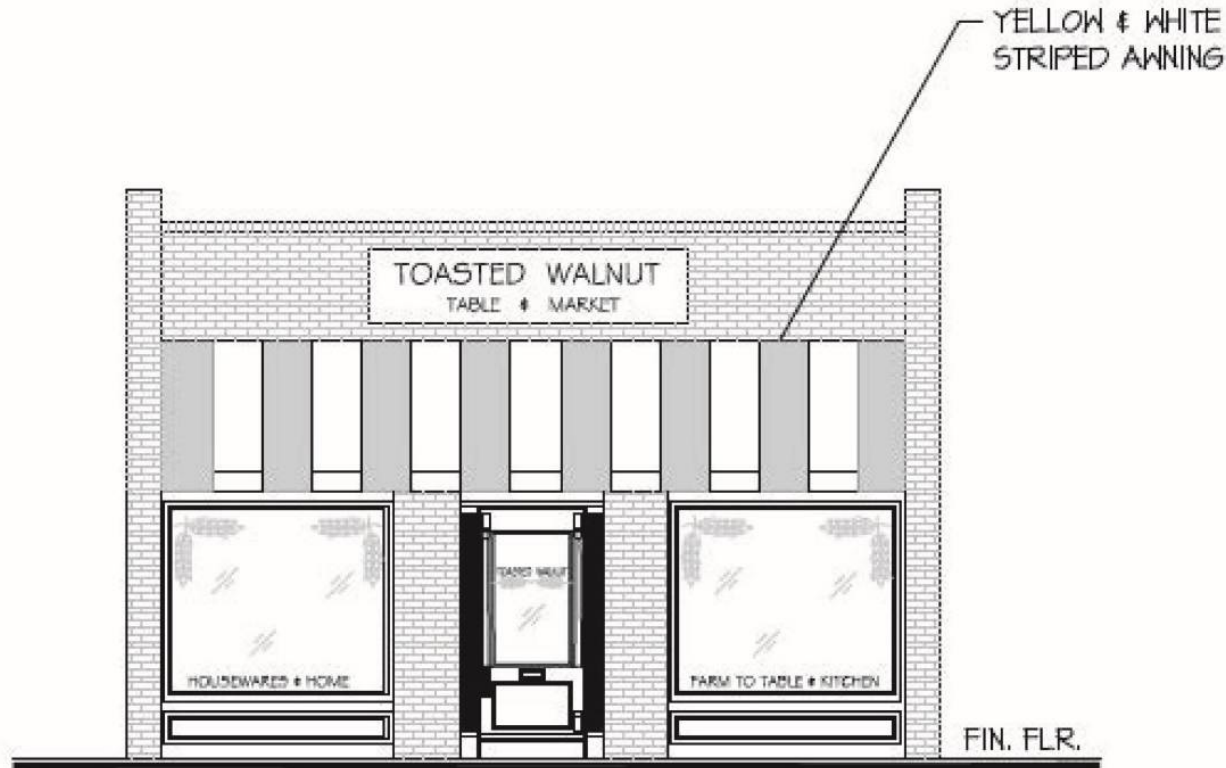
# Current Façade

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Attachment: Staff Presentation (Toasted Walnut Table & Market)



# Proposed Elevation

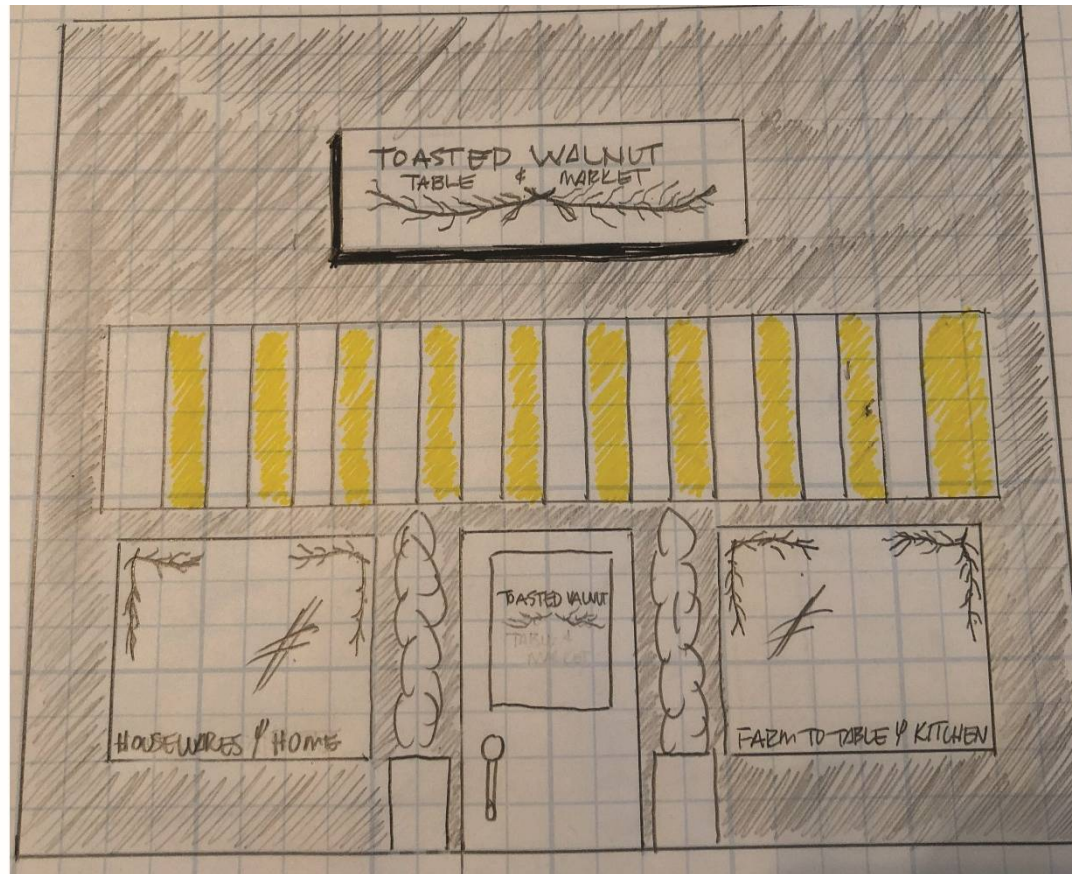


NOTE: FRONT ELEVATION SUBJECT TO APPROVAL BY THE CELINA HISTORIC PRESERVATION BOARD.

Attachment: Staff Presentation (Toasted Walnut Table & Market)



# Proposed Elevation



Attachment: Staff Presentation (Toasted Walnut Table & Market)



# Proposed Elevation



Attachment: Staff Presentation (Toasted Walnut Table & Market)



# Recommendation

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- Notices were published in compliance with local ordinance
- Staff finds the request is consistent with the historic nature of the Downtown Square and will have no negative effect on the historical, architectural, or cultural character of the area and recommends approval as presented





Development Services  
City of Celina, Texas

## Memorandum

To: **Historic Preservation Commission**  
From: Raha Pouladi, Planner  
CC: Dusty McAfee AICP, Director of Development Services  
Date: February 20, 2019  
Re: True Light Chiropractic

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### **Action Requested:**

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)

### **Conformance:**

Staff finds the request is consistent with the historic nature of the this landmark building and will have no negative effect on the historical, architectural or cultural character of the area.

### **Public Notifications:**

Staff mailed notices to property owners adjacent to the subject property on February 14, 2019, as required by local ordinances.

### **Supporting Documents:**

Location Map  
Sinage  
Staff Presentation

### **Staff Recommendation:**

Staff recommends approval as presented.



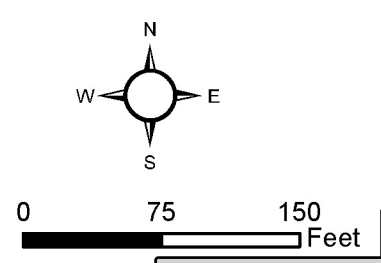
Attachment: Location Map (True Light Chiropractic)



# True Light Chiropractic

Date: 2/14/2019

- Legend**
- Roads
  - TrueLightChiropractic
  - City Limits
  - Parcels



**sigma manufacturing**  
 Corporation  
 (214) 3392227 (817) 8614224  
 (972) 6503300 fax: (214) 3399987



1/15/2019  
 TRUE LIGHT art v2 - William.k

Customer Representative:

Customer Approval

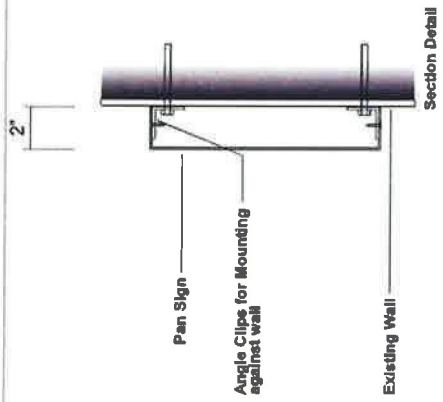


©2018 Sigma Manufacturing Corp. - SIGN  
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 COPIED OR EXHIBITED WITHOUT THE WRITTEN  
 CONSENT OF ITS COMPANY OFFICERS.

THIS IS A PRELIMINARY DRAWING. SOME  
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■ 3M Apricot 64 vinyl  
 ■ 3M Traffic Gray 151 vinyl



South Elevation

Approved:

D.B.b

Licensed to fabricate, install and service signs by the State of Texas under license: TSC 100915, TSC 100916, TSC 175903

# True Light Chiropractic

Signage

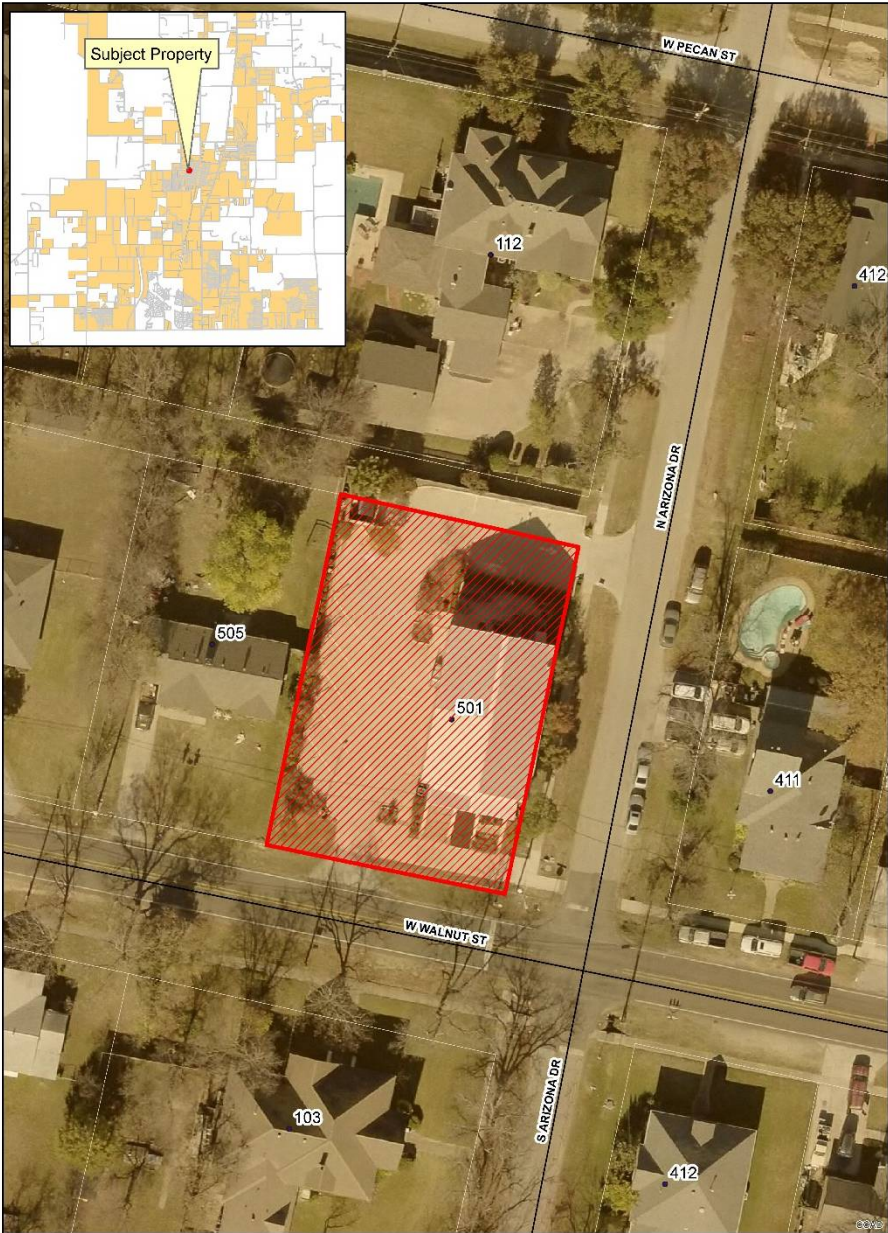
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Historic Preservation Commission

February 20, 2019

Attachment: Staff Presentation (True Light Chiropractic)





# Location Map

This property is located on 501 W. Walnut Street.

Attachment: Staff Presentation (True Light Chiropractic)

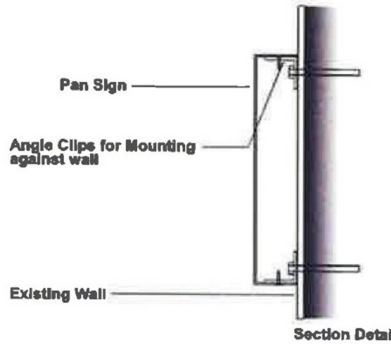


# Current Façade



Attachment: Staff Presentation (True Light Chiropractic)





- 3M Apricot 64 vinyl
- 3M Traffic Gray 151 vinyl

# Proposed Sign



Attachment: Staff Presentation (True Light Chiropractic)



# Recommendation

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- Notices were published in compliance with local ordinance
- Staff finds the request is consistent with the historic nature of this building and will have no negative effect on the historical, architectural, or cultural character of the area and recommends approval as presented





Development Services  
City of Celina, Texas

## Memorandum

To: **Historic Preservation Commission**  
From: Raha Pouladi, Planner  
CC: Dusty McAfee AICP, Director of Development Services  
Date: February 20, 2019  
Re: 303 W. Pecan

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### **Action Requested:**

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)

### **Conformance:**

Staff finds the request is consistent with the historic nature of the Downtown Square and will have no negative effect on the historical, architectural or cultural character of the area.

### **Public Notifications:**

Staff mailed notices to property owners adjacent to the subject property on February 14, 2019, as required by local ordinances.

### **Supporting Documents:**

Location Map  
Elevation  
Staff Presentation

### **Staff Recommendation:**

Staff recommends approval as presented.







Attachment: Location Map (303 W. Pecan Street)

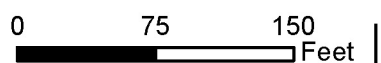
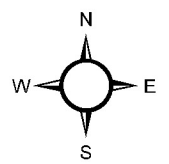


### 303 W Pecan St

Date: 2/14/2019

#### Legend

-  Roads
-  303 W Pecan St
-  City Limits
-  Parcels





# 303 W. Pecan

Façade

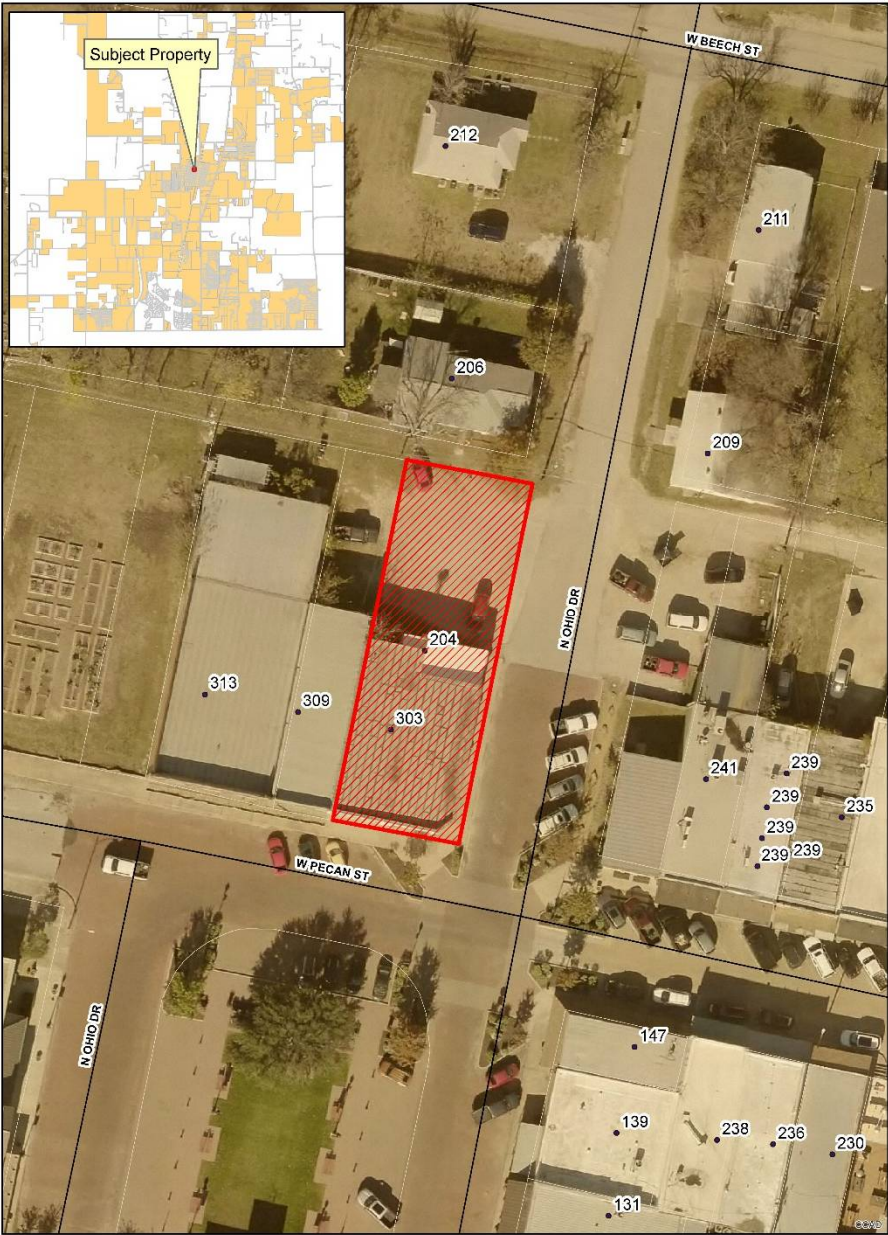
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Historic Preservation Commission

February 20, 2019

Attachment: Staff Presentation (303 W. Pecan Street)





# Location Map

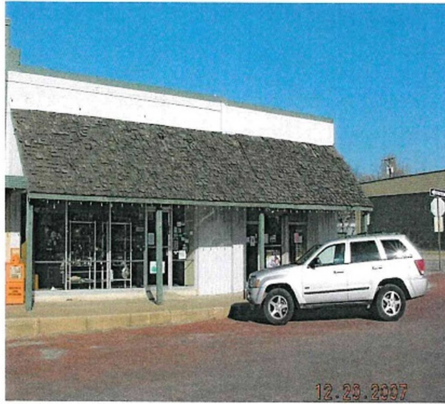
This property is located on 303 W. Pecan Street.

Attachment: Staff Presentation (303 W. Pecan Street)



# Previous Façade History

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Dec 2007



January 2009



January 2009



Sept 2010



Attachment: Staff Presentation (303 W. Pecan Street)

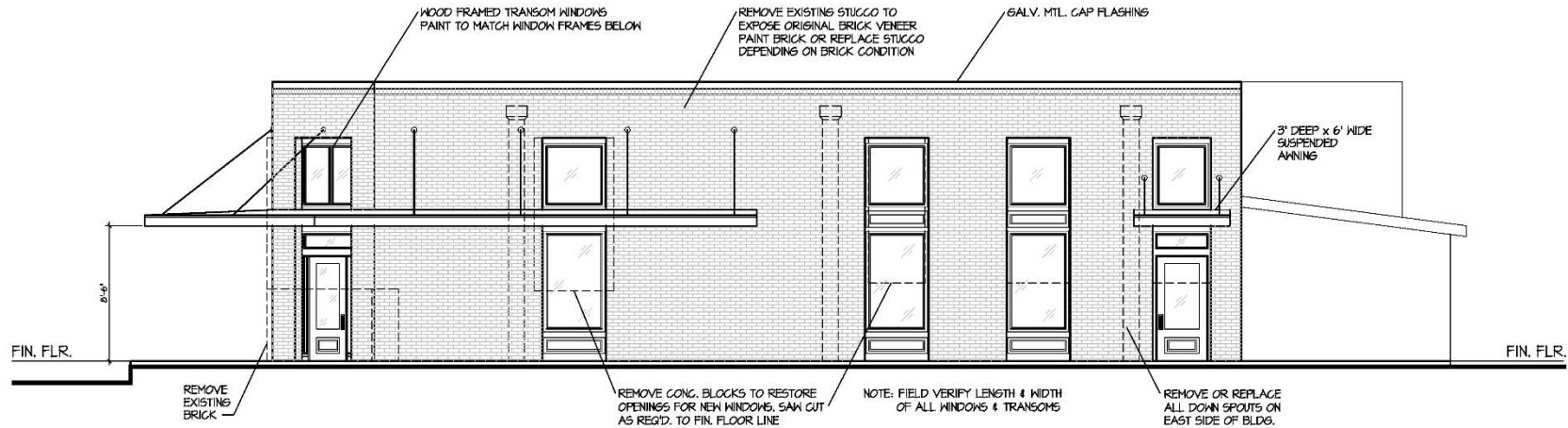
# Current Elevation



Attachment: Staff Presentation (303 W. Pecan Street)



# Proposed Elevation



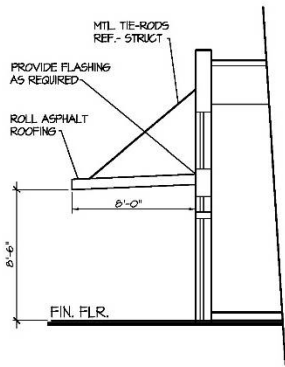
## EAST ELEVATION CONCEPT OHIO STREET

SCALE: 1/4" = 1'-0"

Attachment: Staff Presentation (303 W. Pecan Street)

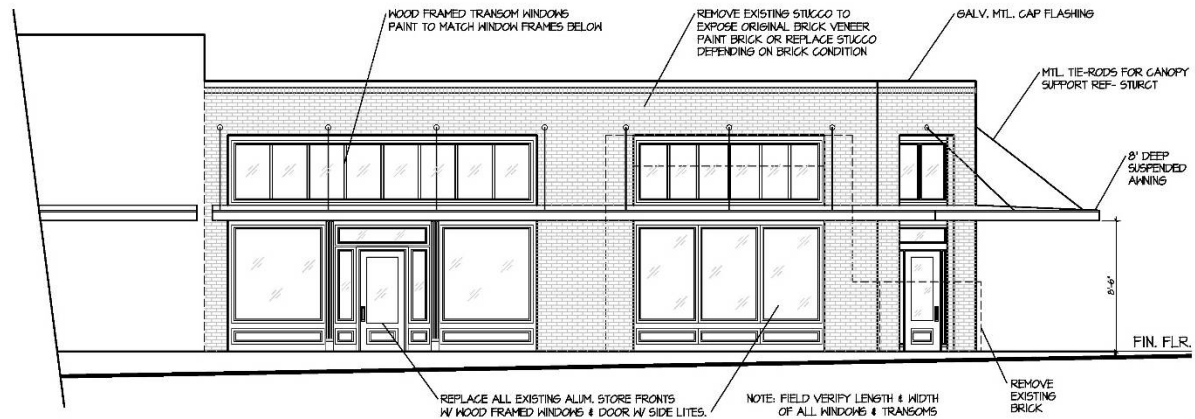


# Proposed Elevation



**WALL SECTION**

SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION CONCEPT** PECAN STREET

SCALE: 1/4" = 1'-0"

Attachment: Staff Presentation (303 W. Pecan Street)



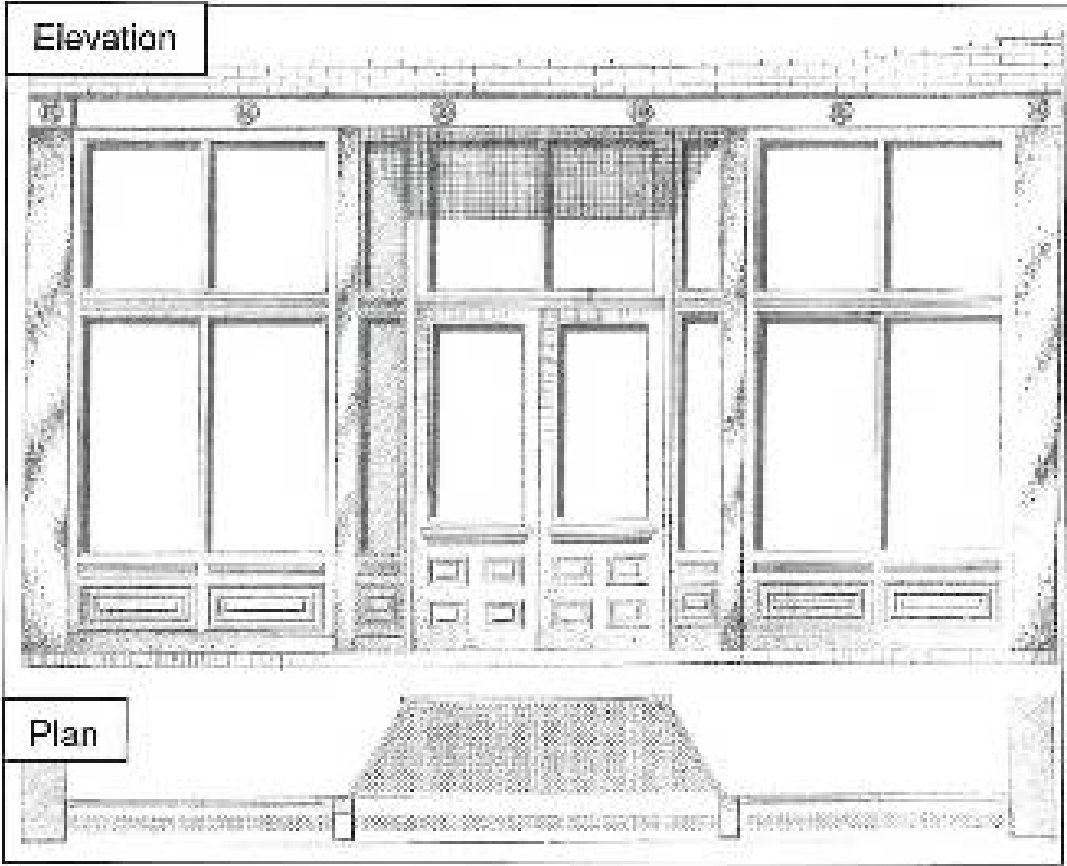
# Proposed Elevation



Attachment: Staff Presentation (303 W. Pecan Street)



# Proposed Elevation



Attachment: Staff Presentation (303 W. Pecan Street)



# Recommendation

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- Notices were published in compliance with local ordinance
- Staff finds the request is consistent with the historic nature of the Downtown Square and will have no negative effect on the historical, architectural, or cultural character of the area and recommends approval as presented

