

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas, met in Public Hearing on Wednesday, September 05, 2012 at 6:00 p.m. in the Grapevine Convention & Visitors Bureau 2nd Floor Boardroom, 636 South Main Street, Grapevine, Texas, with the following members present to wit:

| | |
|------------------|----------------------|
| Burl Gilliam | Chairman |
| R. Lee Derr | Vice-Chairman |
| Ashley Anderson | Commissioner |
| Vick Cox | Commissioner |
| Sean Shope | Commissioner |
| Margaret Telford | Commissioner |
| Ted Ware | Commissioner |
| Shane Wilbanks | City Council Liaison |
| Monica Hotelling | P&Z Liaison |
| Chuck Voelker | Alternate |

Constituting a quorum with no Commissioner(s) absent:

The following city staff present:

| | |
|------------------|---|
| Paul W. McCallum | Executive Director, Convention & Visitors Bureau |
| David Klempin | Historic Preservation Officer |
| Mary Bush | Historic Preservation Secretary |

CALL TO ORDER AND WELCOME

Chairman Burl Gilliam called the Public Hearing to order at 6:00 p.m.

WORK SESSION

David Klempin passed around the most recent staff approved Certificates of Appropriateness for the Commission to Review.

A. Approved Certificates of Appropriateness are as follows:

- #CA12-37 for property located at 405 South Main Street;
- #CA12-46 for property located at 520 South Main Street, Suite 205;
- #CA12-47 for property located at 202 West Wall Street;
- #CA12-48 for property located at 520 South Main Street, Suite 207;
- #CA12-49 for property located at 228 East Franklin Street;
- #CA12-50 for property located at 105 South Main Street, Suite A.

PUBLIC HEARING

Chairman Burl Gilliam opened the **Public Hearing** for #CA12-31 relative to the case for the property located at 105-107, 113-119 South Main Street, Leonard, Archibald F Survey, A 946 Tr 7, 7A, 7B, 7C, & 7D & 8, City of Grapevine and take any necessary action. Chairman Gilliam called on David Klempin to present the case.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** the Certificate of Appropriateness #CA12-31 for the property located at 105-107, 113-119 South Main Street, legally described as Leonard, Archibald F Survey, A 946 Tr 7, 7A, 7B, 7C, & 7D & 8, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G - Grapevine Code of Ordinances), as amended for the following items:

1. Demolish the existing concrete block structures and replace them with a new mixed-use retail office structure as per the attached plans with the condition the details of the elevations, storefronts, materials, windows, doors and paint colors be approved by the Commission on a separate Certificate of Appropriateness.

BACKGROUND:

Certificate of Appropriateness application #CA12-31 was submitted on June 13, 2012 by the applicant and architect, Fred Meyer, to demolish the existing structures and replace them with a new mixed-use retail/office structure as per the submitted plans. The proposed new structure would appear as several period-style buildings to reflect the scale of the retail buildings found along Grapevine's Historic Main Street. Retail tenant spaces are located on the ground floor with office spaces above served by an elevator. At the June meeting of the Historic Preservation Commission, the case was tabled to the July 24, 2012 meeting pending receipt of more detail and information regarding the building's exterior.

At the July 24th meeting the Commissioners requested additional architectural information regarding the scale of the proposed buildings; the case was tabled to the August meeting. At the August 15th Special Called Meeting of the Commission, the owner requested the case be tabled again and asked for a special called meeting on September 05, 2012. This would allow the owner to continue development of the exterior facades. The Commission approved the request to table the case to the special called meeting on September 5th. Historic Preservation staff met with the developer Gary Hazlewood and architect Fred Meyer and worked out changes to the massing and scale of the buildings as reflected in the attached plans.

Staff recommends approval of #CA12-31 to demolish the existing concrete block structures and replace them with a new mixed-use retail office structure as per the attached plans with the condition the details of the elevations, storefronts, materials, windows, doors and paint colors be approved by the Commission on a separate Certificate of Appropriateness.

David Klempin said the massing studies had brought the proposed structure to a scale to relate to City Hall. The new plans proposed more development in the center area improving the entryway and the covered parking had been removed due to objections. He asked them to note the small building on the end leading the eye up as it followed the lines of the structure down the street. He complimented the details of the railing, the lower level's floor plan with the stairs tucked into the side of the building and with retail on the left and right. The second floor made easy access for all tenant's entries. He asked the Commissioners to note the brick colors presented in their agenda packets; the final window selections will be approved on a Certificate of Appropriateness by the Commission. Staff recommends approval of case #CA12-31 as presented.

Vice-Chairman R. Lee Derr stated his appreciation for the drawings representing the building on Main Street. Chairman Gilliam asked if all second level space would be offices. The developer, Gary Hazlewood, said there was some interest in retail and perhaps a restaurant upstairs. David Klempin called on Mr. Hazlewood to point out the access from the rear parking lot; pedestrians could walk through for front to back access. Mr. Hazlewood noted this area could be locked down for private functions of 30 - 40 guests. They would need to be sensitive to this area with its exposure to the west. The proposed name for this area was "Mustang Hall".

Mr. Hazlewood came forward to explain the drawings presented. He showed the upstairs plans with a 3,000 square foot patio to look up and down over Main Street, saying City Council really liked the upstairs terrace area. The doors could be closed during inclement weather and give the area the feel of a lounge. Councilman Shane Wilbanks addressed the no parking in front of the building saying he liked this because of the right turn lane there onto Northwest Highway. Mr. Hazlewood agreed, he was not comfortable with parking on Main Street and felt it could be potentially problematic. Ted Ware noted the basement on the plans asking where the location was; Mr. Hazlewood said the elevator would go down another eight to nine feet offering room for more storage or perhaps a private room which could be named "The Cellar". Ted suggested they look for a way to get some parking on Main Street; Shane said the parking issue will be addressed by the Planning & Zoning Commission and City Council. Chairman Gilliam thanked Gary Hazlewood for being present and answering the Commission's questions.

Margaret Telford made the motion to close the public hearing. Vick Cox seconded the motion which prevailed in the following vote:

Ayes: All (Gilliam, Derr, Anderson, Cox, Shope, Telford and Ware)
Nays: None

Margaret Telford made a motion to approve #CA12-31 to demolish the current structure and to replace with a new building following the plans as presented in this meeting with the condition all exterior materials, windows, and doors come back to the Commission to be approved under a separate Certificate of

Appropriateness. Sean Shope seconded the motion which prevailed in a vote of:

Ayes: All (Gilliam, Derr, Anderson, Cox, Shope, Telford and Ware)

Nays: None

Chairman Gilliam opened the **Public Hearing** for #CA12-55 relative to the property known as Nash Farm, 626 Ball Street, Grapevine, Texas; he asked David Klempin to present the case to the Commission.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve** Certificate of Appropriateness CA12-55 for the property located at 626 Ball Street, legally described as Block 1, Lot 1, Nash Farmstead Addition, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G - Grapevine Code of Ordinances), as amended for the following items:

1. Demolish non-original rainwater cistern house and reconstruct it using period brick to match the chimneys of the Nash Farmhouse as per the attached plans.

BACKGROUND:

Certificate of Appropriateness application #CA12-55 was submitted on August 28, 2012, by the City of Grapevine to demolish the non-original rainwater cistern house and reconstruct it using period brick to match the chimneys of the Nash Farmhouse as per the attached plans and validated by the attached photographs from this period.

The existing cistern house dates from the Williamson family era of Nash Farm. It is built of Ferris brick, terracotta in color and was installed by the Williamson's during their whole house renovation of the 1940's.

In 2008 the Nash Farmhouse was restored to its original appearance by the Grapevine Heritage Foundation. Special replica brick was created for reconstruction of the fireplaces and chimneys to match the appearance of the original Nash Farmhouse brick. There are two pallets of the special replica brick in storage and available for this reconstruction project.

Staff recommends approval of the Certificate of Appropriateness of #CA12-55 for demolition of the non-original rainwater cistern house and to reconstruct it using period brick to match the chimneys of the Nash Farmhouse as per the attached plans.

There was a large vaulted well water cistern underground to collect rainwater. The underground cistern was 10-20 feet x 6-10 feet, and built extremely well to hold approximately four to five thousand gallons of water. Prior to the 2008 restoration of the Farmhouse, the Public Works Department was asked to fill the cistern with sand to stabilize it. At that time, special brick was made for the

restoration of the chimneys. It is proposed to remove the existing Ferris brick (as it was not period-appropriate) and rebuild with the appropriate brick down to the original stone base. This recommendation was voted by the Nash Farm Committee and presented to the Grapevine Heritage Foundation's Board of Directors who approved the restoration to be period-appropriate. Chairman Gilliam called for any comments.

Sean Shope made the motion to close the public hearing. Margaret Telford seconded the motion which prevailed in the following vote:

Ayes: All (Gilliam, Derr, Anderson, Cox, Shope, Telford and Ware)
Nays: None

Sean Shope made the motion to approve #CA12-55 as presented. Margaret Telford seconded the motion which prevailed in a vote of:

Ayes: All (Gilliam, Derr, Anderson, Cox, Shope, Telford and Ware)
Nays: None

MINUTES

Chairman Gilliam called to consider the minutes as written. Margaret Telford made the motion to accept the August 15, 2012 minutes. Ted Ware seconded the motion, which prevailed by the following vote:

Ayes: All (Gilliam, Derr, Anderson, Cox, Shope, Telford and Ware)
Nays: None

ADJOURNMENT

With no further discussion, Vick Cox made a motion to adjourn the meeting. Margaret Telford seconded the motion, which prevailed in the following vote:

Ayes: All (Gilliam, Derr, Anderson, Cox, Shope, Telford and Ware)
Nays: None

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE
24th DAY OF JULY 2012.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY