

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, January 23, 2013 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	Planning & Zoning Liaison
Chuck Voelker	Alternate

Constituting a quorum with no commissioner(s) absent.

The following city staff present:

Scott Williams	Director, City of Grapevine Development Services
Paul W. McCallum	Executive Director, Grapevine 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.

CITIZEN COMMENTS

No comments from citizens were submitted.

WORK SESSION

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

- A. Approved Certificate of Appropriateness as follows:
 #CA12-85 for property located at 214 East College Street;
 #CA12-86 for property located at 310 East College Street;
 #CA13-01 for property located at 401 South Main Street;
 #CA13-02 for property located at 105 South Main Street;
 #CA13-06 for property located at 403 South Main Street.

PUBLIC HEARING

Chairman Burl Gilliam opened the **Public Hearing for #CA13-04** for property located at 105-107 South Main Street, legally described as 105-107, 113-119 South Main Street, A946 Tr 7, 7A, 7B, 7C, 7D & 8, Leonard, Archibald F. Survey, City of Grapevine and take any necessary action. Chairman Gilliam called on David Klempin to present the case.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA13-04 for the property located at 105-107 South Main Street, legally described as 105-107, 113-119 South Main Street, A946 Tr 7, 7A, 7B, 7C, 7D & 8, Leonard, Archibald F. Survey, City of Grapevine of the Grapevine Historic Preservation Ordinance 91-73 (Appendix G - Grapevine Code of Ordinances), as amended for the following items:

Revisions to previously approved new mixed-use retail office structure to include; creation of a vehicular drop-off point on the Main Street side of the building; adding a second floor to the one-story façade at the north end of the building; and angling the façade wall in the second floor balcony area to reflect the foot print of the first floor;

as per attached plans with the conditions the details of the elevations, individual 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 Fred Meyer to demolish the existing structures and replace them with a new mixed-use retail/office structure as per the attached plans. The property is located within the Main Street Commercial Historic District and is currently landmarked. At the September 5th meeting of the Historic Preservation commission a new structure was approved designed to appear as several period-style buildings to reflect the context of small scale retail buildings that are found along Main Street. An open air passage and second floor balcony bisect the building structure along Main and Jenkins Streets with parking is located along

Jenkins Street at the rear of the structure.

On January 8, 2013 Certificate of Appropriateness #CA13-04 was submitted for revisions to the approved mixed-use structure. These revisions include creation of a vehicular drop-off point on the Main Street side of the building; adding a second floor to the one-story façade at the north end of the building; and angling the façade wall in the second floor balcony area to reflect the footprint of the first floor as per the attached plans.

Staff recommends approval of Certificate of Appropriateness #CA13-04 for revisions to the previously approved mixed-use retail office structure with the condition the details of the elevations, individual store fronts, materials, windows, doors and paint colors be approved by the Commission on a separate Certificate of Appropriateness.

The developer had requested to keep the existing pole signs to incorporate into the new structure as a nice nod to preserving the location's past. Vice-Chair Lee Derr asked if these were the box signs with internal lighting. The signs are box signs like the "City Drug" sign; the signs would show tenant's names and change with each new tenant.

Chairman Gilliam called for anyone with the project to speak; no was present. Vice-Chair Derr said the four doors on the upper looked like a remodel with windows replaced by doors; he said there should be a brick pilaster placed in the center of the two sets of doors; he added he did not favor the existing signs from the 1970's to be retained. Commissioner Ted Ware said he was a fan of the old signs, he did not see a downside to preserving as many old signs as appropriate and the signs were original to the building Jim Armstrong had built there.

Planning and Zoning Liaison Monica Hotelling questioned if the four doors were actual swinging doors or a roll-up door, the doors were swinging doors.

Sam Felberbaum of Grapevine Subs & More asked if the construction by the Chateau Group, LTD would have an impact on his business; he requested the construction debris be contained to not interfere with his open-air dining business and to not interrupt his use of electrical and water utilities.

Margaret Telford made the motion to close the public hearing. Ted Ware 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 for the approval of #CA13-05 with the conditions as presented and adding the second floor double sets of doors to be separated by a brick pilaster and the existing pole signs to be "grandfathered" preserved for continued use. Ted Ware seconded the motion which prevailed in a vote of:

Ayes: 6 (Gilliam, Anderson, Cox, Shope, Telford and Ware)

Nays: 1 (Derr)

Chairman Burl Gilliam opened the **Public Hearing for #CA12-76** for property located at 216 West Wall Street, legally described as Block 12, Lot 12E, Starr Addition, City of Grapevine and take any necessary action. Chairman Gilliam called on David Klempin to present the case.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA12-76 for the property located at 216 West Wall Street, legally described as Block 12, Lot 12E, Starr Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G - Grapevine Code of Ordinances), as amended for the following items:

Enclose and renovate the existing porte cochere to serve as an additional sales and dining area for Beatitudes Tea Room as per the attached plans with the condition all exterior materials, doors, windows and paint colors be approved under a separate CA and a permit is obtained from the building department.

BACKGROUND:

Certificate of Appropriateness application #CA12-76 was submitted on October 17, 2012 by the applicants Frank and Laura Browning to enclose and renovate the existing port cochere. The house is a contributing structure to the West Wall Street Historic District.

Staff recommends approval of Certificate of Appropriateness #CA12-76 to enclose and renovate the porte cochere with the condition all exterior materials, doors, windows and paint colors be approved under a separate CA and a permit is obtained from the building department.

David Klempin explained the site plan presented would still require approval from the Planning & Zoning Commission to consider the parking plan.

Chairman Gilliam called on the Brownings as the owners to speak. Laura Browning stated they needed this area to be able to seat up to 40 guests for private party groups. Commissioner Vick Cox questioned if the proposed windows would look the same as the existing vinyl windows, being as the proposed windows would have to be made of wood as the property is landmarked. Laura said they did have a wood window to match.

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 for the approval of #CA12-76 with the conditions as presented and all materials be staff approved. Ashley Anderson seconded

the motion which prevailed in a vote of:

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

Chairman Burl Gilliam opened the **Public Hearing for #CA13-05** for property located at 520 South Main Street, Suite 300, Block 4, Lot 2 & 3B, City of Grapevine and to take any necessary action. Chairman Gilliam called on David Klempin to present the case.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA13-05 for the property located at 520 South Main Street, Suite 300, legally described as Block 4, Lot 2 & 3b, Suite 300, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G - Grapevine Code of Ordinances), as amended for the following items:

Install signs for Pizza Snob restaurant as follows: one vertical projecting sign, a metal wall sign on the front of the building lit by gooseneck lights and one sign graphic painted directly on the brick at the southeast corner of the building as per attached plans with the condition a sign permit be obtained from the building department.

BACKGROUND:

Certificate of Appropriateness application #CA13-05 was submitted on January 8, 2013 by the applicant Tony Bologna as signs for a proposed Pizza Snob restaurant for Suite 300 of the 520 Main Building. The property is located within the College Street Historic District and is currently landmarked. Staff discussed with the owner and the sign company Sign-A-Rama. Staff suggested eliminating the wall graphic. The applicant asked for the Commissioners to have the opportunity to review the proposal. The tenant requested the graphic if at all possible. The proposed signs follow the design guidelines established for the College Street Historic District.

Staff recommends approval of Certificate of Appropriateness #CA13-05 for installation of the signs and wall graphic for the Pizza Snob restaurant lit by gooseneck lights as per attached plans with the condition a building permit be obtained from the building department.

David Klempin explained the Pizza Snob restaurant was an interesting potential tenant for the 520 South Main Street building and the signage was being brought before the Commission. In 2007 an additional parking plan on nearby property had been approved by the Historic Preservation Commission, but only a portion of that plan was built.

One of the current owners of the 520 South Main Street building, Tony Bologna is seeking an arrangement to provide more parking for the potential Pizza Snob tenant. Pizza Snob is a quick cook pizza restaurant using whole foods; the intended lease space is 2,250 square feet. The Commission's Agenda Packet

shows the drawings for one vertical projecting metal sign, a metal wall sign on the front of the building lit by gooseneck lights and one sign graphic painted directly on the brick at the southeast corner. The tenant has requested the graphic sign painted on the brick to be considered as a mural. Commissioner Ted Ware asked if this case was only about the signage. City Council Liaison Shane Wilbanks explained the parking plan had been “tabled” by the City Council and Tony Bologna was here to present his plan for appropriate parking and working to return to Council in 30 days.

Vice-Chairman Lee Derr asked if there was a nice landscape screening design, David answered yes it would be screened according to the city ordinance. Chairman Burl Gilliam called on Tony Bologna to answer the commissioner’s questions. Lee asked Tony about the landscape screening as a buffer as seen from the office space there. Lee quoted the Design Guidelines called for screening around the perimeter of parking and sides. Tony said he was looking for appropriateness from the commission. Commissioner Vick Cox asked where the service entrance was. Tony said it was on College Street across from the Blagg Goodyear Automobile Service; also egresses out of the building on to Main and Franklin Streets.

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

Commissioner Ashley Anderson asked if voting for approval included the graphic, with Margaret Telford asking if the signs were visible to Main Street. David said the graphic is included in the signs approval and no it is not visible to Main Street, only visible to College Street.

Ted Ware made a motion for the approval of #CA13-05 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

Chairman Gilliam opened the **Public Hearing for #CA13-03** for the property located at 320 South Church Street, legally described as Block 11, Lot 1B, South Church Street Addition, City of Grapevine and to take any necessary action. Chairman Gilliam called on David Klempin to present the case.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA13-03 for the property located at 320 South Church Street, legally described as Block 11, Lot 1B, South Church Street Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G - Grapevine Code of Ordinances), as amended for the following items:

1. Renovate rear wing of house and convert its existing living space back to the original garage, for use as vehicle storage;
2. Remove existing overlay siding and restore original teardrop siding on the original house and garage building and reside the new additions matching teardrop siding;
3. Remove concrete porch and porch columns and rebuild using wood flooring and turned-wood posts;
4. Re-paint exterior of house in period appropriate colors; as per attached plans with the conditions a building permit be obtained from the building department.

BACKGROUND:

Certificate of Appropriateness application #CA13-03 was submitted on January 8, 2013 by the applicant Susan Spurl to renovate the rear wing of the house.

Staff recommends approval of Certificate of Appropriateness #CA13-03 for renovations to the historic Scribner House designed following the Design Guidelines established for the property with the condition a building permit is obtained from the building department.

Chairman Gilliam asked Susan Spurl to speak. Susan said she likes the property and would like to get going on the restoration. Margaret Telford asked about the rear space; Susan said it could be a master suite with bath or a grandkids area. Vick Cox asked if the deck would be covered; Susan said it would be extended for furniture, but no roof.

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

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

Ashley Anderson made a motion for the approval of #CA13-03 as presented and all materials to be staff approved. Margaret Telford 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 #CA12-87** for the property located at 413 East Texas Street, legally described as Block 1, Lot 2, Millican Place Addition, City of Grapevine and to take any necessary action. Chairman Gilliam called on David Klempin to present the case.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA12-87 for the property located at 413 East Texas Street, legally described as Block 1, Lot 2, Millican Place Addition, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G -

Grapevine Code of Ordinances), as amended for the following items:

Construct new 1 ½ story period-style house with guest house and detached 3-car garage structure following the design guidelines established an Place addition, with the conditions that all exterior materials, windows, doors and paint colors be approved under a separate Certificate of Appropriateness.

BACKGROUND:

Certificate of Appropriateness application #CA12-87 was submitted on December 19, 2012 by the owner David and Suzanne Brady for the construction of a new 1 1/2/ story house on lot 2 of the Millican Place Addition. The plans have been prepared following the design guidelines established for the Millican Place Addition. The house will serve as the primary residence for the Brady family.

Lot 2 of the Millican Place Addition was created from what was once a part of the Bill and Helen Millican home place. The property is significant for its association with the former Grapevine blacksmith Millican family. For over 80 years the Millican family's blacksmith shop at Main and Texas Streets served the community from the time when horse drawn equipment was used to plow the Grapevine prairie through the transitional time of the advent of the automobile, when the horse and buggy was still in use.

The plans for the proposed house were based on an award winning Southern Living *House of the Year* and the working drawings were prepared by Hub City Productions of Dallas following the Design Guidelines established for the property under its historic landmark designation. Staff recommends approval of #CA12-87 for construction of the new house with the conditions all final selections of all exterior materials, windows, doors and paint colors be approved under a separate Certificate of Appropriateness.

David Klempin said the proposed house is nicely scaled, leaving open space on the lot. It is a 1 ½ story home with many windows, with some windows needing to be narrower to match the others. It is a traditional salt box roofline; the family's main entrance will be from the rear garage. Margaret Telford questioned if the guest cottage bedroom and bath was part of the house. David and Suzanne Brady answered yes, it is open to the house but it does have an exterior entrance/exit. Ted Ware commented on the house as being "not imposing". It is a 2,600 square foot house with a 400 square foot garage to total 3,000 square feet on a 12,000 square foot lot. Scott Williams Director, City of Grapevine Development Services, said the plans did meet the requirements of the proposed ordinance to protect the Township. Vick Cox questioned how many trees would be removed by the build; David Brady said only one pecan tree.

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

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

Sean Shope made a motion for the approval of #CA12-87 with the conditions as presented and all materials be staff approved. Ashley Anderson seconded the motion which prevailed in a vote of:

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

WORKSHOP

Chairman Gilliam asked Scott Williams to present the updates on the December 19, 2012 Workshop for the proposed amendments to the Grapevine Code of Ordinances. Scott stated he had emailed each of the commissioners and asked for their comments; he noted and thanked Vick Cox for his input, saying he had made the changes and they were now shown underlined. Scott said he was present to listen to the commissioner's comments before bringing the proposed ordinance before the City Council.

Scott showed a copy of the proposed ordinance super-imposed over the 310 East College Street home to show how the proposal would protect from another overbuild. City Council Liaison Shane Wilbanks said their mission should be to protect the integrity of the Township's time period; their driving force should be to meet the criteria of size for that period. Shane said the Mayor had noted the ordinance as a tool to be used by the commissioners.

Vice-Chair Lee Derr said his only concern was the restriction of not allowing more than a 10 percent increase over the largest home in a 300 foot radius; he recommended a 20 percent increase. Vick Cox said within a 300' radius from anywhere there will be a large house.

David shared how nice 310 East College Street was built, saying lovely inch by inch, just too big. Ted Ware commented the home in this location looks like a four-plex. This home is a full two-story containing a 16' x 24' game room plus a 16' x 24' media room; these are not essential rooms. Scott agreed with Ted Ware as the home would be beautiful on an island alone, but not in the Historic Township. Shane explained the proposed ordinance would protect all, those building and their neighbors.

Scott said most of the zoning restrictions are already in place as no structure taller than 35 feet and a maximum of 40% lot coverage are allowed. Sean Shope asked if a 1,500 square foot home, would only be allowed 150 square feet to be added; he noted we should be careful to filter through the restrictions. Ted Ware and Monica Hotelling reminded all there is a process to go before City Council to appeal. Ted said we must start someplace, if the City Council thinks too restrictive they will not approve. Scott agreed, saying every ordinance has an appeal process; Monica agreed you could spend all day with "what if?, what if?" but there is always an appeal process.

Vick Cox made the motion to take the proposed ordinance before the City

Council. Margaret Telford seconded the motion which prevailed in the following vote:

Ayes: 6 (Gilliam, Derr, Cox, Shope, Telford and Ware)
Nays: 1 (Anderson)

Scott Williams said he will email out again and take their comments to present to the City Council Workshop in February and to Council in March.

MINUTES

Chairman Gilliam called to consider the minutes as written. Ted Ware made the motion to accept the December 19, 2012 minutes. Ashley Anderson seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

Margaret Telford made a motion to adjourn the meeting. Ted Ware 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
23rd DAY OF February 27, 2013.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY