

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, June 26, 2013 at 6:00 p.m. in the Grapevine Convention & Visitors Bureau, 2<sup>nd</sup> Floor Boardroom, 636 South Main Street, Grapevine, Texas, with the following members present to wit:

Burl Gilliam	Chairman
R. Lee Derr	Vice-Chairman
Vick Cox	Commissioner
Sean Shope	Commissioner
Margaret Telford	Commissioner
Shane Wilbanks	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

The above constituting a quorum with Commissioners Ted Ware, Ashley Anderson and Alternate Chuck Voelker absent.

With the following city staff present:

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:

#CA13-45 for property located at 221 East Worth Street;  
#CA13-48 for property located at 708 East Texas Street;  
#CA13-49 for property located at 510 Smith Street.

## **PUBLIC HEARING**

Chairman Gilliam opened the **Public Hearing for #CA13-50** for property located at 306 Austin Street, legally described as Block 106, Lots 7 & 8, College Heights Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances). Chairman Gilliam called on David Klempin to present the case.

### **BACKGROUND:**

Certificate of Appropriateness application #CA13-50 was submitted on May 29, 2013 by the applicant Joann Pearson to construct a new addition to the existing workshop in the backyard of the house at 306 Austin Street. The house is the historic Berry House, built in 1912. The existing workshop was originally a two-car garage. The converted garage serves as a home office and creative studio for the owner who is a creative director for Michael's store chain. The addition to the workshop will provide additional workspace for the owner and an office space for her husband, Dave Herrington. All exterior materials would be selected to match those of the existing building. The workshop structure does not meet current zoning laws as it is located less than the required ten feet from the Berry House. Therefore the owner must obtain a variance from the Board of Zoning Appeals before a permit may be issued for this project.

### **RECOMMENDATION:**

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA13-50 for the property located at 306 Austin Street, legally described as Block 106, Lot 7 & 8:

to construct the addition to the existing detached workshop structure as per attached plans with the conditions all exterior doors, windows, roofing material, and light fixtures be approved on a separate Certificate of Appropriateness but will have to meet code with the Planning & Zoning Department and go before the Board of Zoning Appeals for approval and a building permit be obtained from the building department.

Chairman Gilliam called if the property owner Joann Pearson or David Herrington would like to add any comments. Mr. Herrington explained the area was needed for Joann's creative work, this would also provide more storage and it would give him an interior workspace for the "honey do" chores he does to support her work. They had already poured the concrete pad, but their permits were for "flat work" only, and not a structure. He said they will use the same materials as used for the house, including the removal of the *lean to* and replace with matching teardrop siding. He stated to the Commission he had been supportive of the new amendment to the ordinance for the Township. Chairman Gilliam called for any comments or questions.

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

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

Margaret Telford made the motion to approve #CA13-50 with conditions as presented; Vick Cox seconded the motion which prevailed in a vote of:

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

Chairman Gilliam opened the **Public Hearing for #CA13-51** for property located at 520 South Main Street, legally described as Block 4, Lots 2 & 3, Grapevine, City of, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances). Chairman Gilliam called on David Klempin to present the case.

#### BACKGROUND:

Certificate of Appropriateness application #CA13-51 was submitted on June 6, 2013 by the applicant Tony Bologna for a building sign on the 520 Main Building. The property is located within the College Street Historic District and is currently landmarked. Staff discussed this with the owner who has agreed to the following changes: the sign was to be lengthened beyond the gooseneck lights; the decorative corners to be removed and the ends be made straight; replace the faux-wood finish with a weathered pewter finish; the letters to be carved into the sign. Due to the significance of the building name sign, staff felt the Commissioners should have an opportunity to review the proposal. The proposed sign follows the design guidelines established for the College Street Historic District.

Staff recommends approval of Certificate of Appropriateness #CA13-51 for installation of the building sign as per attached plans with the named changes and with the condition a building permit is obtained from the building department.

#### RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA13-51 for the property located at 520 South Main Street, legally described as Block 4, Lots 2 & 3b, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

- Install a building sign with building name and address above the existing tenant sign as per the attached drawing with the following conditions:
- a. the sign be lengthened beyond the gooseneck lights;

- b. remove the decorative corners and make straight;
- c. replace the faux-wood finish with a pewter finish;
- d. carve the letters into the sign;
- e. a sign permit be obtained from the building department.

David Klempin said he had worked with Mr. Bologna to bring the format of the sign to fit in on Main Street. Mr. Bologna asked the Commission for the due diligence to continue working with David and for the Commission to allow when worked through, that the sign might be staff approved. Chairman Gilliam said the proposed sign did not look period appropriate for Main Street. Commissioner Margaret Telford noted the sign was confusing, looking more like a tenant's sign. David Klempin said the sign competes with the Jake's Hamburgers sign; Vick Cox agreed. David said the sign should be simple and this sign did not look like the name of a building. Margaret said the proposed sign looked more like an advertisement for a business than the name of a building; Commissioner Vick Cox said so many lines on the front of the building with the burgers and other signs it was cluttered. Commissioner Sean Shope said it looked more like a sign for an executive office space. Sean suggested using a sign more like the "City Drug" sign. David had suggested the sign read The 520 Building but said the owners had said no to the word "building".

Margaret Telford moved to close the public hearing. R. Lee Derr seconded the motion which prevailed in the following vote:

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

R. Lee Derr made a motion for a new metal sign with smaller dimensions be submitted; Sean Shope seconded the motion which prevailed in a vote of:

Ayes: 2 (Derr and Shope)  
 Nays: 3 (Gilliam, Cox and Telford)  
 Absent: (Anderson and Ware)

The motion failed.

Margaret Telford moved to not approve #CA13-51; R. Lee Derr seconded the motion which prevailed in a vote of:

Ayes: 4 (Cox, Derr, Gilliam and Telford)  
 Nays: 1 (Shope)  
 Absent: (Anderson and Ware)

The motion carried to not approve #CA13-51.

Chairman Gilliam opened the **Public Hearing for #CA13-52** for property located at 520 South Main Street, legally described as Block 4, Lots 2 & 3, Grapevine, City of, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances). Chairman Gilliam called on David Klempin to present the case.

**BACKGROUND:**

Certificate of Appropriateness application #CA13-52 was submitted on June 6, 2013 by the applicant Tony Bologna for a new ground sign to serve shops located along the north side of the 520 Main Street Building. The property is located within the College Street Historic District and is currently landmarked. Staff discussed this proposal with the owner and Sign-A-Rama has developed the attached drawings for the sign. Staff wanted the Commissioners to have the opportunity to review the proposal. The proposed ground sign follows the design guidelines established for the College Street Historic District.

Staff recommends approval of Certificate of Appropriateness #CA13-52 for installation of the ground sign as per attached plans with the condition a building permit is obtained from the building department.

**RECOMMENDATION:**

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA13-52 for the property located at 520 South Main Street, legally described as Block 4, Lots 2 & 3b, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Install a ground sign on the property to serve as a directory sign for shops located along the north side of the 520 Building as per the attached drawings with the condition that a sign permit be obtained from the building department.

David Klempin explained the ground sign was needed to direct/lead people to the shops on the north side of the 520 building. The tenants down the north side of the building were not visible from Main Street. Ron Stombaugh, Scott Williams and David Klempin had worked with Mr. Bologna to develop this directional sign for the site.

Chairman Gilliam called on Tony Bologna to comment and answer the Commissioner's questions. Tony said the sign was needed to show the public where the Franklin Street shops are. Commissioner Sean Shope questioned the height of the sign; Commissioner Cox agreed saying it was actually larger than the sign at the Foust Funeral Home. Tony answered saying the proposed sign is below the high curb there.

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

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

Margaret Telford made a motion to approve #CA13-52 with conditions as presented and the 520 South Main address on the ground sign; Vick Cox seconded the motion which prevailed in a vote of:

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

## **MINUTES**

Sean Shope stated the minutes were in error as he was absent from the May 22, 2013 meeting.

Margaret Telford made the motion to accept the May 22, 2013 minutes as amended to reflect Sean Shope's absence. Vick Cox seconded the motion, which prevailed by the following vote:

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

## **ADJOURNMENT**

Margaret Telford made a motion to adjourn the meeting. Vick seconded the motion, which prevailed in the following vote:

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

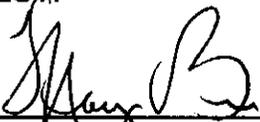
The meeting adjourned at 7:15 p.m.

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION  
OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 26 DAY OF JUNE, 2013.

APPROVED:

  
\_\_\_\_\_  
CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
SECRETARY