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 25, 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
Sean Shope	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Alternate
Shane Wilbanks	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

The above constituting a quorum with Commissioners Ashley Anderson, Vick Cox and Ted Ware absent.

With the following city staff present:

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

There were no citizen comments.

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:

#CA13-78 for property located at 340 South Main Street;
#CA13-79 for property located at 520 South Main Street;
#CA13-83 for property located at 808 East Wall Street;
#CA13-85 for property located at 129 South Main Street.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA13-77** for the property located at 129 South Main Street, legally described as Block 1, Lot 1,Grapevine, City of, Grapevine, Texas 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 #CA12-31 was submitted on June 13, 2012 by the applicant to demolish the existing structures and replace them with a new mixed use retail and office structure as per the attached plans. The property is located within the Main Street Commercial Historic District and is landmarked. At the September 5, 2012 meeting of the Historic Preservation Commission, a new structure designed to appear as several period style buildings reflecting the context of small scale retail buildings found along Main Street, was approved. An open air passage and second floor passage bisect the building structure between Main and Jenkins Streets with parking located on Jenkins Street at the rear of the structure.

On January 23, 2013, Certificate of Appropriateness #CA13-04 was approved by the Commission for revisions to the approved structure to create 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.

August 19, 2013 Certificate of Appropriateness #CA13-77 was submitted for final revisions to the project. This submission included brick, door and window selections with public safety enhancements on Main Street to include a protective guard rail and minor alterations to the building façade.

Staff recommended approval of Certificate of Appropriateness #CA13-77 for revisions to the previously approved structure with the condition the details of the

elevations, individual store fronts, exterior materials, windows, doors and paint colors be brought back before the Commission on a separate Certificate of Appropriateness for Commission approval.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness CA13-77 for the property located at 129 South Main Street, legally described as Block 1, Lot 1, Grapevine, City of, Grapevine, Texas for approval of revisions to the previously approved structure with the condition the details of the public safety guard rail for the protection of pedestrians on Main Street and minor alterations to the building façade be brought back before the Commission

as per the attached plans and the condition a permit is obtained from the Building Department.

The Commission expressed concerns over the brick color, noting the lack of terra cotta brick so prevalent on the original buildings on Main Street; and the mortar joint finishes should reflect those of Main Street buildings. Commissioner Margaret Telford commented on the two dark buildings together on the south end weighing in heavy. Commissioner Sean Shope asked for the applicant to return with final color renderings. Chairman Gillian asked about the awning canopies to be used. David Klempin showed the canvas colors in the agenda packet; Chairman Gilliam agreed with the choice of different awnings rather than all being alike as the Westwood project. Council Liaison Shane Wilbanks agreed with Commissioner Shope for the applicant to bring back a rendering of the final brick colors in place on a larger board.

Chairman Gilliam called for comments. Commissioner Telford noted a lot of thought and work had gone into the plans-but they needed to see an actual rendering of the colors in place.

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

Ayes: All (Gilliam, Derr, Shope and Telford) + VOELKER AS AMENDED 10/23/2013
Nays: None
Absent: Anderson, Cox and Ware

Margaret Telford made the motion to approve #CA13-77 with conditions as presented, to return with a color rendition on board of actual brick colors and placement, to include terra cotta color brick; and mortar joints as found on Main Street's historic buildings; Chuck Voelker seconded the motion which prevailed in a vote of:

Ayes: All (Gilliam, Derr, Shope and Telford) + VOELKER AS AMENDED 10/23/2013
Nays: None
Absent: Anderson, Cox and Ware

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Chairman Gilliam opened the **Public Hearing for #CA13-86** for the property located at 705 North Main Street, legally described as A 946 Tr 20A, Leonard Archibald F Survey, 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 #CA13-86 was submitted on September 9, 2013 by the owner John Perrault to install replacement wood window sash in the existing windows openings of the original portion of the Ed Langley House. A photograph of the proposed window sash was enclosed in the agenda packet.

Certificate #CA13-86 also requested to replace all exterior doors, of the original portion of the house, with new doors. Mr. Perrault had provided photographs of the original to the house existing doors and the proposed new doors to install. The new doors **do not match** the profile, style and appearance of the original doors of the house.

RECOMMENDATION:

Staff recommended approval of the replacement wood window sash as per the specifications presented. Staff recommended denial of the replacement of existing doors with the non-matching doors proposed.

Mr. Perrault told the Commission the original doors were beyond repair and not safe for securing the house. Mr. Perrault continued, telling the Commission the proposed doors cost $800. Chairman Gilliam questioned him asking if he wanted to put the wrong doors on a historic house.

Commissioner Shope commended Mr. Perrault on the great job he had done on his home but the doors proposed were not appropriate. Council Liaison Wilbanks explained the issue was the front appearance of the historic house; the doors might look similar but actually were not similar and were not appropriate for this house. Mr. Perrault reiterated that he could not find doors like the existing doors. Commissioner Sean Shope asked David Klempin to aid Mr. Perrault in locating the appropriate doors. Council Liaison Wilbanks said it was imperative for staff and the Commission to approve any replaced doors.

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

Ayes: All (Gilliam, Derr, Shope and Telford) + VOELKER AS AMENDED 10/23/2013
Nays: None
Absent: Anderson, Cox and Ware

Sean Shope made the motion to approve Certificate of Appropriateness #CA13-86 with the windows approved and to Table the two front doors (side and front) to bring back to the Commission two appropriate doors for approval; Margaret Telford seconded the motion which prevailed in a vote of:

Ayes: All (Gilliam, Derr, Shope and Telford) + VOELKER AS AMENDED 10/23/2013
Nays: None
Absent: Anderson, Cox and Ware

MINUTES

Margaret Telford made the motion to accept the August 28, 2013 minutes; Sean Shope seconded the motion, which prevailed by the following vote:

Ayes: All (Gilliam, Derr, Shope and Telford) + VOELKER AS AMENDED 10/23/2013
Nays: None
Absent: Anderson, Cox and Ware

ADJOURNMENT

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

Ayes: All (Gilliam, Derr, Shope and Telford) + VOELKER AS AMENDED 10/23/2013
Nays: None
Absent: Anderson, Cox and Ware

The meeting adjourned at 6:52 p.m.

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 23rd DAY OF OCTOBER, 2013.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY

as to be amended to show Chuck Vaelker Voting on each of the above

Ted Hare called on Alternate Vote not Counted = Ted says if one member is absent the Alternate should be a