

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, October 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
Chuck Voelker	Alternate
Shane Wilbanks	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

The above constituting a quorum with no Commissioners 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

Vice Chairman Lee Derr 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:

#CA13-84 for property located at 420 North Main Street;
 #CA13-87 for property located at 334 South Main Street;
 #CA13-88 for property located at 202 West Wall Street.

B. Update #CA13-90

David Klempin updated the Commission on the tabled door selection from #CA13-90. Another Township property owner had presented an application with the exact door appropriate for the Langley House at 705 North Main Street. David visited with the homeowner, Mr. Perrault, to share the resource and contact information for the appropriate door. Mr. Perrault advised he would be restoring the original doors.

C. Update #CA13-77

David Klempin reported on the current status for #CA-77 for the property at 129 South Main Street, applicant Al Burtin, Chateau Group I, LTD. The brick for the façade has not been approved by the Commission. David had telephoned Mr. Al Burtin and left a message to make him aware a Commission approval is required. There had been no response from the Chateau Group I, LTD.

PUBLIC HEARING

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

BACKGROUND:

Certificate of Appropriateness application #CA13-91 was submitted on October 14, 2013 by Tony Bologna to demolish the existing structure on West College Street which is a part of the 520 South Main Street complex and to construct a new residential condominium building on this site. The new building had been designed following the Design Guidelines established for the College Street Historic District. The existing building is non-contributing to the College Street Historic District. A separate Certificate of Appropriateness would be required for

final drawings and material selections. The building has been designed to satisfy all requirements of the Building Department and to meet building code.

The proposed building would contain six residential living units to enhance the critical mass of residents on Main Street which is important for quality of life and improving Main Street as a vital business district. The architectural design concept is reminiscent of old cotton warehouse buildings found throughout North Texas. Building materials and details were inspired by those of the old Gulf Service station at the corner of College and Main Streets and were selected to be compatible with the existing 520 Building.

RECOMMENDATION:

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

1. Demolition of the existing structure on West College Street which is a part of the 520 Main Street complex and the construction of a new residential condominium building on the site. The new building to include a parking garage on the ground floor, elevator, three floors of residential living space with a roof deck above as per the attached plans;

with the condition final drawings be submitted and approved under a separate Certificate of Appropriateness for final selections of exterior materials to include period appropriate brick, mortar joints, doors, windows, railings, awnings and lighting; and the verification the four story structure does not block the historical view corridor of Main Street from the south or the north.

David Klempin showed current photographs and noted the proposed images in the packet would not include the arched windows as drawn; rectangular windows would be appropriate. The proposed building would appear as an old Cotton Exchange might have looked. He asked the Commissioners to consider the plans as the proposed footprint for a 14 car garage with a separate drive for entry and exiting and elevator; to consider the six units of living space of 2,500 square feet per condo, to have a view from three sides (either east or west facing), and step out on balconies on both sides of the building with an egress for emergency exit. Council Liaison Shane Wilbanks noted also the stairwell for west side occupants; David agreed saying Development Services Director Scott Williams had checked the proposed plans and they did meet building code. The stairwell with elevator does access the roof deck with railing, for leisure use. David said the materials specified were as used on the existing old Gulf Service station to look like a factory from the same time as the service station.

Vice Chairman Derr called on the applicant to speak. The applicant, Tony Bologna, thanked the Commission for their support thus far. He stated the context of the January and February City Council meetings had been that Historic Main Street's future development would require something not needing the amount of vehicle parking as restaurants would need. He felt the only way to go was "up", perhaps somewhat higher than code. (Chairman Burl Gilliam entered the meeting at 6:25 p.m.; Vice Chairman Derr and David Klempin briefed him on the current status of the case.) David asked Mr. Bologna to continue his proposal. Mr. Bologna said he had reached this concept due to parking requirements; he was proposing an environment to make the property viable economically.

Vice Chairman Derr asked if the 35 feet height maximum was applicable, David said the downtown area could be built today to meet code. Chairman Derr questioned the landscape plans to screen vehicle parking from view and if the intent to *approve for concept* would require all elevations and finishes to return to the Commission under separate Certificates of Appropriateness. David said yes, this case would be treated as the current under construction 129 South Main Street project.

Council Liaison Shane Wilbanks said Scott Williams had studied the proposed plans and they meet all codes; he stated the Westwood Building across the street was 33 feet high and the Historic Preservation Commission decides "if appropriate" only. Shane said he liked the concept, the units would be for sale and this plan solved the parking problem; he liked all, but he was having problems with the height of the proposed structure.

Commissioner Margaret Telford said the building appeared to be hovering, overpowering the other buildings and the Victorian homes; she said it was too dominating around the other structures. Commissioner Vick Cox questioned the height, if each floor was 12 feet high. Mr. Bologna's partner in BIATWIC LLC, Nandu Madireddi said yes each floor is 12 feet high and also said there would be no view of parked vehicles on the east or north side of the building.

Chairman Gilliam said he, like Margaret, was struggling with this height; this was huge and would take one's breath away. He found it too large for seven to eight residents; he feared we were undoing what had been a struggle to keep in our buildings. Commissioner Ted Ware agreed on the height, saying he liked the building at three stories, but understood the economic need. Commissioner Ashley Anderson agreed in taking a floor off the top. Ted asked to take the time to mark the proposed building mass with helium balloons. Commissioner Sean Shope questioned the height of the Grapevine Convention & Visitors Bureau building; P.W. McCallum explained on Main Street, the fall drops from eight feet to nine feet from north to south. Vick asked about blocking the view and noted approaching from the south he would not be able to see his church steeple anymore. Ted suggested doing a mock-up of the structure to study the impact on the surrounding area.

Chairman Gilliam called to close the Public Hearing. Ted asked if the owner/ applicants were willing to mark the proposed mass. Mandu said yes, they could do that. Ted suggested this case be tabled, saying it would be easy to turn down, but they should make an effort to look at.

A neighboring property notification letter of opposition was received and read:

As (an adjacent Property Owner of the subject tract) I protest and have the following comments:

I support the redevelopment of existing areas of downtown Grapevine, however I do not support the concept as presented. The scale and mass of the proposed building is inconsistent with the other historic structures on Main St. It will also alter the character of the College St. residential areas.

*Joe Lipscomb, 210 West College St. ,Grapevine, Texas 76051
Lot 4, Block 4 Original Town of Grapevine*

Signature: (original pdf)

817.329.7093

Shane reminded all again, the question here was – Is this appropriate? He said he appreciated the idea of being able to look at a mock-up; he told Tony and Nandu he appreciated their work and all they had gone through working with HPC and the City and he wanted to treat them fairly but he would need to see before deciding. Nandu thanked him and said if the height issue was a few feet they could do, but to lose a whole floor would not be economic.

Commissioner Ted Ware moved to table #CA13-91 at this meeting, for the property to be “marked” so the Commissioners could observe proposed plans to discuss at the next meeting; Commissioner Margaret Telford seconded the motion which prevailed in a vote of:

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

Nays: None

Absent: None

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Chairman Gilliam opened the **Public Hearing for #CA13-93** for the property located at 510 Smith Street, legally described as Block 31 Lot 3B, 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 #CA13-93 was submitted on October 14, 2013 by the applicant John Gentry to remove the existing pergola and construct a new roof over the existing patio at the rear of the house. The property is located within the College Street Residential Historic District. The large, one-story ranch-style house was originally constructed in the 1960s and was extensively renovated in 2007. The Historic Preservation Commission at the May 2013 meeting approved Certificate of Appropriateness #CA13-27 for the construction of a new 2-car garage which is now complete.

Plans for the new patio cover were prepared by M. J. Wright Architects, the firm who designed the garage addition. The proposed plans and photos of the existing pergola and rear views of the house were included in the Commissioner's packet.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA13-93 for the property located at 510 Smith Street, legally described as Block 31, Lot 3B, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

to remove existing pergola and construct a new roof over existing patio at the rear of the house with material and details to match the existing house

as per the attached plans with the condition a building permit be obtained from the Building Department

Commissioner Margaret Telford moved to close the public hearing;
Commissioner Ashley Anderson seconded the motion which prevailed in the following vote:

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

Nays: None

Absent: None

Commissioner Ted Ware made the motion to approve Certificate of Appropriateness #CA13-93 as presented; Commissioner Margaret Telford seconded the motion which prevailed in a vote of:

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

Nays: None

Absent: None

MINUTES

Margaret Telford made the motion to accept the September 25, 2013 minutes; Sean Shope seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

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

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

The meeting adjourned at 6:55 p.m.

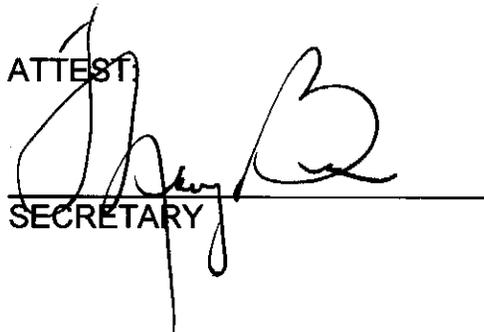
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 20th DAY OF NOVEMBER, 2013.

APPROVED:



CHAIRMAN

ATTEST:


SECRETARY