

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, November 20, 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
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 Commissioner Ashley Anderson 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

Ross Bannister, 424 Ball Street, Grapevine, Texas
Dr. Curtis Ratliff, 220 Blevins Street, Grapevine, Texas

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:

- #CA13-90 for property located at 338 South Main Street;
- #CA13-92 for property located at 507 Church Street;
- #CA13-94 for property located at 616 East Wall Street;
- #CA13-95 for property located at 625 East Texas Street.

Chairman Burl Gilliam announced Alternate Commissioner Chuck Voelker would vote tonight due to Ashley Anderson's absence.

PUBLIC HEARING

Chairman Gilliam 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). Chairman Gilliam 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 Main Street complex and construct a new residential condominium building on the site. The new building has been designed following design guidelines established for the College Street Historic District. The existing building is non-contributing to the College Street Historic District. A separate CA would be required for final drawings and material selections. The building has been designed to satisfy all of the requirements of the Building Department and meet building code.

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 existing Gulf Service station at the corner of College and Main and were selected to be compatible with the 520 Building.

Staff recommended approval of Certificate of Appropriateness #CA13-91 for demolition of the existing building on West College Street and construction of the new residential condominium building with the condition final drawings be submitted and approved under a separate CA with final selections of exterior materials including brick with mortar joints, doors, windows, railings, awnings and lighting and with the verification the four story structure does not block the historical view corridor from the south or the north.

At the October 23rd meeting the Commission unanimously voted to table the case to the November 20th meeting due to the height with the fourth floor. The Commission asked Mr. Bologna to mark the footprint and height of the proposed building so they might see how the building's mass would affect this area. Mr. Bologna contracted for four weather balloons to be installed for viewing by the Commissioners and City Council on Tuesday and Wednesday, November 19 – 20, 2013. Due to high winds and electrical service wires the balloons had to be moved back from the College Street perimeter.

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:

Demolition of existing structure on West College Street which is a part of the 520 Main Street complex and construction of a new residential condominium building on the site. New building to include a parking garage on the ground floor, elevator and 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 CA with final selections of exterior materials including brick with mortar joints, doors, windows, railings, awnings and lighting and verification the four story structure does not block the historical view corridor of Main Street from the south or the north.

David Klempin asked if all present had viewed the marker balloons; all present had viewed the balloons and asked if the balloons did mark the proposed perimeters. David explained Oncor Electric has made them move the two balloons on College Street back so as not to be tangled in electric wires. Chairman Gilliam said it would be good to be rid of the existing building; but the proposed structure was a large mass for our town. He then asked the height of the parapet; Mr. Bologna estimated 30 inches, Vice-Chairman Lee Derr said a height of 42 inches would be required for an occupied roof deck.

Chairman Gilliam called on Mr. Bologna to present, he deferred to his business partner Nandu Madireddi who said this building with a first floor parking garage would conserve parking; it would not be commercially viable without first floor parking and the fourth floor's two condominiums. Commissioner Vick Cox asked about the Vignettes building height related to the proposed building's first floor balcony railings. Mr. Bologna said it was about two feet higher than his current structure of 14 feet and one inch high.

Vick discussed his son-in-law noticing the exterior facades presented in the agenda packet and recognizing it as an old cotton warehouse similar to one in Dallas. Vick had walked the area from different directions to see the impact this size building would have on historic surroundings; he compared it to the 925 Main Street building, the view from the funeral home gazebo showed the Vignettes building covering about 40 percent of the front, it did not obstruct the view of the historic mills, but it would hide his church steeple. He summed up saying it came down to the massing issue and noted he was not sure the extra floor made much difference.

Commissioner Ted Ware agreed saying he had shopped around his family and his son had said the *only place to go is up*. Ted said this was probably the wave of the future to continue to lead the Parade and go forward with the development of Grapevine. He said a city cannot remain static, either lead the parade or follow behind; there is no in between. He said this will come up again and he supports it; although the dark color of the brick may hinder.

Commissioner Margaret Telford said she agreed this is the wave of the future, but further south on Main Street. She asked to look down Main Street to Northwest Highway, this building (636 South Main Street) anchors down this end and then buildings the height of the Palace Theater. She said this was too much mass and did not fit in this location.

David Klempin read aloud three citizen letters of protest.

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

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

Chairman Gilliam said the proposed structure would not bring many people downtown but it would be good to get rid of the existing building; he asked if the proposed structure would follow the existing footprint. Mr. Bologna said the proposed plans would go five feet past on the west side, with an access egress on the south side and one emergency exit on the east side. The Commissioners questioned if the construction would damage the tree line; it was agreed it would. Sean Shope announced he would abstain from the vote as he had a business relationship with this property

Chuck Voelker made the motion to approve Certificate of Appropriateness #CA13-91 as presented; Ted Ware seconded the motion which prevailed in a vote of:

Ayes: Four (Derr, Cox, Voelker and Ware)
 Nays: Two (Gilliam and Telford)
 Abstain: One (Shope)
 Absent: Anderson

Chairman Gilliam announced the vote passed for approval of #CA13-91. Council Liaison Wilbanks said the proposed structure would now go before the City Council; Commissioner Telford asked for Council to know the vote was not unanimous.

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Chairman Gilliam opened the **Public Hearing for Historic Overlay #HL13-05** for the property located at 404 East Worth Street, legally described as Block 33, Lot W1/2 4-E25' ½ 3, City of Grapevine. Chairman Gilliam called on David Klempin to present the case.

BACKGROUND:

The Henry C. Yancey House at 404 East Worth is located in the Original Town Residential Historic District. The house was built in 1925 in the Craftsman Bungalow style. Located to the rear of the house are a bungalow style, gabled detached garage and workshop building. The front of the house is symmetrical with wide wood windows placed to either side of a wide Craftsman-style front door. The appearance of the house has a sumptuous quality when viewed from the street and a spacious interior.

Henry Clinton Yancey came to Grapevine February 12, 1915 as bookkeeper for the Grapevine National Bank which was later the Grapevine Home Bank. Henry became cashier of the bank in 1919. On April 12, 1917, Henry established the Yancey Insurance Agency. He married Deedie Kendrick, daughter of William Pierce and Mary (King) Kendrick. Deedie was born September 13, 1893, on the Cate's Place, near Minter's Chapel about three miles south of Grapevine. Henry, was known to his friends as Yancey, was always active in civic affairs serving on the city council, treasurer of the school board, treasurer of the First Baptist Church and secretary of the Masonic Lodge for twenty-five years. Henry and Deedie Yancey had three children: William Henry and Benjamin Clinton, twins, born on September 22, 1922, and Bobbye Lipscomb born on March 5, 1933.

The house was built as the family home for Henry and Deedie; they raised their family there and resided in the house until their deaths. Henry Clinton Yancey died September 25, 1970 and Deedie Kendrick Yancey died May 5, 1973.

RECOMMENDATION:

Staff recommends approval of the Historic Overlay #HL13-05 to record the history of the property and to allow the Historic Preservation Commission to have November 20, 2013 HPC\Minutes\2013

input in the development and the preservation of the house. A set of the proposed design guidelines for the property were presented in the agenda packet. David Klempin introduced the new homeowners, Michael and Evon Harris and their architect.

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

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

Sean Shope made the motion to approve Historic Landmark 13-05 as presented; Margaret Telford seconded the motion which prevailed in a vote of:

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

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Chairman Gilliam opened the **Public Hearing for #CA13-101** for the property located at 404 East Worth Street, legally described as Block 33 W1/2 4-E25 ½ 3, 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 #CA13-101 was submitted on November 11, 2013 by the owners Michael and Evon Harris to renovate the house at 404 East Worth Street, the Historic Yancey House, c. 1925 and update it for modern living. The house was originally built for the Yancey family. The existing house is in near original c. 1925 condition. The house requires significant updating of its electrical, plumbing and HVAC systems. Longtime Grapevine residents, the Harris family have purchased the house to serve as their family home.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA13-101 for the property located at 404 East Worth Street to renovate the interior of the existing house and garage for modern living standards to include the following items:

1. Convert existing detached garage into finished living space to serve as a pool house;

- 2. Construct a new detached two-car garage in the west side yard of the house;
- 3. Construct a new Porte Cochere on west side of the house;
- 4. Construct three rooms and two bathrooms in the attic of the existing house with a new dormer on the rear roof of the house;

with the conditions all exterior windows, doors, lighting fixtures and all exterior materials, finishes and paint colors are to be approved under a separate Certificate of Appropriateness and a permit be obtained from the Building Department.

David Klempin said the plans presented were lengthy and complete; they showed very little impact on the streetscape. The three rooms and two baths in attic with a rear dormer would not show from the street. This property had always used the neighbor's driveway and it now needs its own driveway entry. The proposed plans are less than the 3,400 square feet maximum per the ordinance. He complimented the site plan and very nice drawings presented by the homeowners and architect.

Commissioner Margaret Telford asked about the existing columns versus the original columns; David answered the owners prefer the existing columns and will add a couple more for the Porte Cochere. David said the dormer windows should be more like the front windows, there were no slot windows in the Township; it would be best to use double-hung windows everywhere according to the Secretary of Interior. Vice Chairman Derr said windows for air ventilation are historic, no windows means new after air-conditioning.

Chairman Gilliam asked for more discussion. Mrs. Harris, the homeowner, said they were very excited to move closer to Main Street; they would be retaining as much of the original house as they could and then searching for correct historic items from salvage suppliers.

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, Telford, Voelker and Ware)
 Nays: None
 Absent: (Anderson)

Margaret Telford made the motion to approve Certificate of Appropriateness #13-101 as presented; Ted Ware seconded the motion which prevailed in a vote of:

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

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Chairman Gilliam opened the **Public Hearing for #CA13-102** for the property located at 206 West Hudgins Street, legally described as Block 14, Lot 19-21 Less Row Alley N Blk, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items. Chairman Gilliam called on David Klempin to present the case.

BACKGROUND:

In 2007 the City of Grapevine Convention & Visitors Bureau (CVB) purchased two properties at the corner of South Main and Hudgins Streets to construct a new headquarters facility and public parking lot. The larger site contained an 11,838 square feet building built in 1985 on .9029 acres of land, and the smaller site contained a 1600 square feet building built in 1968 on .1809 acres of land.

At the May 26, 2010 meeting the Commission approved demolition of the structures for construction of the new CVB Headquarters with the condition the original flower shop sign be dismantled saved and restored for reinstallation to serve the CVB complex. The 1950's era, post mounted neon sign was considered worthy of preservation. It represented a period of Grapevine's expansion and transition into the modern era. The 1950s era, post mounted neon sign was dismantled and was to be restored to serve as the directional sign behind the new CVB building.

Attached with the memo were a photo of the dismantled sign and a conceptual drawing of how it would look redesigned to serve the Settlement to City museums at Ted R. Ware Plaza. A plan of the proposed location was attached.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA13-102 for the property located at 206 West Hudgins Street:

To reinstall the original neon sign from the former flower shop that once stood at 630 South Main Street and West Hudgins Street. The refurbished sign would serve as a directional sign for the Settlement to City museums at Ted R. Ware Plaza with the condition final drawings of the sign text and colors be staff approved under a separate Certificate of Appropriateness and a sign permit be obtained from the Building Department.

Commissioner Sean Shope was concerned with the time period of the neon postwar sign in the same area as the Donald Schoolhouse. Chairman Gilliam noted the need to direct people to this area of four museums within walking distance of one another. Sean asked for consideration if appropriate for this particular area. Commissioner Margaret Telford questioned if this location would draw the notice needed for the museums.

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

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

Vice Chairman Lee Derr moved to approve #CA 13-102 with the location and typeset to be approved later; Vick Cox seconded the motion which prevailed in a vote of:

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

MINUTES

Margaret Telford made the motion to accept the minutes for the October 23, 2013 meeting; Ted Ware seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

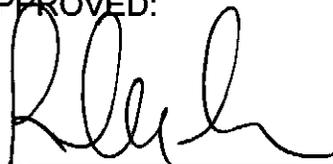
Vick Cox made the motion to adjourn the meeting. Chuck Voelker seconded the motion, which prevailed in the following vote:

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

The meeting adjourned at 7:25 p.m

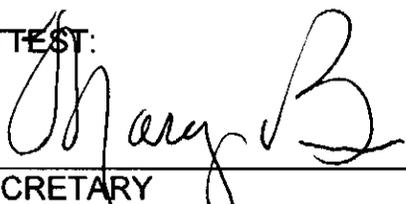
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 20th DAY OF NOVEMBER, 2013.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY