

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas, met in Public Hearing on Tuesday, July 24, 2012 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
Shane Wilbanks	City Council Liaison
Monica Hotelling	P&Z Liaison
Chuck Voelker	Alternate

Constituting a quorum with the following Commissioner(s) absent:

Ashley Anderson	Commissioner
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The following city staff present:

Paul W. McCallum	Executive Director, 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.

WORK SESSION

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

A. Approved Certificates of Appropriateness are as follows:

#CA12-15 for property located at 705 South Main Street, Heritage Center;
#CA12-36 for property located at 520 South Main Street, Jakes Hamburgers.

PUBLIC HEARING

Chairman Burl Gilliam opened the **Public Hearing** for #CA12-34 relative to the case for the property located at 235 Austin Street, legally described as Block 105, Lot 1A, College Heights Addition, City of Grapevine to take any necessary action. Chairman Gilliam called on David Klempin to present the case.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA12-34 for the property located at 235 Austin Street, legally described as Block 105, Lot 1A, College Heights Addition, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

To renovate and repair the existing Tillery House built in 1983 and the 2-car detached garage built in the 1940s as per the attached drawings and following the design guidelines established for the property, with the conditions: all exterior materials, windows and doors be approved under a separate Certificate of Appropriateness.

BACKGROUND:

Certificate of Appropriateness application #CA12-34 was submitted on July 3, 2012 by the owner Thomas O'Malley for renovations and repairs to the exterior of the existing Tillery House, built in 1983 and the 1940s era detached garage. The house is a ranch-style brick veneer structure with minimal detailing. It features a projecting front porch with gable. The garage was a part of the original Tillery property and was moved to its present location in 2010. It is designed in the minimal traditional style that was popular in the 1940s Grapevine. The owner has proposed to upgrade the appearance of the existing house by adding two dormers on the front of the house and replacing the porch columns with new columns. Also, two dormers are proposed to be added to the roofline of the 1940s garage; the house and garage are to be repainted in period paint colors. The drawings have been prepared following the design guidelines established for the property. The house will serve as a rental property for family members.

Staff recommended approval of #CA12-34 for renovations to the exterior of the house and garage with the conditions: all exterior materials, windows, doors and paint colors be staff approved under a separate Certificate of Appropriateness.

Chairman Gilliam called on the owner of the property, Mr. Tom O'Malley, to speak. Mr. O'Malley said his proposed design changes were to make the house

more uniform, the front of the home is now a variety of mixed material; his plan is to bring it to blend in with the look of the neighborhood.

Commissioner Margaret Telford was concerned the garage would overshadow the house. Mr. O'Malley assured her the garage was the same height as the home, no higher; stating his goal to convert from a 1980's home and to blend in to the Township. Vice-Chairman R. Lee Derr complimented the roofline dormers and their direction.

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

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

Nays: None

Sean Shope made a motion to approve #CA12-34 as presented with the condition all exterior materials, windows, and doors be approved under a separate Certificate of Appropriateness. Vick Cox seconded the motion which prevailed in a vote of:

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

Nays: None

Chairman Gilliam opened the **Public Hearing** for #CA12-31 relative to a demolition permit application for the property located at 105–107,113-119 South Main Street, legally described as Leonard, Archibald F Survey, A 946 Tr 7, 7A, 7B, 7C, & 7D & 8, City of Grapevine. He announced to the Commission this case was tabled at the June meeting, the applicant is asking for a demolition permit for the properties listed, but the Commission has not seen enough evidence of the “project to come” and replace the demolished structure. David Klempin had hoped to have the property owner here, but he is still out of town. Chairman Gilliam called on David Klempin to present the case.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA12-31 for the property located at 105–107,113-119 South Main Street, legally described as Leonard, Archibald F Survey, A 946 Tr 7, 7A, 7B, 7C, & 7D & 8, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Demolish the existing concrete block structures and replace them with a new mixed-use retail office structure 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. The existing painted concrete block buildings were developed over a period of time in the 1970s in a piece-meal manner by the previous owner. They feature metal mansard-style roofs that were popular in the 70s. Storefront windows and doors are simple aluminum units mounted into the block walls. The buildings are non-contributing to the historic district and are in fair condition.

The new structure would appear as several period-style buildings to reflect the context of small scale retail buildings that are found along Main Street. Retail tenant spaces are located on the ground floor with offices spaces above, served by an elevator. The building facade next to the Dude's Drive-In is one-story in height to help transition to the two-story buildings. An open air passage and second floor balcony bisect the building structure along Main and Jenkins Streets. Parking is located on Jenkins Street at the rear of the structure.

Staff has recommended approval of Certificate of Appropriateness #CA12-31 for demolition of the existing structures and replacement with a new mixed-use retail office structure with the conditions: the details of the elevations, individual store fronts, materials, windows, doors and paint colors are approved by the Commission on a separate Certificate of Appropriateness.

Chairman Gilliam called on the architect, Fred Meyer of Studio 5G, to discuss the project with more detail for the Commission. Mr. Meyer showed he had addressed the concerns for the rear of the building by adding some of the façade detail as it would be highly visible when entering historic Main Street. Margaret Telford questioned the amount of dedicated ADA parking; Mr. Meyer said there were two (2) handicap parking spaces and the rear parking would be dedicated to the office space. Chairman Gilliam asked for the square footage, with Mr. Meyer answering the lower level for retail would be 20,430 square feet with the upper office-dedicated space being approximately 17,380 square feet. Chairman Gilliam, Vice-Chairman Derr and Commissioners Ware and Shope questioned the parking plans. Mr. Meyer said he would go to the City of Grapevine's Ron Stombaugh of Development Services and Planning & Zoning to deal with parking requirements. Vick Cox asked what would happen to the existing signage now on the building-Mr. Meyer said the signs would remain as Gary Hazlewood was for saving the signs.

David Klempin said he was still concerned with not seeing enough definition or clarity in the detail, saying these drawings were not dimensional, they are still a schematic. Mr. Meyer assured David the elevations would not be changed, he had brought brick samples and if the Commission needed window detail they would supply it. Sean Shope asked for the detail of each façade and the era, their time period? David asked if all the windows and doors are all the same, noting each façade should stand on its own and have its own story of Grapevine to tell. Vice-Chairman Derr asked Mr. Meyer to come back to the August HPC meeting with the windows to be used and to please detail what materials are being used, meaning cast stone, pressed steel, the details.

David noted the number of facades saying he did not understand eight (8) facades, why so many: He would prefer to see a different number for the two buildings tailored into the plans; Sean agreed saying the new Convention & Visitors Bureau building only has four (4) facades. Scott Williams asked Mr. Meyer if he had discussed the facades with David Klempin, Mr. Meyer said yes. David said the Commission should maintain their rhythm of Grapevine's heritage as we move down Main Street and most of all we should not change to a different sheet of music.

Monica Hotelling, Planning & Zoning Liaison, questioned the proposed carports stating this would be the main view from the Northwest Highway entry to historic downtown Main Street. City Council Liaison Shane Wilbanks explained the Commission needs strength in seeing what is to replace these structures before demolishing them. Councilman Wilbanks explained this is the beginning of Main Street and this body (the Commission) needs to see what is proposed and all of its detail as this is their charge, to protect the Grapevine Main Street culture.

Vice-Chairman R. Lee Derr questioned the 28 foot width of the proposed storefronts, noting with Chairman Gilliam the original historic building storefronts are typically 50 foot wide. Ted Ware reinforced, the developer will have to work with David Klempin to achieve the proper look. Ted said he did not think the proposed carports would be a survivor, stating again we need a "Vision-to feel the Vision" of what this community was. Monica asked if the middle open space between the two buildings would be historic correct saying this is important due to its high visibility. Mr. Meyer said he knew Gary Hazlewood would be concerned and they wanted to work with the Commission.

Ted Ware moved to table #CA12-31 with the case to return to the August meeting with more detailed plans. Margaret Telford seconded the motion which prevailed in a vote of:

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

Nays: None

Chairman Gilliam asked David Klempin to work with Mr. Meyer for more detailed plans for windows, doors, the individual facades and to research if the open passageway would be appropriate. He asked Mr. Meyer to return with the actual

facades and their details. Sean Shope suggested 50 foot facades in two sections and if David and Mr. Meyer could work together to present the detail needed by the Commission.

WORKSHOP

Design Review Requirements for Historic District Properties

David Klempin introduced this workshop due to the concerns as the Historic Township of Grapevine has gradually become one of the most desired areas for residents of the metroplex; new development will continue to increase with the commuter railway and expansion around the airport. Grapevine is known for preserving and revitalizing its heritage, making it a desired and sought after home as many purchase land lots to build on; the concern now is to protect the character of the Township. City Councilman and HPC Liaison, Shane Wilbanks asked for these concerns to be studied and acted upon by the Commission to protect Grapevine's unique heritage.

Many homeowners of other communities are coming and putting the money from the sale of their large homes into small Grapevine houses; these small 600 square foot houses are getting 3,200 square foot additions – these are not the typical structures found in the Township. Margaret Telford voiced her concerns with a 1,200 square foot home becoming 4,000 square feet therefore leaving only long narrow lots with no green space for front yards, backyards or vegetable gardens.

There must be recognition of what is currently happening in the Township with the need to develop better tools to employ in protecting the character and the original footprint of Grapevine's development.

Monica Hotelling said this is a problem for all historic areas we need to look at "massing" to research our needs and how we fit in. David quoted the Guidelines as directing to be compatible to existing structures. One option is to require contextual drawings and plans to show how an addition fills the lot, its compatibility with the neighbors and the issue for the maximum height for an addition.

David offered two guidelines used by other communities:

- 1) Height Looming Standard – such as a 50' x 140' lot would equal 7,000 square feet. Six feet is the side setback and no taller than three times, would equal 18' high (Austin Street has a 24' wall.) You could get the square-footage you want, but a two-story becomes a one and a half-story home.

- 2) Basic Floor Area Ratio & Reduction Factor – Factor to get a maximum square footage, then set a reduction factor; with some establishing a maximum size limit such as 3,249 square feet.

David said there are only 19 vacant lots, not many to build a new house on. There are 13 properties where the house sits on two lots. A future HPC case will be an owner proposing to move a house to the corner and then build a speculative house on the other lot to sell. There are several instances of owners moving houses around as encouraged by real estate agents. The D.E. Box addition with large ranch-style homes was landmarked by the Commission and City Council last year to protect and preserve the Mid-Century Modern phase of Grapevine's development. The Bellaire addition of small ranch-style homes will soon be 50 years old and have pressure put on it.

Councilman Shane Wilbanks said there is no decision to be made tonight but this workshop was to get the Commissioner's thoughts together to address these concerns in a timely manner. Shane called on Scott Williams for his thoughts, Scott said he wanted to emphasize as David had covered, the need for compatibility of neighboring homes. HPC has this authority and responsibility to consider the street view and how it fits, Ted said they have to set rules.

David closed with saying the Mayor had asked for Commission approved house plans we could offer up to potential owners showing them what would be an acceptable house for the Township. He said we could obtain a bungalow floor plan in sizes small, medium and large to donate to those building in the Township. Plans would also include Folk Victorian, Craftsman and a couple of the houses demolished which we could bring back. 1) We could have plans to encourage the proper development. 2) A Builder's Kit with all about everything you need to build properly would be available in City Hall and on the website. 3) Township Building Tools with the looming ratio calculations and the floor area ratio and reduction factor.

Shane called for consideration with Margaret and Vick agreeing it was needed; Vick said David's pictures had helped him build; helping him to see his massing was off. Chairman Gilliam and Ted Ware thanked David for his research and presentation.

MINUTES

Chairman Gilliam called to consider the minutes as written. Ted Ware made the motion to accept the June 27, 2012 minutes. Margaret Telford seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further discussion, Margaret Telford made a motion to adjourn the meeting. Vice-Chairman R. Lee Derr seconded the motion, which prevailed in the following vote:

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

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE
24th DAY OF JULY 2012.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY