

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, January 22, 2025
6:00 pm

Welcome

1. Call to Order
2. Citizen Comments

Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with staff. A member of the public may address the Historic Preservation Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

3. Work Session

A. Approved Certificates of Appropriateness as follows:
#CA24-73 for property located at 106 East Texas Street.

4. Public Hearing

A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA25-02 for property located at 150 West College Street, Suite #318, legally described as Block 4, Lot2R PER PLAT D214062867, City of Grapevine and take any necessary action.

5. Minutes

A. Commission to consider the minutes of the December 18, 2024 Regular Meeting.

6. Adjournment

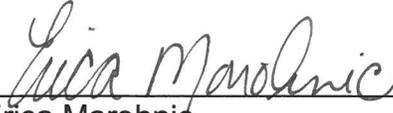
If you plan to attend this public meeting and have a disability requiring special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on February 26, 2025 in the 2nd Floor Council Chambers, Grapevine City Hall, 200 South Main Street, Grapevine, Texas 76051.

In accordance with Texas Government Code, Chapter 551.001 et seq acts of the 1993 Texas Legislature, the Grapevine Historic Preservation Commission agenda was prepared and posted on the 17th day of January, 2025 at 5:00 p.m.



David Klempin
Historic Preservation Officer



Erica Marohnic
Director of Planning Services

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER ^{WDK}
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES ^{EM}
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, JANUARY 22, 2025

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA25-02
COLLEGE STREET RESIDENTIAL HISTORIC DISTRICT, #HL92-58
150 WEST COLLEGE STREET, SUITE #318
BULL LION WINERY LLC, RETAIL TENANT
GRAPEVINE, TEXAS 76051
BIATWIC LLC, BUILDING OWNER
CHUCK TORDIGLIONE, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions the Certificate of Appropriateness #CA25-02 for the property located at 150 East College Street, legally described as Block 4, Lot 2R PER PLAT D214062867, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G - Grapevine Code of Ordinances), as amended for the following items:

1. Renovations to existing south façade of the building to include:
 - a. Repainting the facade exterior in a new color scheme;
 - b. Installation of new metal awnings over the windows;
 - c. Installation of new gooseneck light fixtures;
 - d. Installation of a new tenant wall sign and a logo medallion;
 - e. Installation of a new sepia tone mural;

as per the attached drawings and site plan with the conditions all plans, exterior materials, windows, doors and door hardware, light fixtures be approved under a separate Certificate of Appropriateness and that a building permit is obtained from the Building Services Department.

BACKGROUND:

Certificate of appropriateness application #CA25-02 was submitted by applicant Chuck Tordiglione of Bull Lion Winery on January 3, 2025 to renovate the existing south facing façade of the building. The property is located within the College Street Residential Historic District and is landmarked. The building was constructed in 1975 by Grapevine businessman Bill Guest and was a part of the Guest Furniture Store. At the December 17, 2024 City Council Meeting #CU24-54 approval was given to relocate the Bull Lion Winery currently located at 530 South Main Street into Suite #318 on the east end of the building with the condition that within 90 days the applicant would submit at CA for approval to the Historic Preservation Commission for the proposed changes to the façade; a legally-enforceable parking agreement with Blagg Tire, located at 604 South Main Street, is provided and approved by the City Attorney and all seating will be inside the building. An approved CA is required to obtain a Building Permit.

The building façade is currently painted a medium gray color. There is a concrete awning above the entrance to the building. An interior vestibule opens to three tenant spaces.

The proposed changes to the façade follow the Design Guidelines of the College Street Residential Historic District. The changes would be to repaint the façade a taupe/limestone color. The recessed accent strips would remain black and the concrete awning would be painted black. New black metal awnings would be added above each of the four windows on the front of the building. A number of gooseneck lights would be installed along the length of the façade at the top of the building, to light the building front. A new tenant sign would be placed over the windows and the Bull Lion logo medallion would be placed next to the vestibule entrance.

A mural in sepia tones is proposed on the southeast corner of the façade on the tenant space to visually attract and highlight the Winery at its new location, next door to its former location in the historic Gulf Gas Station building at 530 South Main Street.

Staff recommends approval of #CA25-02 for renovations to existing south façade of the building to include: repainting in a new color scheme; installation of new metal awnings over the windows; installation of new gooseneck light fixtures; installation of a new tenant wall sign and a logo medallion; installation of a new sepia tone mural; as per the attached drawings and site plan with the conditions all exterior materials, windows, doors and door hardware, light fixtures and paint color selections be approved under a separate Certificate of Appropriateness and that a building permit is obtained from the Building Services Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date Jan. 14, 2025

Number #CA25-02

Property Owner Name, Address & Phone Number

Bull Lion Ranch Winery
150 West College Street, Suite 318
GRAPEVINE, TX 76051

Phone:

Mobile: 1-817 996-9170

Email: chuck@bullionranch.com

Property Address (include any suite number)

150 West College Street, Suite 318
Grapevine, TX 76015

Applicant Name, Address & Phone Number

Anthony "Chuck" Tordiglione

Phone:

Mobile SAMP

Email:

Legal Description

Block 4 Lot 1R1

Subdivision WG Lucas Addition

Tenant Name/Occupancy/Use Bull Lion Ranch Winery - CHANGES TO FRONT OF BUILDING COLLEGE STREET RESIDENTIAL HISTORIC DISTRICT BUILDING

Request/Description of Work to Be Done

REPAINT IN NEW COLOR SCHEME
INSTALL NEW METAL AWNINGS
INSTALL GOOSENECK LIGHT FIXTURES
INSTALL NEW TENANT SIGN + LOGO MEDALLION
14 STALL NEW WALL MURAL

Drawings/Sketches Attached

Photographs Attached

Yes No

Current Historic

Material Sample(s) Attached (please list)

I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Grapevine's Historic Overlay District Ordinances and Building Codes. **APPROVAL OF A CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF OTHER REQUIRED BUILDING PERMITS.**

Signed x _____
Owner or Contractor

Print Name Chuck Tordiglione

Approved-Staff HPC

Approved with Conditions: _____

Denied

Chair - Historic Preservation Commission

Historic Preservation Officer

Building Official

Date _____

**THIS IS NOT A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY
THE BUILDING DEPARTMENT BEFORE STARTING WORK.**

DELIVER TO: HISTORIC PRESERVATION DEPARTMENT
636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

OFFICE 817-410-3556

RECEIVED
JAN 14 2025



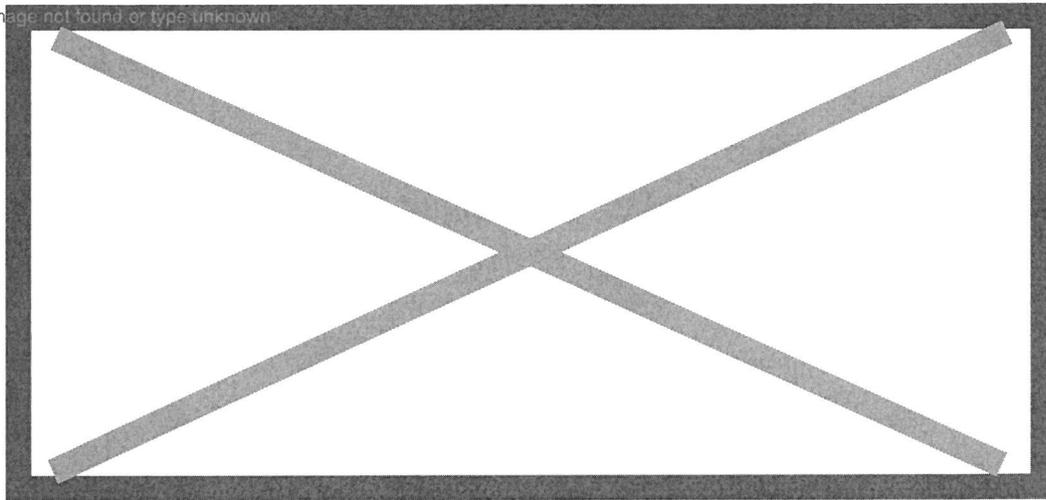
LOCATION

Address: 150 W COLLEGE ST
City: GRAPEVINE
Georeference: 16060-4-2R
Subdivision: GRAPEVINE, CITY OF
Neighborhood Code: RET-Northeast Tarrant County General

Latitude: 32.9360562883
Longitude: -97.0787504489
TAD Map: 2126-460
MAPSCO: TAR-027M



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: GRAPEVINE, CITY OF Block 4
Lot 2R PER PLAT D214062867

Jurisdictions:

- CITY OF GRAPEVINE (011)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- GRAPEVINE-COLLEYVILLE ISD (906)

State Code: F1

Year Built: 1975

Personal Property Account: Multi

Agent: AMERICAN PROPERTY SERVICES (409577)

Protest Deadline Date: 5/31/2024

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

Site Number: 141712501

Site Name: STRIP CENTER MT

Site Class: RETNBHD - Retail-Neighborhood Shopping Center

Parcels: 1

Primary Building Name: STRIP CENTER / 41712501

Primary Building Type: Commercial

Gross Building Area+++: 17,000

Net Leasable Area+++: 17,000

Reversion Complete: 100%

Land Sqft*: 32,277

Land Acres*: 0.7410

Pool: N



OWNER INFORMATION

Current Owner:
BIATWIC LLC
Primary Owner Address:
1230 LAKEWAY DR
SOUTHLAKE, TX 76092-7123

Deed Date: 1/1/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 00000000000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information.](#)

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$2,862,676	\$387,324	\$3,250,000	\$3,250,000
2023	\$2,612,676	\$387,324	\$3,000,000	\$3,000,000
2022	\$2,562,676	\$387,324	\$2,950,000	\$2,950,000
2021	\$2,476,156	\$387,324	\$2,863,480	\$2,863,480
2020	\$2,312,676	\$387,324	\$2,700,000	\$2,700,000

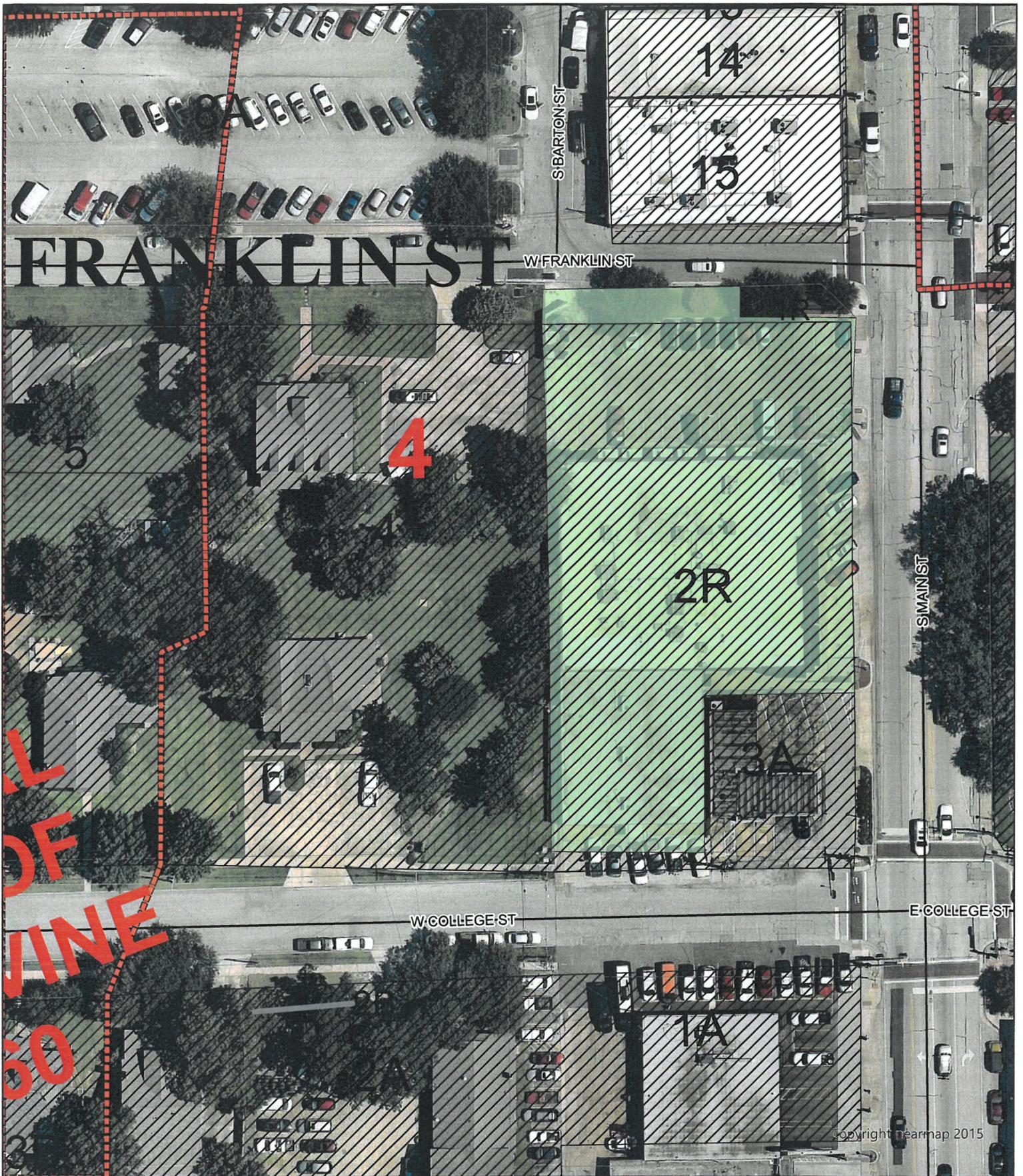
Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.

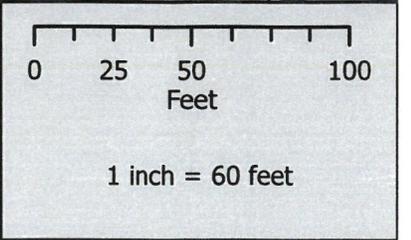


-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

#CA25-02

150 West College Street

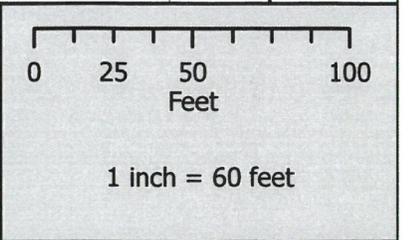
1/16/2025





-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

#CA25-02
150 West College Street
 1/16/2025



STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas met in a Public Hearing on Wednesday, December 18, 2024 at 6:00 p.m. in the Grapevine City Hall, 2nd floor Council Chambers located at 200 South Main Street, Grapevine Texas with the following members present:

Sean Shope	Chairman
Margaret Telford	Vice-Chairman
Ashley Anderson	Commissioner
Jana Garcia	Commissioner
Taylor Bunn	Commissioner
David Ewbank	Commissioner
Janice Rhoda	Commissioner- Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constituting a quorum, members absent:

Theresa Meyer	Commissioner
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with the following City staff present:

Matthew Boyle	City of Grapevine Attorney
Paul W. McCallum	Executive Director Convention & Visitors Bureau
David Klempin	Historic Preservation Officer (HPO)
Kayce Vanderpool	Historic Preservation Secretary

CALL TO ORDER

Chairman Shope called the meeting to order at 6:00 p.m.

CITIZEN COMMENTS

Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments by completing a Citizen Appearance Request form. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

Chairman Shope called for any citizen comments; There was two Citizen Appearance Request regarding #CA24-63 to be heard when the case is presented and one other letter of concern addressed by the Historic Preservation Officer David Klempin.

WORK SESSION

Approved Certificates of Appropriateness as follows:

#CA24-48(A) for property located at 324 South Church Street;
 #CA24-62 for property located at 820 East Texas Street;
 #CA24-65 for property located at 820 East Texas Street;
 #CA24-67 for property located at 221 West College Street;
 #CA24-68 for property located at 852 East Texas Street;
 #CA24-70 for property located at 404 East Franklin Street;

PUBLIC HEARING

A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness **#CA24-57** for property located at 403 East Worth Street, legally described as Block 34 W55'4, City of Grapevine Preservation Officer David Klempin presented this item.

BACKGROUND:

Certificate of Appropriateness application #CA24-57 was submitted on October 8, 2024 by the applicant Frank Kojder for renovation of the existing detached garage and construction of a new storage area above the garage. The second floor would include a new interior stairway to the storage area. The garage door would be moved to the north and a window added on the east side of the garage. The roof would be reconstructed to allow for two dormers providing light to the storage space.

The proposed plans for the renovation of the garage were developed by architect Russell Moran following Design Guidelines developed following the requirements of the 2013-23 Historic Preservation Ordinance. The total living area of the house is 3,373 square feet which is less than the 3,400 square feet allowed by ordinance and the existing garage is 539 square feet which exceeds the 500 maximum square foot garage allowed by ordinance. A variance is recommended to allow for the bump out of 22 square feet to the garage on the first floor from the 200 square foot storage building which is allowed by the ordinance. The Historic Preservation Officer, the Building Official and the Director of the Convention & Visitor's Bureau recommend for the variance.

The lot is 10,340 square feet in size. The lot coverage with the garage bump out would be 38% which is within the 40% maximum allowed. Total impervious area would be 59% which is less than the maximum of 60%. Exterior siding and trim materials of the garage would match those of the house. The garage would be painted to match the color scheme of the house.

Staff recommends the Historic Preservation Commission approve with conditions #CA24-57 to renovate and enlarge the existing 22' x 24' detached two-car garage with a first floor bump out of 22 square feet and the addition of a second floor storage area to the building; as per the attached plans and specifications with the conditions a building permit is obtained from the Building Department; and all exterior materials, finishes, paint colors, doors and hardware, windows, exterior light fixtures and fences are required to be approved on a separate Certificate(s) of Appropriateness.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA24-57 for the property located at 403 East Worth Street, legally described as Block 34W 55' 4, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Renovate and enlarge the existing 22' x 24' detached two-car garage with a first floor bump out of 22 square feet and add a second-floor storage area to the building;

as per the attached plans and specifications with the conditions a building permit is obtained from the Building Department; and all exterior materials, finishes, paint colors, doors and hardware, windows, exterior light fixtures and fences are required to be approved on a separate Certificate(s) of Appropriateness.

Property owner Frank Kojder came forward to speak. He said the storage area above the garage is needed after moving from Mansfield, his wife has lots of Christmas decorations.

Chairman Garcia asked the distance from the west side of the garage to the fence line, concerning the addition looking over into the neighbor's yard. Mr. Kojder said is currently eight feet and it will be six feet. Vice-Chairman Telford asked about the easement at the rear of the property. David Klempin said the driveway is existing with no changes to be made there.

Vice-Chairman Telford moved to close the public hearing; Commissioner Anderson seconded the motion and was followed with a vote of:

Ayes: 7 (Shope, Telford, Anderson, Garcia, Bunn, Ewbank, Rhoda)

Nays: 0

Absent: 1 (Meyer)

Motion approved

Vice-Chairman Telford moved to approve Certificate of Appropriateness #CA24-57 with conditions as written, the motion was seconded by Commissioner Anderson prevailing in a vote of:

Ayes: 7 (Shope, Telford, Anderson, Garcia, Bunn, Ewbank, Rhoda)

Nays: 0

Absent: 1 (Meyer)

Motion approved Motion approved

B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness **#CA24-63** for property located at 713 East Texas Street, legally described as Block 105, Lot 11, College Heights Addition, City of Grapevine Preservation Officer David Klempin presented this item.

BACKGROUND:

Certificate of Appropriateness application #CA24-63 was submitted on October 21, 2024 by the applicant Larry France for construction of a new two-car detached garage in the rear yard of the house. The garage would open directly to a paved apron and be accessed from the existing rear paved alley easement with access from Wood Street. The alley easement does have a dedicated 24-foot fire lane.

The proposed plans for the new garage were developed by architect Russell Moran following Design Guidelines developed following the requirements of the 2013-23 Historic Preservation Ordinance. The total living area of the house is 2,560 square feet which is less than the 3,400 square feet allowed by ordinance and the proposed garage is 410 square feet which is less than the 500 square feet allowed by the ordinance. The proposed garage would replace the existing shed.

The lot is 7,000 square feet in size. The lot coverage with the new garage would be 36.7% which is within the 40% maximum allowed. Total impervious area of the site is 3,338 square feet, 48.4% which is less than the maximum of 60%. Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria with regard to the new garage found that the garage would be in compliance. Exterior siding and trim materials of the garage would match those of the house. The garage would be painted to match the color scheme of the house.

Staff recommends the Historic Preservation Commission approve with conditions #CA24-63 Construct a new 22' wide detached two-car garage containing 410 square feet in the rear yard of the house and construction of a new driveway apron to the paved rear alley easement, as per the attached plans and specifications with the conditions a building permit is obtained from the Building Department; and all exterior materials, finishes, paint colors, doors and hardware, windows, exterior light fixtures and fences are required to be approved on a separate Certificate(s) of Appropriateness.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA24-63 for the property located at 713 East Texas Street, legally described as Block 105, Lot 11, College Height Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Construct a new 22' wide detached two-car garage containing 410 square feet in the rear yard of the house and construction of a new driveway apron with curb cut to the paved rear alley easement;

as per the attached plans and specifications with the conditions a building permit is obtained from the Building Department; and all exterior materials, finishes, paint colors, doors and hardware, windows, exterior light fixtures and fences are required to be approved on a separate Certificate(s) of Appropriateness.

Neighboring property owner Peggy Martinelli came forward to speak. She owns a Condo that backs up to the property being discussed and she is the Director of the Diamond Wood Property Condo Association. She expressed her concern that the condo owners were not notified of this action due to the law and technicalities. The condos are ten yards

from this property. The construction trucks would be an issue to the condo owners, due to the fact that the trucks would block the condo's garage access. Condo owners pay dues to the HOA to maintain the improved driveway. When purchasing, they were told the driveway was private and they owned it. She also expressed concerns of the construction trucks usage and possible damage to the concrete on the private drive. Martinelli said the Condo Association would support the garage if the access come from the front of the property at Texas Street and removal the tree, as opposed to the back of the property. It would be less disruptive to the condo owners.

Commissioner Garcia said that the alley in the Historic District is shard, with the understanding that it is city property. Martinelli pointed out that this drive way is not a drive through. The only people who access the alley are the condo owners.

Commissioner Anderson asked City Attorney Mathew Boyle, is it true that the alley ways are City owned but maintained by property owners. Mr. Boyle said the alley way is plated as a Fire Easement. It is a fire lane, 24 feet wide with a 15-foot alley that is built on the dedicated right of way.

Neighboring property owner Andrew Coles came forward to talk. He is concerned about the height of the garage. David Klempin said for the size of the garage, it is within the limits established. It is about 14 feet to the top of the garage.

Commissioner Bunn asked why are the property owners proposing this addition since they are selling. Mr. Klempin said that they have potential buyers who require a garage approval before purchasing.

Commissioner Anderson asked about access from Wood Street. The access would be from the condo drive way area and to turn south into property and garage. Mr. Klempin said they could possibly have a driveway gate.

Peggy Martinelli asked if the garage doors would face her house because there is a fence and maintained flower beds with sprinklers maintained by the condo association. The driveway is 2 lanes wide and this proposal would cause access difficulty for all. Mr. Klempin said a curb cut would be required to access the garage.

Vice-Chairman Telford moved to close the public hearing; Commissioner Bunn seconded the motion and was followed with a vote of:

Ayes: 7 (Shope, Telford, Anderson, Garcia, Bunn, Ewbank, Rhoda)

Nays: 0

Absent: 1 (Meyer)

Motion approved

Commissioner Anderson said that addressing the front of the property would cause a problem to other neighbors. The Commission is hearing the concern. The plans look nice but would affect many people.

David Klempin said they have evaluated the options to make a garage work this is the only configuration to have a garage while preserving the tree. Chairman Shope asked

about the rear view of the fence, that would need to be approved later. The shed would not remain, the garage would be built on its present location.

The Historic Preservation Officer said the Historic Preservation Commission is charged with the approval of the plans for the design of the garage for appropriateness.

City Attorney Matthew Boyle spoke up to offer a clarification. Anywhere else in the city they owner would be able to build this structure as long as it is in compliance with zoning and building codes. This body is not in charge of the setbacks. The Commission is to assess and consider the appropriateness if the architecture of the structure and that it follows the Guidelines of the Historic Landmark designation.

Commissioner Bunn moved to approve Certificate of Appropriateness #CA24-63 with conditions as written, the motion was seconded by Commissioner Garcia, prevailing in a vote of:

Ayes: 7 (Shope, Telford, Anderson, Garcia, Bunn, Ewbank, Rhoda)

Nays: 0

Absent: 1 (Meyer)

Motion approved

MINUTES

Commission to consider the minutes of the November 20, 2024 Regular Meeting. Vice-Chairman Telford moved to approve the minutes as written; Commissioner Bunn seconded the motion and was followed in a vote of:

Ayes: 7 (Shope, Telford, Anderson, Garcia, Bunn, Ewbank, Rhoda)

Nays: None

Absent: 1 (Meyer)

Minutes approved

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:56 p.m.

December 18, 2024 Minutes Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 22th day of January, 2025.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY