

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, January 22, 2025 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
Jana Garcia	Commissioner
Theresa Meyer	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:

Taylor Bunn	Commissioner
Ashley Anderson	Commissioner

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. He welcomed and thanked the applicant and introduced Paul Slechta our City Council Liaison, Matthew Boyle our City Attorney, Mr. P.W. McCallum the Executive Director of the CVB and Monica Hotelling our Planning & Zoning Liaison.

Mr. Shope asked Mr. McCallum how many events did Grapevine host during the Christmas Capitol of Texas. Mr. McCallum said we hosted 1,400 events and he announced that News Week Magazine named Grapevine, Texas as the best Christmas town in the USA.

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 were none.

WORK SESSION

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

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

PUBLIC HEARING

Chairman Shope declared the public hearing open for:

- A. **Certificate of Appropriateness #CA25-02** for property located at 150 West College Street, Suite #318, legally described as Block 4, Lot 2R PER PLAT D214062867, City of Grapevine. Preservation Officer Klempin presented this item.

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 above 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.

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.

HPO David Klempin said the color of the building will be a limestone kind of color and there is no outdoor seating allowed.

Applicant Chuck Tordiglione came forward to speak. He said that the idea for the mural was a suggestion of a City Council member to help draw the eye to the building. Mr. Tordiglione is talking to a local artist, Stylee Reed about painting the sepia tone mural of wine and grapes. When Bull Lion Ranch first presented to City Council the plans were denied, after that the building owner stepped in to help out with the building plans and that were later approved.

Vice-Chairman Telford said that she is excited to see the changes of the façade.

Commissioner Garcia said that adding the awnings and new color will make a striking change to the building façade.

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

Ayes: 6 (Shope, Telford, Garcia, Meyer, Ewbank, Rhoda)

Nays: 0

Absent: 2 (Anderson, Bunn)

Motion approved

Vice-Chairman Telford moved to approve Certificate of Appropriateness #CA25-02 with conditions as written, the motion was seconded by Commissioner Meyer prevailing in a vote of:

Ayes: 6 (Shope, Telford, Garcia, Meyer, Ewbank, Rhoda)
Nays: 0
Absent: 2 (Anderson, Bunn)
Motion approved

MINUTES

Commission to consider the minutes of the December 18, 2024 Regular Meeting. Commissioner Meyer moved to approve the minutes as written; Commissioner Garcia seconded the motion and was followed in a vote of:

Ayes: 6 (Shope, Telford, Garcia, Meyer, Ewbank, Rhoda)
Nays: 0
Absent: 2 (Anderson, Bunn)
Minutes approved

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:18 p.m.

January 22, 2025 Minutes Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 26th day of February, 2025.

APPROVED:


CHAIRMAN

ATTEST:


SECRETARY