

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, February 25, 2015 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:

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| Burl Gilliam | Chairman |
| R. Lee Derr | Vice Chairman |
| Ashley Anderson | Commissioner |
| Vick Cox | Commissioner |
| Sean Shope | Commissioner |
| Margaret Telford | Commissioner |
| Chuck Voelker | Alternate |
| | |
| C. Shane Wilbanks | City Council Liaison |
| Monica Nance | Planning & Zoning Liaison |

The above Commissioners constituting a quorum with member(s) Ted Ware absent.

With the following city staff present:

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|---------------|---------------------------------|
| 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

No 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.

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:

- #CA15-01 for property located at 816 South Main Street,
- #CA15-03 for property located at 900 South Main Street;
- #CA15-04 for property located at 807 East Texas Street, D. E. Box Historic District;
- #CA15-05 for property located at 807 East Texas Street, D. E. Box Historic District;
- #CA15-06 for property located at 807 East Texas Street, D. E. Box Historic District;
- #CA15-07 for property located at 313 West Wall Street, Suite 100;
- #CA15-08 for property located at 409 South Main Street;
- #CA15-09 for property located at 404 South Main Street, Rear Tenant Space;
- #CA15-10 for property located at 403 East Worth Street;
- #CA15-11 for property located at 129 South Main Street, Suite 100.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA15-12** for the property located at 204 West Dallas Road, legally described as Lot 4B, Lipscomb & Daniel Subdivision, Grapevine, Texas, and take any necessary action 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 #CA15-12 was submitted on February 11, 2015 by Nicholas English to renovate the existing building, construct a new outdoor dining area and a parking area to serve the N2 Bar-B-Q Restaurant. The attached plans indicate renovations for the restaurant conversion would match the existing siding and roofing material and would include removal and replacement of exterior doors and installation of new business signage. The plans have been developed following the Design Guidelines established for Grapevine's Cotton Belt Railroad Industrial Historic District.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA15-12 for the property located at 204 West Dallas Road to renovate the existing building and develop the site to serve as N2 BAR-B-Q Restaurant. Renovations of the building would match the existing siding and roofing and would include the following: remove and replace exterior doors, construct a new outdoor patio, remove existing privacy fence and construct a new parking area, and new signage; as per attached plans with the condition all exterior materials to include

the roofing, siding, trim, doors and door hardware, windows, light fixtures and signage be staff approved under a separate Certificate(s) of Appropriateness and a building permit is obtained from the Building Department.

Chairman Gilliam called on Mr. English for comments. Nicholas English said he regularly volunteers for events and is committed to giving back to the city. His son, Nick, also feels this commitment, and they would like to share their barbeque with the public. Mr. English said their barbeque is different as it is smoked with mesquite wood and they offer three different levels of sauce from sweet to heat. They plan to be open for the lunch crowd and perhaps add hours for dinner on Friday and Saturday night; products would be only Texas related such as Texas wines and beers. The name of the establishment of "N2 Barbeque" did not mean "into" but the two Nicks, father and son.

A letter of support from Mr. John Beck was read.

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

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

Margaret Telford made the motion to approve #CA15-12 with the conditions as presented; Ashley Anderson seconded the motion which prevailed in the following vote:

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

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Chairman Gilliam opened the **Public Hearing for #CA15-13** for the property located at 914 – 916 Wall Street, legally described as Block 3 Lot 2, D. E. Box Addition, Grapevine, Texas, and take any necessary action 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 #CA15-13 was submitted on February 11, 2015 by the applicant Neal Cooper to construct a new two-car detached garage in the rear yard of the property. The design was developed following the Design Guidelines of the D. E. Box Addition Historic District to be compatible with the original house. The house was built in 1956.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA15-13 for the property located at 914-916 East Wall Street, to construct a new two-car detached garage in rear yard of property following the Design Guidelines established for the property under the D. E. Box Historic District.

as per the attached plans with the conditions all exterior materials including, roofing, siding, trim, doors and door hardware, windows and light fixtures be staff approved under a separate Certificate(s) of Appropriateness and a building permit is obtained from the Building Department.

Chairman Gilliam and Commissioner Margaret Telford noted the nice job on the renovation of the house there. Chuck Voelker asked if you could see the detached garage from the street; David Klempin answered, no not at all. Council Liaison Shane Wilbanks asked if the property was a flag lot or could it become separate. David Klempin answered no to both questions.

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

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

Ashley Anderson made the motion to approve #CA15-12 with the conditions as presented; Margaret Telford seconded the motion which prevailed in the following vote:

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

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PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #HL15-01** for the property located at 526 East Worth Street, legally described as Block 110, Lot 7, College Heights Addition, City of Grapevine, Texas, and take any necessary action 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:

On February 17, 2015 applicant Neal Cooper submitted #HL15-01 for the vacant lot located at 526 East Worth Street. This lot is located in the College Heights Addition and is listed on the National Register of Historic Places. It is included in the Original February 25, 2015 HPC\Minutes\2015

Grapevine Township boundary of the City of Grapevine. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of Grapevine. The surrounding contributing sites with structures erected between ca.1889 and ca.1950, represent the success of many of Grapevine's leading merchants and professionals, as well as farmers and wage earners during the period of significance. This area provides many of the city's best examples of buildings associated with people and events who made significant contributions to the history of Grapevine.

Although no house was ever built there, the lot in the College Heights Addition was originally platted in 1907 by Dalton E. Austin. Mr. Austin was born on the Grape Vine Prairie on July 2, 1878. His parents were Rhodes and Willie Ella (Betty) Austin who arrived in Grapevine on Christmas Day 1870 in a wagon train of 14 wagons from Georgia. Rhodes was a blacksmith; the family settled in the White's Chapel area. D.E. grew up and married Maude Wilson; they had no children. They owned and operated the D. E. Austin Drugstore at 424 South Main Street in Grapevine for many years.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve** the proposed Historic Landmark Subdistrict overlay to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for following properties addressed as:

526 East Worth Street, legally described as Block 110, Lot 7, College Heights Addition, City of Grapevine.

Staff recommends approval of the Historic Overlay #HL15-01 to record the history of the property and to allow the Historic Preservation Commission to have input in the development and the preservation of the house. A set of the proposed design guidelines for the property were attached.

Council Liaison Shane Wilbanks asked the size of the property, David Klempin replied 50 feet by 140 feet; he noted Mr. Watkins recognized the value of the historic overlay and following the Design Guidelines.

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

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

Nays: None

Absent: (Ware)

Vick Cox made the motion to approve #HL15-01 with the conditions as presented; Chuck Voelker seconded the motion which prevailed in the following vote:

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

Nays: (None)

Absent: (Ware)

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Chairman Gilliam opened the **Public Hearing for #CA15-14** for the property located at 526 East Worth Street, legally described as Block 110, Lot 7, College Heights Addition, City of Grapevine, Texas, and take any necessary action 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 #CA15-14 was submitted on February 11, 2015 by Neal Cooper to construct a new Cameron-style house following the City of Grapevine Design Guidelines for Historic Residential Structures. The house has been designed to adhere to the additional provisions of the Grapevine Historic Preservation ordinance adopted in June 2013. It is included in the Original Grapevine Township boundary of the City of Grapevine. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of Grapevine. The surrounding contributing sites with structures erected between ca.1889 and ca.1950, represent the success of many of Grapevine's leading merchants and professionals, as well as farmers and wage earners during the period of significance. This area provides many of the city's best examples of buildings associated with people and events who made significant contributions to the history of Grapevine.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA15-14 for the property located at 526 East Worth Street, legally described as Block 110, Lot 7, 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:

Construct new Cameron-style house with attached garage on the existing vacant lot following the City of Grapevine's Design Guidelines for Historic Residential Structures established for the property

as per attached plans with the condition Historic Landmark Application #HL15-01 is approved for the property, all exterior materials including, roofing, siding, trim, doors and door hardware, windows and light fixtures be staff approved under a separate Certificate of Appropriateness and that a building permit is obtained from the Building Department.

Staff described the proposed house as a three bedroom, three bath, with an open floor plan for the living/kitchen areas, an attached two-car garage in the rear and all as a one story dwelling. Council Liaison Shane Wilbanks asked about the size, staff

responded 2,250 square feet living space. Vice Chairman Lee Derr asked if the windows were "six over six" and was answered yes.

A letter of support from Mrs. Janice Daniel was read.

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

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

Margaret Telford made the motion to approve #CA15-14 with the conditions as presented; Ashley Anderson seconded the motion which prevailed in the following vote:

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

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MINUTES

Ashley Anderson made the motion to accept the minutes from the January 28, 2015 meeting as written; Margaret Telford seconded the motion which prevailed in the following vote:

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

ADJOURNMENT

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

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

The meeting adjourned at 7:20 p.m.

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 25TH DAY OF MARCH 2015.

APPROVED:

A handwritten signature in black ink, appearing to read "Dale Pitts", written over a horizontal line.

CHAIRMAN

ATTEST:

A handwritten signature in black ink, appearing to read "Jay Be", written over a horizontal line.
SECRETARY