

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, June 24, 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:

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

The above Commissioners constituted a quorum with no member(s) 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 meeting of the Historic Preservation Commission to order at 6:00 p.m.

CITIZEN COMMENTS

There were 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 SHOP

City Council Liaison Shane Wilbanks told all, as there were no cases for the June meeting, this time would be used for the commissioners to come together for discussion and have a sounding board session.

David Klempin said the Historic Preservation Commission was put in to place by ordinance on October 15, 1991 as a legal body with police powers. The commission was charged to protect Grapevine's historic districts, landmarks and heritage, to not be swayed by personal opinion or any other options. The Commission would be comprised of seven members and two alternates. Vick Cox asked if there had been an inventory of historic structures before 1991; David said yes, the inventory of structures goes back to 1981; and in 1983 the College and Cotton Belt districts were studied.

Council Liaison Wilbanks said in 1988 the City went through the zoning process to plan where they wanted to go and what they wanted Grapevine to be. Commissioner Ted Ware said historic preservation was part of Grapevine's business plan and the importance was for decisions to be appropriate to Grapevine's history.

Mission Statement for the Historic Preservation Commission:

The city council hereby declares as a matter of public policy, the protection, preservation and enhancement of districts and landmarks of architectural, archaeological, cultural and historic importance is necessary to promote the economic, cultural, educational and general welfare of the citizens of Grapevine. The unique identity of the City of Grapevine and the history of the area produced significant historic, architectural, archaeological and cultural resources, requiring this ordinance to:

- 1) Protect and enhance the districts and landmarks which represent distinctive elements of Grapevine's historic, architectural and cultural heritage;
- 2) Foster civic pride in accomplishments of the past;
- 3) Protect and enhance Grapevine's attractiveness to visitors and the support and stimulus to the economy thereby provided;
- 4) Insure the orderly, efficient and appropriate growth and development of Grapevine;
- 5) Promote economic stability and prosperity of the community by encouraging the most appropriate use of such significant property in Grapevine; and to
- 6) Stabilize and improve property values.

David Klempin focused on the goals necessary to be a commissioner for historic preservation. Commissioners are placed in the service of Historic Preservation; if not committed to historic preservation principals, do not serve. All commission members shall have a demonstrated outstanding interest in the historic traditions of the city and experience in the preservation of the historic character of Grapevine.

The City Council shall endeavor, to the extent reasonably available, to appoint members from the following categories of architect, planner or design professional; historian; licensed real estate broker/appraiser; attorney at law; an owner, resident or tenant of a landmarked property or of property in the historic district; or of other specific background as desired.

Commissioners appointed should be goal oriented to enhance and preserve Grapevine's heritage. The Commission follows the *Design Guidelines* to determine and ensure the appropriateness for changes and modifications to existing and new infill structures.

The commissioners, as the body, of the Historic Preservation Commission are charged to be committed to preservation and appropriateness to Grapevine's heritage; if they have a personal or professional connection to a case they are required to recuse themselves from that case.

Property Rights vs. Historic Districts

Grapevine is recognized by many organizations for its history and heritage protected by ordinance as a result of public hearing and public vote in 1991, 1998, 2002 and 2013. We have a written and adopted commitment to historic preservation.

The Grapevine City Council feels protection of the historic district is an appropriate and important area to maintain. To serve as a commissioner, one must be committed to preserving and protecting the real history and heritage of Grapevine; decisions should be made based on the *Design Guidelines*. This is not a question of property rights, but a matter of appropriateness.

The Commission works to landmark all of our historic properties. Citizens should be encouraged to protect the historic value of our precious properties. Personal commitment as a commissioner for historic preservation calls for hard decisions, not always popular, to protect our city for future generations.

Case Filing Procedures

Staff recommended for the filing of cases procedures for the Historic Preservation Commission to follow the same timeline as the City of Grapevine Planning and Zoning Commission. This would give an additional two weeks needed for:

Week 1 – staff and applicant to review documentation, plans following the *Design Guidelines* and appropriateness;

Week 2 – applicant can review and resubmit their file within two weeks (no later than seven days) in advance of the mail out of packet deadline; and

Week 4 - Staff mails out packets.

HPC Training

Commissioners are to complete two training sessions each year:

- a. Annual Boot Camp
- b. Field Trip
- c. NAPC training session
- d. Other approved training
- e. Attend annual National Trust for Historic Preservation conference or other Texas Historical Commission training opportunities.
- f. Study historic preservation literature to improve historic preservation knowledge base.
(Staff will provide quarterly articles for study.)

The commissioners discussed and agreed with the need for more focus on appropriateness; Council Liaison Shane Wilbanks noted just because the proposed case meets the requirements of the Design Guidelines and ordinances, does not mean it is appropriate. The group agreed the wording in memos should be changed so staff recommendations would: 1) recommend; 2) recommend with condition; or deny; giving actual direction to the commissioners. There was an overall concern for more garden/green space and the need for enforcement when property owners go against the conditions for approval from the Commission. Vice Chairman Lee Derr suggested getting the *Design Guidelines* on a panel for a roundtable discussion.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing** for the Commission to hold a public hearing relative to the workshop recommendations. There was no further discussion.

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

Ayes: 6 (Gilliam, Derr, Cox, Shope, Telford and Ware)
Nays: 0
Absent: (Anderson left early)

Margaret Telford made the motion to change the application time period from two weeks to a four week period to prepare cases for the Commission to review; Ted Ware seconded the motion which prevailed in the following vote:

Ayes: 6 (Gilliam, Derr, Cox, Shope, Telford and Ware)
Nays: 0
Absent: (Anderson left early)

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UPDATE

David Klempin reported there were now seven family homes for sale on Worth Street; we would be losing a wonderful family of 18 years in the Township who had been very civic and volunteer active and a great credit to the City of Grapevine.

The 2015 National Trust for Historic Preservation Annual Conference will be held in Washington D.C., November 3 – 6, 2015; all are encouraged to participate.

MINUTES

Lee Derr made the motion to accept the minutes from the May 27, 2015 meeting as written; Margaret Telford seconded the motion which prevailed in the following vote:

Ayes: 6 (Gilliam, Derr, Cox, Shope, Telford and Ware)
Nays: 0
Absent: (Anderson left early)

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ADJOURNMENT

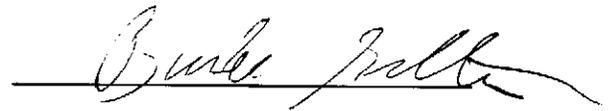
Lee Derr made the motion to adjourn the meeting. Chuck Voelker seconded the motion, which prevailed in the following vote:

Ayes: 6 (Gilliam, Derr, Cox, Shope, Telford and Ware)
Nays: 0
Absent: (Anderson left early)

24 June 2015

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF
THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 22ND DAY OF JULY 2015.

APPROVED:

A handwritten signature in cursive script, appearing to read "Burt J. ...", written over a horizontal line.

CHAIRMAN

ATTEST:

A handwritten signature in cursive script, appearing to read "Mary ...", written over a horizontal line.
SECRETARY