

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, August 26, 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

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 Public Hearing 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.

OATH OF OFFICE

The Oath of Office was administered to reappointed Commissioner Ted R. Ware.

ELECTION OF CHAIRMAN

Nominations were called to elect the Historic Preservation Commission chairman and vice-chairman. Margaret Telford nominated Burl Gilliam to return as Chairman and R. Lee Derr to return as Vice Chairman. Ashley Anderson seconded the motion which prevailed in the following vote:

Ayes: 7 (Derr, Anderson, Cox, Telford, Shope, Voelker and Ware)
Nays: None
Absent: None

.....

WORK SESSION

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

A. Approved Certificates of Appropriateness as follows:

- #CA15-49 for property located at 129 South Main Street, Suite #105;
- #CA15-59 for property located at 401 South Main Street, 1st Floor;
- #CA15-61 for property located at 603 South Main Street, Suite #300;
- #CA15-62 for property located at 412 South Franklin Street;
- #CA15-63 for property located at 312 Ruth Street;
- #CA15-64 for property located at 421 Smith Street;
- #CA15-65 for property located at 814 South Main Street;
- #CA15-66 for property located at 814 South Main Street;
- #CA15-67 for property located at 705 East Texas Street.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA15-68** for the Commission to hold a public hearing relative to application #CA15-68 for property located at 1285 West Wall Street, legally described as Block A, Lot 3R, Shamrock Ventures 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 August 10, 2015 Certificate of Appropriateness application CA15-68 was submitted by the property owner, Mary Braun, to re-plat Lot 3R containing 1.0387 acres zoned R-7.5 in two single family lots. The new lots would be designated Lot 3R-1 and Lot 3R-2. This property was once part of the historic H. H. Yancy Farmstead.

In 2013 the Yancy Farmstead property was subdivided into four parcels by developer Shamrock Ventures. Two residential lots were created with R-7.5 zoning: (1) one lot fronting on Pebblebrook Drive and (2) the other lot fronting on Springbrook Court. The Farmstead lot, containing the original H. H. Yancy Farmhouse c.1898, retained its Professional Office zoning (PO). The subject property Lot 3R also retained its Professional Office zoning. The owner later had the Professional Office zoning changed to R-7.5 zoning.

RECOMMENDATION:

Staff recommends approval of Certificate of Appropriateness CA15-68 for the subdivision of the property into two lots.

In 2013 Shamrock Ventures developed two residential lots here. The lot now legally described as Lot: 3R was proposed to become two residential lots to be legally described as Lot: 3R1 and Lot: 3R2; with one of these lots to be sold to Eric Legge, property owner of the Historic H.H. Yancy Farmhouse. This proposal was considered a win for historic preservation to reunite this parcel of land to the Yancy Farmstead. The Historic Preservation Commission is recommended to approve to go before the Planning & Zoning Commission.

Vice Chairman Derr confirmed the Yancy Farmhouse was Lot: 4 and it was only zoned Professional Office. Chairman Gilliam questioned the number of lots and noted they were still all sizeable lots for residential. Chairman Gilliam called for a motion.

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

- Ayes: 7 (Gilliam, Derr, Anderson, Cox, Shope, Telford and Ware)
- Nays: 0
- Absent: None

Ted Ware made the motion to approve **#CA15-68** as presented; Margaret Telford seconded the motion which prevailed in the following vote:

- Ayes: 7 (Gilliam, Derr, Anderson, Cox, Shope, Telford and Ware)
- Nays: 0
- Absent: None

.....

MINUTES

Sean Shope made the motion to accept the minutes from the August 26, 2015 meeting as written; Vick Cox seconded the motion which prevailed in the following vote:

Ayes: 7 (Gilliam, Derr, Anderson, Cox, Shope, Telford and Ware)
Nays: 0
Absent: None

.....

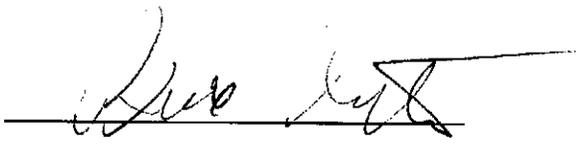
ADJOURNMENT

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

Ayes: 7 (Gilliam, Derr, Anderson, Cox, Shope, Telford and Ware)
Nays: 0
Absent: None

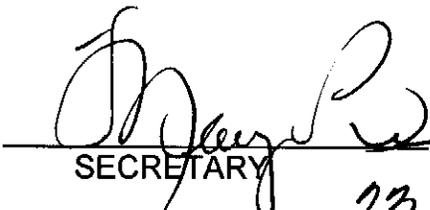
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 23RD DAY OF SEPTEMBER 2015.

APPROVED:



CHAIRMAN

ATTEST:


SECRETARY
23 Sept 2015