

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, December 16, 2015 at 6:00 p.m. in the Grapevine City Hall, 2<sup>nd</sup> Floor Council Chambers, 200 South Main Street, Grapevine, Texas, with the following members present to wit:

Burl Gilliam	Chairman
R. Lee Derr	Vice Chairman
Ashley Anderson	Commissioner (al)
Vick Cox	Commissioner
Sean Shope	Commissioner
Margaret Telford	Commissioner
Ted Ware	Commissioner
Chuck Voelker	Alternate
Monica Hotelling	Planning & Zoning Liaison

The above Commissioners constituted a quorum with member(s) absent.

With the following city staff present:

Matthew Boyle	City Attorney, City of Grapevine
Paul W. McCallum	Executive Director, Grapevine Convention & Visitors Bureau
Paula Newman	Managing Director of Operations
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.*

## **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**

#CA15-101 for property located at 651 South Main Street.

## **PUBLIC HEARING**

Chairman Gilliam opened the **Public Hearing for #HL15-10** for the property located at 421 Washington Street, legally described as Lot 10, North Side 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 November 17, 2015, applicant/owner Shane Corbett submitted an application for Historic Landmark designation, #HL15-10, for property located at 421 Washington Street in the North Side Addition of the City of Grapevine.

This house was built in 1960 by Hugh Lee and Lula Faye Simmons Higgins on a small 4,137 square feet lot at the end of Washington Street. It was valued at \$4,500 in 1960 according to tax records. In 1963, the property was sold to Melvin and Clarice McGrue. The McGrue family came to Axtell, Texas, northeast of Waco, from Madison County, Tennessee when Melvin was 12 years old. Melvin met Clarice Burns of Mount Calm, Texas and were married in Waco on November 27, 1953. They moved to the Grapevine area where Melvin worked in a garage and repair shop owned by Preston and G. W. Smith.

The house was later used as a rental property for the family. The 1,128 square feet house is built in the minimal traditional style. The house is a basic rectangle with a gable roof with asphalt shingles and a small projecting porch roof. The house is clad in cream color brick and features aluminum single hung windows. A decorative inset wood panel of vertical wood boards separates the two front facing bedroom windows. The original one-car garage was converted by the owners to a family room for additional living space.

### **RECOMMENDATION:**

Staff recommended approval of the Historic Overlay #HL15-10 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.

Chairman Gilliam called for any questions of comments. Stephanie Tamel of 416 Brewer Street said she lived in the home behind 421 Washington Street. Ms. Tamel said she does support historic preservation but was concerned for any work or renovations, to include electrical work, would be permitted properly.

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

Ayes: 7 (Gilliam, Derr, Cox, Shope, Telford, Voelker and Ware)  
Nays: 0  
Absent: Anderson (al)

Margaret Telford moved to approve Historic Landmarking #HL15-10 as submitted with the conditions as stated; Vice Chairman R. Lee Derr seconded the motion which prevailed in the following vote:

Ayes: 7 (Gilliam, Derr, Cox, Shope, Telford, Voelker and Ware)  
Nays: 0  
Absent: Anderson (al)

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**MINUTES**

Chuck Voelker made the motion to accept the minutes from the November 18, 2015 meeting as written; Vick Cox seconded the motion which prevailed in the following vote:

Ayes: 7 (Gilliam, Derr, Cox, Shope, Telford, Voelker and Ware)  
Nays: 0  
Absent: Anderson (al)

The Public Hearing adjourned at 6:20 p.m.

**WORKSHOP**

The Commission moved to the City Manager's Conference Room for a legal briefing by Grapevine City Attorney Matthew Boyle with open discussion and questions. Roles, procedures and the Commission's responsibilities in reviewing applications for historic landmarking and appropriateness, conservation and demolitions were discussed.

**ADJOURNMENT**

Vick Cox made the motion to adjourn the meeting. Sean Shope seconded the motion, which prevailed in the following vote:

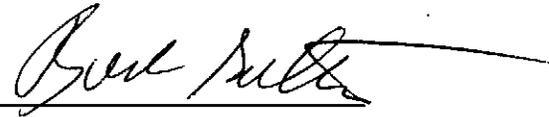
Ayes: 7 (Gilliam, Derr, Anderson, Cox, Shope, Telford, Voelker and Ware)  
Nays: 0  
Absent: None

The Workshop adjourned at 7:30 p.m.

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PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 27<sup>th</sup> DAY OF JANUARY, 2016.

APPROVED:



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

CHAIRMAN

ATTEST:



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

SECRETARY