

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 24 at 6:00 p.m. in the Grapevine City Hall, 2nd 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
Vick Cox	Commissioner
Sean Shope	Commissioner
Margaret Telford	Commissioner
Ted Ware	Commissioner
Chuck Voelker	Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

The above Commissioners constituted a quorum with no member(s) absent.

With the following city staff present:

Matthew Boyle	City Attorney, City of Grapevine
Paula Newman	Managing Director of Operations, Grapevine Convention & Visitors Bureau
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

- #CA16-07 for property located at 854 East Wall Street;
- #CA16-08 for property located at 421 Washington Street;
- #CA16-09 for property located at 234 East Franklin Street;
- #CA16-10 for property located at 129 South Main Street;
- #CA16-11 for property located at 318 South Main Street.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA15-107** Tabled to the February 24, 2016 HPC meeting for property located at 512 Estill Street, legally described as Lot 3, 4, & 5, Block 102, College Heights Addition, City of Grapevine and take any necessary action.

Chairman Gilliam called on David Klempin to present the case. David Klempin stated the owners of the property at 512 Estill Street had asked to continue to develop plans to present at the March 23, 2016 meeting of the Historic Preservation Commission.

Chairman Gilliam called for a motion. Ashley Anderson made the motion to table **#CA15-107** to the March 23, 2016 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: 0

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #HL16-01** For the property located at 426 East Texas Street, legally described as Lot C, Rawls & Dalton Subdivision, Grapevine, Texas and take any necessary action.

Chairman Gilliam called on David Klempin to present the case.

BACKGROUND:

On February 27, 2013 the Grapevine Historic Preservation Commission approved Historic Landmark overlay #HL13-01 for the Rawls House at 426 East Texas at the southwest corner of Dooley Street. The property is located in the Rawls and Dalton Subdivision of the City of Grapevine. The house was built in 1947 based on a Cameron Lumber Company plan for The Rawls family. The builder of the home was Jeff E. Champion.

Sandra Tate, who lived at 218 West College Street, remembered the Champion's daughter, Doris Champion Rawls. "She lived at Dooley and Texas Streets," Ms. Tate said. (It appears the Champion and Rawls families were united in marriage.) Mr. J. H. Champion was a contractor and builder of Cameron Homes. Wm. Cameron & Company built 52 homes in one year in Grapevine during the mid-1960s according to Lloyd Graves, assistant manager of the Grapevine office of Wm. Cameron Company from 1946 to 1986. Rigorous adherence to Cameron's building specifications created a generation of builders whose craftsmanship was unmatched.

On January 27, 2016 owner Trent Dehoney submitted **#HL16-01** with a letter requesting the Historic Overlay for 426 East Texas Street be removed from the property. He said he applied for the historic overlay only because it was a condition of the Grapevine Township Revitalization Project, Inc. (GTRP) grant application. Although a GTRP grant was awarded to him by the GTRP, Inc. Board in May of 2013, he did not complete the approved GTRP project and therefore received no grant money.

When he recently listed his house at 426 East Texas Street "For Sale", he said several potential buyers said they would not purchase the home because of the impediment of the historic overlay. Mr. Dehoney therefore has requested the Grapevine Historic Preservation Commission remove the Historic Landmark overlay from his property located at 426 East Texas. (The letter was presented).

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **deny** **#HL16-01** request to remove the existing Historic Overlay, due to the property's significance, its five designations of merit as indicated on the Historic Landmark Designation Form as presented and to allow the Historic Preservation Commission to have input in the development and the preservation of the house.

Chairman called the applicant, Mr. Dehoney, to the podium to speak. Mr. Dehoney said when he listed his home for sale, a multitude of realtors called-but were not interested if the property was landmarked. He said his house will need rewiring, foundation work and more; he would like to move on.

Chairman Gilliam asked the Commission if they had any questions. Commissioner Vick Cox asked the precedent for removing the historic overlay from a property; David Klempin said there was not a precedent. Commissioner Ted Ware said the problems were this is a Cameron Home and the many past significant owners of the home. Ted said he does not know what the buyers have in mind, but thought he would not like it for preservation. Commissioner Margaret Telford said to remove this would be setting a dangerous precedent. Vick Cox said Mr. Dehoney was a good neighbor and a friend at this point; he asked if there was any help to educate the public on what a Historic Landmark does. David Klempin said yes since 2003 there has been about a 200 page document on the City website to educate and encourage preservation through the protection of a Historic Landmarking on properties.

Commissioner Ashley Anderson asked if removal was referenced in the ordinance.

City Attorney Matthew Boyle stepped to the podium to say you will not find the word "removal" in the ordinance.

Margaret Telford made the motion to close the public hearing; Ashley Anderson 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 moved to deny application #HL16-01 as submitted with the conditions as stated; 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

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MINUTES

Margaret Telford made the motion to amend the minutes of the January 27, 2016 meeting to read City Council Liaison Paul Slechta was present; 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

Ashley Anderson made the motion to accept the minutes as amended; Ted Ware seconded the motion which prevailed in the following vote:

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

ADJOURNMENT

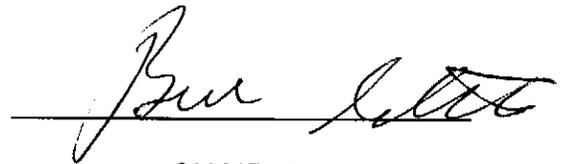
Vick Cox made the motion to adjourn the meeting. Sean Shope seconded the motion, which prevailed in the following vote:

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

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The meeting adjourned at 6:25 p.m

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF
THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 23RD DAY OF MARCH, 2016.

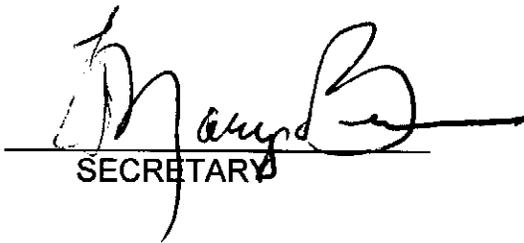
APPROVED:



A handwritten signature in black ink, appearing to read "Ben Little", is written over a horizontal line.

CHAIRMAN

ATTEST:



A handwritten signature in black ink, appearing to read "Mary B.", is written over a horizontal line.

SECRETARY