

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas, met in Public Hearing on Tuesday, August 15, 2012 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
Ashley Anderson	Commissioner
Vick Cox	Commissioner
Margaret Telford	Commissioner
Ted Ware	Commissioner
Shane Wilbanks	City Council Liaison
Monica Hotelling	P&Z Liaison

Constituting a quorum with the following Commissioner(s) absent:

R. Lee Derr	Vice-Chairman
Sean Shope	Commissioner
Chuck Voelker	Alternate

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.

WORK SESSION

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

A. Approved Certificates of Appropriateness are as follows:

#CA12-39 for property located at 601 South Main Street, Suite 103;
#CA12-40 for property located at 520 South Main Street, Suite 205;
#CA12-42 for property located at 520 South Main Street.

PUBLIC HEARING

Chairman Burl Gilliam opened the **Public Hearing** for #**HL12-05** relative to the case for the property located at 116 (120) East Worth Street, legally described as Block 32, lot 1A1-1B, City of Grapevine and to take any necessary action. Chairman Gilliam called on David Klempin to present the case.

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:

116 (120) East Worth Street, legally described as Block 32, Lot 1A1-1B,
City of Grapevine.

BACKGROUND:

On August 8, 2012 the owner submitted an application for historic landmark designation for the property at 116 (120) East Worth Street. The property is located at the southeast corner of East Worth and Jenkins Streets in the College Heights National Register Historic District. This site has been a commercial property site for 95 years, since 1917. The lot is one block east of the Main Street Historic District also listed on the National Register of Historic Places. The original site plan can be seen on the 1935 Sanborn Fire Insurance Map.

The original building was constructed in 1917 and was the local retail office of the Wm. Cameron & Company organized in 1867 and headquartered in Waco, Texas. By 1899, Wm. Cameron & Company had retail lumber yards in nearly all the major cities in Texas and employed 3,000 men in the state. While this building appeared to be brick, it was actually a wood frame building covered with a brick-scored wood siding.

This unusual building, with a vaguely Georgian appearance, served as the office building for the lumber company. The main entrance was located in the center of the north gabled wall. Above the entrance was a semi-circular window, centered in the gable. An overhanging roof projected two feet beyond the walls with two foot cornice returns. Storefront windows were located to the left and right of the doorway. Two lumber storage sheds flanked the original office building on the east and west. Originally, clerestory windows punctuated the side walls of the building.

A fire destroyed the Wm. Cameron & Company building in April 2012 creating a public safety hazard. The building was demolished shortly after the fire occurred with the requirement that the property be landmarked and new construction would replace the historic building that had occupied the site for over 95 years. The building destroyed by fire was 3,772 sq. ft. The building lot is 16,610 sq. ft.

Staff recommends approval of the Historic Overlay #HL12-05 to record the history of the property and for the Historic Preservation Commission to have input in future development of the property. A set of the proposed design guidelines for the property were in this agenda packet.

Chairman Gilliam said the Commission had discussed this previously. Margaret Telford made a motion to close the public hearing. Ashley Anderson seconded the motion which prevailed in a vote of:

Ayes: All (Gilliam, Anderson, Cox, Telford and Ware)
Nays: None

With no further discussion, Chairman Gilliam announced he would entertain a motion. Margaret Telford put forth the motion to approve Historic Overlay #12-05 as presented. Ashley Anderson seconded the motion which prevailed in a vote of:

Ayes: All (Gilliam, Anderson, Cox, Telford and Ware)
Nays: None

Chairman Gilliam called to open the **Public Hearing** for #CA12-43 relative to the property located at 116 (120) East Worth Street, legally described as Block 32, Lots 1A1-1B, City of Grapevine and take any necessary action. He asked David Klempin to present the case.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness CA12-43 for the property located at 116 (120) East Worth Street, legally described as Block 32, Lot 1A1-1B, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

To rebuild the fire-destroyed Cameron Lumber Company Building of c. 1917 with the conditions that Historic Landmark Application #HL12-05 be approved for the property; brick veneer be wrapped around the southwest corner of the building the length of the gable; the existing brick-scored wood siding be reinstalled on the west wall of the building in a 12' x 16' inset panel with an interpretive marker explaining its significance and the exterior wood windows and wood doors and all exterior materials, finishes and paint colors shall be Commission approved under a separate Certificate of Appropriateness.

BACKGROUND:

Certificate of Appropriateness application CA12-23 was submitted on May 10, 2012 by Adam Baker, to demolish the fire damaged structure, the western

section built in 1917. A fire destroyed the original Wm. Cameron & Company building in April 2012 creating a public safety hazard. The building was demolished shortly after the fire occurred with the requirement of a CA for Demolition be obtained and approved by the Historic Preservation Commission. At the May 2012 meeting of HPC, the Commission voted to require Historic Landmark Designation for the property and for the rebuild of the building to be reviewed by the Commission.

On August 8, 2012 the owner submitted application #HL12-05 for Historic Landmark designation and Certificate of Appropriateness #CA12-43 for rebuild of the Cameron building. The plans submitted to reconstruct the building would recreate the site's traditional appearance.

Staff recommends approval of Certificate of Appropriateness #CA12-43 with the conditions a Historic Overlay be established on the property to give the Historic Preservation Commission input in the reconstruction of the building; the existing brick-scored wood siding be reinstalled on the west wall of the building in a 12' x 16' inset panel with an interpretive marker explaining its significance; the exterior wood windows and wood doors and all exterior materials, finishes and paint colors shall be Commission approved under a separate Certificate of Appropriateness.

David presented to the Commission additional drawings submitted by the applicant after the agenda packets were mailed (August 10, 2012). He asked the Commission to note the front of the proposed building was much like the original structure and the side would have the original brick-scored wood siding inset but the rear was proposed as a concrete block wall which would be obvious from the street view. The eight inch concrete block would have a very different look. David recommended the brick veneer be wrapped around the rear corner of the building, about a 25' gap, to stop where the exposed view ended. He said the original building's footprint would increase the size about 2,600 square feet. The new size would accommodate about 170 seats; the applicants were working with Grapevine's Planning & Zoning department for acceptable plans.

Ted Ware told how every town involved with oil and drilling had a Cameron Lumber company, the Township had lost a piece of very historic Texas. Vick Cox questioned a small segregated area, the contractor said it was planned to have ductless exhaust or a separate air conditioning and duct system to accommodate smokers.

Chairman Gilliam asked for more questions or comments. Margaret Telford said the appearance was more period-appropriate now and Ted stated the rear wrapped brick was needed. Margaret made the motion to close the public hearing. Ashley Anderson seconded the motion which prevailed in a vote of:

Ayes: All (Gilliam, Anderson, Cox, Telford and Ware)

Nays: None

With no further discussion, Chairman Gilliam announced he would entertain a motion. Margaret Telford put forth the motion to approve #CA12-43 as presented with the conditions the brick veneer wrap the southwest corner and materials and paint colors would come back to the Commission for approvals. Ashley Anderson seconded the motion which prevailed in a vote of:

Ayes: All (Gilliam, Anderson, Cox, Telford and Ware)
Nays: None

Chairman Gilliam called to open the **Public Hearing** for #CA12-31 for the Commission to consider the applicant's request to Table to the next meeting Certificate of Appropriateness Application #CA12-31 for property located at 105-107, 113-119 South Main Street, legally described as Leonard, Archibald F Survey, A 946 Tr 7, 7A, 7B, 7C, & 7D & 8, City of Grapevine.

David Klempin said the architects were working with staff to lengthen the facades as the Commission had asked but their drawings were not ready; they had scheduled another meeting to work with staff the next day. The owner of the property had asked for a Special Called Meeting on September 05, 2012. David said it was not in the tradition of the Commission to move meetings around; he called on City Council Liaison Shane Wilbanks to comment. Councilman Wilbanks said the meetings are advertised as a monthly fourth Wednesday schedule; to change around was not fair to all unless there was a very good circumstance to require this. Councilman Wilbanks told the Commission he wanted them to feel comfortable with their decision and it would be up to their vote. Commissioner Ted Ware said "when we *can* give *service*, we *should*", but he acknowledged he is more available than others. David said the applicant had been working with Planning & Zoning and City Council, but protocol requires they must be approved by the Historic Preservation Commission before they could move on.

Margaret Telford made a motion to Table #CA12-31 to September 05, 2012 as a Special Called Meeting plus to maintain the regular schedule of the fourth Wednesday meeting on September 26, 2012. Ashley Anderson seconded the motion which prevailed in a vote of:

Ayes: All (Gilliam, Anderson, Cox, Telford and Ware)
Nays: None

MINUTES

Chairman Gilliam called to consider the minutes as written. Ted Ware made the motion to accept the July 24, 2012 minutes. Vick Cox seconded the motion, which prevailed by the following vote:

Ayes: All (Gilliam, Anderson, Cox, Telford and Ware)
Nays: None

ADJOURNMENT

With no further discussion, Margaret Telford made a motion to adjourn the meeting. Ashley Anderson seconded the motion, which prevailed in the following vote:

Ayes: All (Gilliam, Anderson, Cox, Telford and Ware)
Nays: None

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 05th DAY OF SEPTEMBER
2012.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY