

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, April 27, 2016 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
Ted Ware	Commissioner
Chuck Voelker	Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

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

Chairman Gilliam announced he would not be eligible to continue as chairman of the Historic Preservation Commission as he has been diagnosed with Progressive Supranuclear Palsy (PSP). He called on Vice-Chairman R. Lee Derr to run the remaining meetings until the next election.

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

Staff Approved Certificates of Appropriateness as follows:

#CA16-13 for property located at 419 South Main Street;
#CA16-14 for property located at 423 South Main Street;
#CA16-15 for property located at 417 South Main Street
#CA16-16 for property located at 814 South Main Street;
#CA16-17 for property located at 210 West Wall Street;
#CA16-18 for property located at 234 East Franklin Street
#CA16-19 for property located at 210 West Wall Street;
#CA16-20 for property located at 309 West College Street;
#CA16-21 for property located at 303 South Dooley Street;
#CA16-22 for property located at 228 East Franklin Street;
#CA16-23 for property located at 526 East Worth Street;
#CA16-24 for property located at 221 West College Street;
#CA16-25 for property located at 604 South Main Street
#CA16-28 for property located at 520 South Main Street, Suite #208;
#CA16-29 for property located at 520 South Main Street, Suite #207;
#CA16-30 for property located at 614 South Church Street;
#CA16-31 for property located at 520 South Main Street, Suite #200;
#CA16-32 for property located at 424 Ball Street;
#CA16-35 for property located at 234 East Franklin Street.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA15-107** Tabled to the April 27, 2016 HPC meeting for property located at 512 Estill Street, legally described as Block 102, Lot 3, 4 & 5, 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 April 27, 2016 meeting of the Historic Preservation Commission. The applicant has now asked to withdraw #CA15-107 and to come back before the commission with a different plan for the use of the three lots.

Sean Shope made the motion to close the public hearing; Lee Derr seconded the motion which prevailed in the following vote:

Ayes: 7 (Gilliam, Derr, Anderson, Cox, Shope, Voelker and Ware)

Nays: 0

Absent: (Telford)

Vick Cox made the motion to withdraw #CA15-107; Ashley Anderson seconded the motion which prevailed in the following vote:

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

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #HL16-04** for the property located at 626 East Wall Street, legally described as Block 101, Lot 7, College Heights Addition, Grapevine, Texas and take any necessary action.

Chairman Gilliam called on David Klempin to present the case.

BACKGROUND

On March 23, 2016, applicant/owner Neil Cooper of Copper Street Homes submitted an application for Historic Landmark designation, #HL16-04, for property located at 626 East Wall Street in the College Heights Addition of the City of Grapevine.

The house is set back on the lot with a front lawn framed by mature trees. The small house and outbuilding totaling 500 square feet were constructed by the Estill family builders in 1938. The house is built in the Arts and Crafts style popular in the 1930s. The original four-room house was later expanded with a kitchen/dining area addition on the west side of the house. The original front porch was enclosed to become a vestibule. A rear porch was enclosed to become living space. An original outbuilding located to the rear of the house was added onto several times, to serve as a workshop and as a storage area for antiques.

The original owner of this lot was Benjamin Richard Wall, one of the most significant citizens in Grapevine history. He served as Grapevine's mayor for over 20 years, leading Grapevine through the WWI and WWII years. He was instrumental in promoting Grapevine as a great place to live, work and do business. The second owner of this property, who built the house in 1938, was Mrs. Beulah Harston. Records indicate she had a son, Sammy Harston. Mrs. Harston contracted with the Estill family to build the house. The Estill's were well respected Grapevine home and school builders. Beulah married A. J. "Nabby" Thompson in October 1942. Nabby was the son of Samuel and Phoebe Thompson and the brother of local Grapevine character, Cotton Thompson. Nabby's given name was Andrew Jackson Thompson; Cotton's given name was Henry Dorris Thompson (named for Grapevine physician, Dr. Tom Dorris). Another brother was Hubert Lipscomb Thompson, also named for another Grapevine citizen. Nabby and Beulah resided at the corner of Wall and Wood Streets. Nabby was well known in the area as a collector of antiques.

RECOMMENDATION

Staff recommended approval of the Historic Overlay #HL16-04 to record the history of the house and the property and to allow the Historic Preservation Commission to have input in the development of the property. A set of the proposed design guidelines for the property were attached.

Chairman Gilliam called on the applicant, Neal Cooper of Copper Street Homes, for his comments. Mr. Cooper told of conversations with the last homeowner, Edna Murray; he said Ms. Murray had shared many really interesting stories from Grapevine’s past and Edna was a wonderful person.

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

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

Sean Shope made the motion to approve #HL16-04 with the condition the Historic Landmark Designation Form be noted under section Designation Merit, item C as *Identification with a person or persons who significantly contributed to the culture and development of the city*. Ashley Anderson seconded the motion which prevailed in the following vote:

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

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PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #HL16-03** for the property located at 622 East Wall Street, legally described as Block 101, Lot 6, College Heights Addition, Grapevine, Texas and take any necessary action.

Chairman Gilliam called on David Klempin to present the case.

BACKGROUND

On March 23, 2016, applicant/owner Neal Cooper of Copper Street Homes submitted an application for Historic Landmark designation, #HL16-03, for property located at 622 East Wall Street in the College Heights Addition of the City of Grapevine.

The original owner of this lot was John Staples Estill, member of one of Grapevine’s distinguished founding families. John Estill was the son of Charles C. Estill, a lumber company owner and prominent home and school builder of the late 1800s and early 1900s. In 1919, John S. Estill was treasurer of the Grapevine Producing Company which anticipated drilling a successful oil well in town. Many of Grapevine’s citizens invested in the Grapevine Producing Company which issued stock certificates. One of these stock certificates as well as a panoramic picture of the well site with the investors gathered around awaiting the time the well would “come in” are on display in the Grapevine Historical Museum. The well was a dry hole, but the significance of the photograph provided a wealth of information for local history.

The third owner of this lot was A. J. "Nabby" Thompson. Nabby was the son of Samuel and Phoebe Thompson and the brother of local Grapevine character, Cotton Thompson. Nabby's given name was Andrew Jackson Thompson; Cotton's given name was Henry Dorris Thompson (named for Grapevine physician, Dr. Tom Dorris). Another brother was Hubert Lipscomb Thompson, also named for another Grapevine citizen. In October 1942, Nabby married Beulah Harston. They resided at the corner of Wall and Wood Street. Nabby was well known in the area as a collector.

RECOMMENDATION

Staff recommended approval of the Historic Overlay #HL16-03 to record the history of the property and to allow the Historic Preservation Commission to have input in the development of the property. A set of the proposed Design Guidelines for the property were attached.

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

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

Sean Shope made the motion to approve #HL16-03 with conditions as presented; Lee Derr seconded the motion which prevailed in the following vote:

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

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PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA16-33** for the property located at 622 East Wall Street, legally described as Block 101, Lot 6, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Chairman Gilliam called on David Klempin to present the case.

BACKGROUND

Certificate of Appropriateness application #CA16-33 was submitted by the owner/applicant, Neal Cooper of Copper Street Homes, on March 23, 2016 for a new one-story house. Submitted with this application was an application for Historic Landmark Overlay #HL16-03, also on this meeting's agenda.

The lot contains a non-contributing metal clad storage shed at the rear of the lot, it will be removed. The plans for the new house have been developed following the Design Guidelines established for the property. The house plans presented have 2,077 square feet of living area to include a great room, kitchen, dining area, study, laundry room, three bedrooms and two and one-half baths. There is an attached 416 square feet rear entry garage to be accessed from Estill Street.

RECOMMENDATION

Staff recommended approval of #CA16-33 for the removal of the non-contributing metal clad storage shed, plans for the new house with the condition #HL16-03 is approved for the property; and all exterior materials, windows, doors and door hardware, light fixtures and exterior paint colors be staff approved under a separate Certificate(s) of Appropriateness.

Chairman Gilliam called on the applicant, Neal Cooper of Copper Street Homes, to speak. Mr. Cooper explained the plans were created from several homes in the Township and Cameron Lumber Company homes; he noted the great response he has had on the “swoop” roof on his new build cottage style house on Worth Street. Mr. Cooper said he was sharing the longtime yellow iris growing at the 622 East Wall Street property with three area garden clubs and several homes within the Township and probably more if anyone was interested in obtaining these heritage plants.

Sean Shope made the motion to close the public hearing; Ted Ware seconded the motion which prevailed in the following vote:

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

Ashley Anderson made the motion to approve #CA16-33 with conditions as presented; Vick Cox seconded the motion which prevailed in the following vote:

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

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PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #HL16-05** for the property located at 503 East Worth Street, legally described as Block 108, Lot 1, 2 and W ½ 3, College Height Additions, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Chairman Gilliam called on David Klempin to present the case.

BACKGROUND

On January 27, 2016, applicant/owners, Neal and Lorie Payne, submitted an application for Historic Landmark designation, #HL16-05, for property located at 503 East Worth Street in the College Heights Addition of the City of Grapevine.

This bungalow style home was built in 1908 by the prolific Grapevine builders Frank and Charles Estill for the C. J. Wall family. The horizontal design of the house and such detailing as the "wings" on the tapering porch columns and the cresting on the roof, lend an air of brisk modernity to the house. The structure features a front porch spanning the width of the house which faces south, with two large picture windows flanking the front door. A breezeway attaching the garage to the house was added later. This house is listed as a contributing property of the College Heights Historic District listed on the National Register of Historic Places.

Two pioneer Grapevine families were joined on Nov. 8, 1906, when Beulah Estill married Clifford Jenkins Wall. They both were born in Grapevine and both were graduates from Grapevine College. Cliff, son of Zachary Taylor and Virginia A. Wall, had always lived on the corner of Main Street and East Franklin. Beulah was the fourth child of Charles C. and Eleanor Thomas Estill. Cliff and Beulah lived in the home on Main Street until they built a new house in 1908. The new home was on the corner of Worth and Dooley Streets and seemed so far from town that Cliff bought a bicycle to get to and from the drugstore he owned. He sold the drugstore to John Spinks in 1920 and went to work in the Farmers National Bank.

Their children were Mary Virginia Wall Simmons; Gordon (who died at age 1); Josephine Wall Wright; and James Estill Wall. Their childhood was always spent with 'outsiders' in their home as they lived near the Grapevine Public School and boarded a school teacher or two. Mary Virginia married Hugh Simmons and remained in the Grapevine area; the Simmons were in the dairy business. Mary Virginia graduated from SMU and was a teacher in the Birdville ISD. She was a great community leader and Grapevine historian.

Cliff was the brother of long-time Grapevine Mayor B. R. Wall. Their father, Zachary Taylor Wall, was a charter member of the Texas State Pharmaceutical Association founded in Dallas in 1879 to improve the quality of drugs and pharmaceutical services in the state.

RECOMMENDATION

Staff recommends approval of the Historic Overlay #HL16-05 to record the history of the house and the property and to allow the Historic Preservation Commission to have input in the development of the property. A set of the proposed Design Guidelines was provided.

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

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

Chuck Voelker made the motion to approve #HL16-05 with conditions as presented; Lee Derr seconded the motion which prevailed in the following vote:

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

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PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #HL16-06** for the property located at 701 East Wall Street, legally described as Abstract: 946 Tract: 51a & 51C1, Leonard, Archibald F Survey to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

BACKGROUND

On April 14, 2016, applicant/owner Kosse Maykus submitted an application for Historic Landmark designation #HL16-06 for property located at 701 East Wall Street, City of Grapevine. This vacant commercial zoned lot was purchased by the applicant as a part of the Wall Street Township Homes project approved last month at the March 23, 2016 Historic Preservation Commission Meeting.

The larger parcel, the Adams Addition, was previously landmarked by the City of Grapevine in 2005. The applicant requests the Commission landmark this additional property as a part of his Wall Street Township project. The applicant would follow the Design Guidelines established for the property in all seven homes to be constructed on the two properties.

The property was owned through the years by a number of Grapevine citizens. Carl and Frances Wiggins owned the property for several years. Carl owned and operated an automotive repair shop in the 1990s in the 200 block of South Main Street and Frances owned and operated the Grapevine Doll Shop which featured an extensive collection of world class dolls.

RECOMMENDATION

Staff recommends approval of the Historic Overlay #HL16-06 to record the history of the property and to allow the Historic Preservation Commission to have input in the development of the property. A set of the proposed Design Guidelines for the properties were provided.

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

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

Vick Cox made the motion to approve #HL16-06 with conditions as presented; Sean Shope seconded the motion which prevailed in the following vote:

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

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MINUTES

Chuck Voelker made the motion to approve the minutes of the March 23, 2016 meeting; Vick Cox seconded the motion which prevailed in the following vote:

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

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Commissioner Sean Shope thanked Chairman Gilliam for his 25 years of service and bringing the Commission to where it is today.

ADJOURNMENT

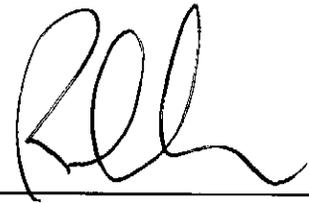
Ted Ware made the motion to adjourn the meeting. Sean Shope seconded the motion, which prevailed in the following vote:

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

The meeting adjourned at 7:26 p.m.

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 25th DAY OF MAY 2016.

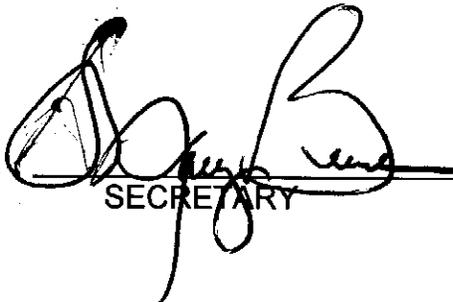
APPROVED:



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CHAIRMAN

ATTEST:



SECRETARY

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