

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, March 26, 2014 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
Shane Wilbanks	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

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

With the following city staff present:

Paul W. McCallum	Executive Director, 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

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:

- #CA14-13 for property located at 413 East Texas Street;
- #CA14-14 for property located at 851 East Worth Street.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA14-15** for the property located at 218 Austin Street, legally described as Block 102 N 1/2 Lot 7 & 8, College Heights Addition, Grapevine, Texas 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:

Certificate of Appropriateness application #CA14-15 was submitted on February 28, 2014 by the owners, Don Porter and Tom O'Malley, to construct a new 800 square feet addition on the original minimal traditional house and to add a new 665 square feet two-car detached garage in the rear yard. The original house was built in 1958 and is not currently landmarked. The original front one-car garage has been enclosed to serve as living space,

The house has overlay siding in poor condition. The owners propose to replace the roof, windows, doors and siding on the original house and the new detached garage. The interior will be removed to the studs for new upgraded electrical and plumbing systems to be installed. Updates to the house will serve modern needs and requirements. Plans were prepared by Skip Blake of Blake Architects. The additions and renovation have been designed to be consistent with the minimal traditional house.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA14-15 for the property located at 218 Austin Street, Grapevine the following items:

1. Whole house renovation to include replacement of the roof, windows, doors and siding on the original house with period appropriate materials;
2. Using the same materials to construct new 800 square foot addition to the original house; and
3. Construct new 2-car detached garage in rear yard of property;

as per the attached plans with the condition building permits are obtained from the Building Department.

The applicants were not present.

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

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

Nays: None

Margaret Telford moved to approve #CA14-15 as presented with conditions; Vick Cox seconded the motion which prevailed in the following vote:

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

Nays: None

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Chairman Gilliam opened the **Public Hearing for #HL14-02** for the property located at 318 Turner Road, legally described as A946, Tr 30R01, City of Grapevine, 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 March 17, 2014, property owner Nona Jean Chivers submitted #HL14-02 for the property located at 318 Turner Road. This 1,040 square foot house was built in 2003 after a fire destroyed the home of Nona Jean Chivers. With the help of Grapevine First United Methodist Church, she and her family were able to remain in Grapevine and live in this new home. Nona was the wife of Herman Chivers, they had six children.

The house is located to the rear of the lot, down a long driveway. The front facing gabled house is built in the minimal traditional style. The roof is asphalt shingles and the siding is wood with wood trim. It features an inset porch and double window units across the front of the house with six over six panes.

Ella Chivers Jackson was one of the first trustees of the church; she worked for the W.D. Willhoite family and the H. C. Yancey family.

The agriculturally-based economy of Grapevine each year attracted a steady influx of seasonal workers including many African-Americans. Capitalizing on this steady stream of workers, Edward T. Simmons purchased two acres outside the town limits from Martha Cluck in 1923 to provide housing for four families who had commuted regularly to Grapevine to work as field hands on local farms. The

families included the Brewers, Wrights, Redmons and Chivers. The development became known as The Hill. Some early dwellings on The Hill were moved to this area and others were constructed by the families themselves. The Hill may be viewed as having been created in light of Grapevine's agrarian culture.

According to W. D. (Ted) Willhoite, Ollie Brewer was "the Founder of The Hill." Ollie was married to Effie (Kit) Perry Brewer. In the 1920s, they were able to purchase a 1½ acre parcel of land of the Mart Higgins property on what is now Dooley Street where they lived for the rest of their lives. They had 15 children and 50 grandchildren. Ollie lived to be 96 years old; he died in 1960. Kit lived to be 74 years old; she died in 1954.

At one time, The Hill contained the following structures: Lewis Jones had a little store and Turner School served the first through eighth grade students of The Hill. Both of these structures are now gone. In 2008, there were 23 homes, several vacant lots, two large undeveloped tracts of land as well as the Love Chapel Church of God in Christ, still remaining on The Hill.

RECOMMENDATION:

Staff recommends approval of the Historic Overlay #HL14-02 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 per the proposed design guidelines as presented for 318 Turner Road.

Margaret Telford moved to close the public hearing for #HL14-02; Ted Ware seconded the motion which prevailed in the following vote:

- Ayes: All (Gilliam, Derr, Anderson, Cox, Shope, Telford, Voelker and Ware)
- Nays: None

Margaret Telford moved to approve #HL14-02 as presented with conditions; Ashley Anderson seconded the motion which prevailed in the following vote:

- Ayes: All (Gilliam, Derr, Anderson, Cox, Shope, Telford, Voelker and Ware)
- Nays: None

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Chairman Gilliam opened the **Public Hearing for #HL14-03** for the property located at 321 Turner Road, legally described as A946, Tr 30001, Leonard, Archibald F Survey, City of Grapevine, 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 March 17, 2014, property owner Regina Chivers Baldwin submitted #HL14-03 for the property located at 321 Turner Road. This 440 sq. ft. house was built in 1958 as the home of the George Baldwin family. George and his wife, Mary, resided here for fifty years. The current owner is Regina Baldwin. The gabled house features a shallow roof pitch and asphalt shingle roof characteristic of the minimal traditional style with rectangular roof vents at each end. The house is sheathed in No. 105 wood siding and features aluminum windows, a popular and sophisticated feature for the 1950s. A double window unit marks the living and dining areas of the interior of the house. The interior of the house contains two bedrooms and a bath, kitchen and a living-dining area.

This house is one of the "Modern Homes" constructed on The Hill as a product of the Wm. Cameron Lumber Company. R. M. (Bob) Williamson of Dallas, produced and sold a plan book of house plans with an accompanying photograph of the front façade of the house for illustration, a set of blueprints for each house in the plan book and a list of general specifications for building the houses. Plan books were used by lumber companies and builders to sell plans and materials to customers building their own homes. "Modern Home" would be embossed on the plan book if the builder chose not to put his own name on the plan books. "Modern Home" plans were for small to medium sized homes for the buyer to finish. Several "Modern Homes" were constructed on The Hill, a substantial upgrade to the houses previously constructed there by the residents; the "Modern Home" came with no electrical wiring or plumbing. Hill area resident, Eliza Brewer recalled their mortgage payment was \$58 for their "Modern Home" and they had to finish out the interior. Fee Chambers, John Brewer's maternal grandfather, introduced the "Modern Home" to residents on The Hill.

Chivers is a prominent name among the African-American families in Grapevine. In 1930, charter members of Love Chapel Church of God in Christ included Ella Chivers Jackson, Ellen Chivers, Dorothy Chivers Tarrant and Agnes Chivers Shelton.

According to W. D. (Ted) Willhoite, Ollie Brewer was "the Founder of The Hill." Ollie was married to Effie (Kit) Perry Brewer. In the 1920s, they were able to purchase a 1½ acre parcel of land of the Mart Higgins property on what is now Dooley Street where they lived for the rest of their lives. They had 15 children and 50 grandchildren. Ollie lived to be 96 years old; he died in 1960. Kit lived to be 74 years old; she died in 1954.

At one time, The Hill contained the following structures: Lewis Jones had a little store and the Turner School served the first through eighth grade students of The Hill. Both of these structures are now gone. In 2008, there were 23 homes, several vacant lots, two large undeveloped tracts of land as well as the Love Chapel Church of God in Christ, still remaining on The Hill.

RECOMMENDATION:

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Staff recommends approval of the Historic Overlay #HL14-03 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 are attached.

Margaret Telford moved to close the public hearing for #HL14-03; Vick Cox seconded the motion which prevailed in the following vote:

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

Nays: None

Ashley Anderson moved to approve #HL14-03 as presented with conditions; Margaret Telford seconded the motion which prevailed in the following vote:

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

Nays: None

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Chairman Gilliam opened the **Public Hearing for #HL14-04** for the property located at 422 Jones Street, legally described as A946, Tr 30I01, Leonard, Archibald F Survey, City of Grapevine, 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 March 17, 2014, property owner Eliza M. Brewer submitted #HL14-04 for the property located at 422 Jones Stree. This 840 sq. ft. house was constructed in 1950 and is the home of Eliza Mae Brewer, wife of John W. Brewer (deceased in 2005). This house is one of the “Modern Homes” constructed on The Hill as a product of the Wm. Cameron Lumber Company. Eliza Mae Brewer moved to Grapevine in 1945 and married John Brewer in 1946. Mrs. Brewer worked for the Willingham, Moncrief, Belcher, Yancey and Pair families and also for Mrs. Cecelia Box. Mrs. Brewer is a long-time member of Love Chapel Church Of God in Christ, a cornerstone of Grapevine’s black community for over 80 years. She joined the church in 1953 at the age of 26.

RECOMMENDATION:

Staff recommends approval of the Historic Overlay #HL14-04 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 are attached.

Margaret Telford moved to close the public hearing for #HL14-04; Ted Ware seconded the motion which prevailed in the following vote:

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

Nays: None

Margaret Telford moved to approve #HL14-04 as presented with conditions; Vick Cox seconded the motion which prevailed in the following vote:

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

Nays: None

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Chairman Gilliam opened the **Public Hearing for #CA14-10** for the property located at 626 Ball Street, legally described as Block 1 Lot 1, Nash Farmstead Addition, Grapevine, Texas 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:

Certificate of Appropriateness application CA14-10 was submitted on February 28, 2014, by the City of Grapevine to install public use policy signs next to four entry gates to the Farm. The proposed sign would be 13" x 21½ " and mounted on black painted metal brackets to the existing cedar fence post to the right of each gate.

The Grapevine Heritage Foundation at the May 15, 2012 meeting approved period appropriate gate locations for the perimeter fence. The style of the gate is a boarded gate with woven wire backing and the locations are as per the plans attached with this agenda packet. The locations include two pedestrian gates and one service gate for the perimeter fence and the existing south facing picket gate of the Farmhouse yard. The service gate is in two sections to allow for fire trucks and service vehicles to access the Farm. These gates were approved at the May 25, 2012 meeting of the Historic Preservation Commission.

Staff recommends approval of the Certificate of Appropriateness of CA14-10 for Installation of public use policy signs at the four entry gates to the Nash Farmstead as per the attached plans with the condition that a sign permit be obtained from the building department.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness CA14-10 for the property located at 626 Ball Street, legally described as Block 1 Lot 1, Nash Farmstead Addition, City of Grapevine, Texas to the Grapevine Historic Preservation Ordinance 91-73

(Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Install public use policy signs at four entry gates to the Nash Farmstead

as per the attached plans with the condition a permit is obtained from the Building Department.

The group discussed the text of the signage questioning the open hours and other specific points. David Klempin explained the hours open and times will be decided by only the Grapevine City Council; the commission’s approval is sought for only the period appropriateness of the look of the sign.

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

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

Nays: None

Sean Shope and Ashley Anderson asked to confirm this was not an approval of context or substance, only the style appropriateness.

Sean Shope moved to approve #CA14-10 as confirmed; Ted Ware seconded the motion which prevailed in the following vote:

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

Nays: None

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UPDATE

David Klempin said the discussion item on Wells Fargo Bank’s plans to remove the original Georgia marble exterior façade as designed by architect George Dahl, had been removed from the agenda at the request of Wells Fargo to allow them time to work on an alternate submission.

MINUTES

Margaret Telford made the motion to accept the minutes from the February 26, 2014 meeting; Vick Cox seconded the motion, which prevailed by the following vote:

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

Nays: None

ADJOURNMENT

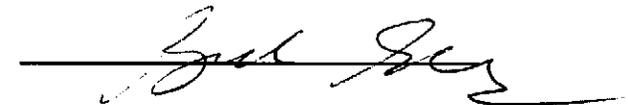
Sean Shope made the motion to adjourn the meeting. Ashley Anderson seconded the motion, which prevailed in the following vote:

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

The meeting adjourned at 7:25 p.m

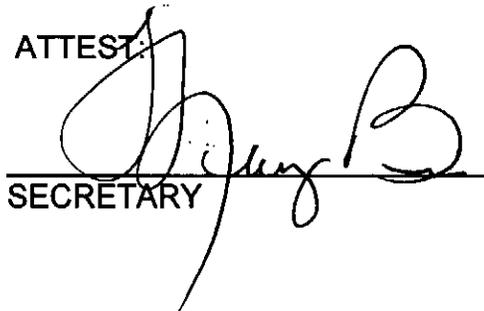
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 28th DAY OF MAY, 2014.

APPROVED:



CHAIRMAN

ATTEST



SECRETARY