

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 23, 2014 at 6:00 p.m. in the Grapevine Convention & Visitors Bureau, 2<sup>nd</sup> 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
Chuck Voelker	Alternate
Shane Wilbanks	City Council Liaison
Monica Hotelling	Planning and Zoning Liaison

The above constituting a quorum with member(s) Ted Ware absent.

With the following city staff present:

Paul W. McCallum	Executive Director, Grapevine Convention & Visitors Bureau
David Klempin	Historic Preservation Officer

**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:

- #CA14-17 for property located at 834 East Texas Street;
- #CA14-20 for property located at 320 East Texas Street
- #CA14-21 for property located at 511 East Franklin Street.

## PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA14-16** for the property located at 714 West College Street, legally described as A 518 Trs 10J & 10P, Foster, A Heirs Survey, 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:

Certificate of Appropriateness application **#CA14-16** was submitted on March 20, 2014 by the owner Marvin Dearing Jr. to construct a new two-car detached garage in the rear yard of the property. The existing house was constructed in 1987 by Mr. Dearing's father prior to the City's adopting the Historic Preservation Ordinance and Design Guidelines in 1992, and the establishment of the College Street Residential Historic District. The house is designed in a traditional ranch style and features a hip roof, brick veneer, aluminum windows and garage doors. The house contains approximately 1940 square feet of living area and a three-car 700 square feet garage, with 2,700 total square feet under roof. A detached storage shed of 222 square feet is located in the back yard of the house. Total square footage for both structures is 2,920 square feet. This is under the 3,400 maximum square feet of living area allowed under the Historic Preservation Ordinance as amended in June 2013. The amended ordinance allows for construction of up to a 500 square feet detached garage in addition to the maximum living area.

The proposed garage would feature detailing following Design Guidelines established for the College Street Residential Historic District. The siding would be 4" exposure painted Hardy board and trip with wood faced garage doors as indicated in you packet. The roof would be asphalt shingles to match the main house; and trim color matching the house. Plans for the garage were prepared by builder Russell Anderson, who would also construct the building.

**RECOMMENDATION:**

Staff recommends approval of Certificate of Appropriateness #CA14-16 with conditions; the new two-car detached garage is to follow the Design Guidelines established for the property located within the College Street Residential Historic District and with the condition exterior lighting fixtures and hardware be staff approved and a building permit is obtained from the Building Department.

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

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

Margaret Telford moved to approve #CA14-16 as presented with conditions; Sean Shope seconded the motion which prevailed in the following vote:

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

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**DISCUSSION**

David Klempin gave an update on the Wells Fargo Bank at 1400 South Main Street (First National Bank, circa 1970). The current property owner, Wells Fargo Bank has proposed to remove all white marble and to replace with stucco on all elevations of all facilities.

Margaret Telford made a motion to add the Wells Fargo Bank on the April 23, 2014 Historic Preservation Commission agenda to further discuss and to consider a recommendation to the Grapevine City Council to place a Historic Designation on this property; Vick Cox seconded the motion, which prevailed in the following vote:

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

**ADJOURNMENT**

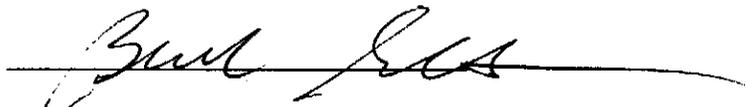
Sean Shope made the motion to adjourn the meeting. Margaret Telford seconded the motion, which prevailed in the following vote:

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

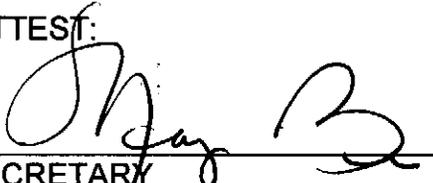
The meeting adjourned at 6:36 p.m

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

APPROVED:

  
CHAIRMAN

ATTEST:

  
SECRETARY