

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, May 28, 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

The above constituting a quorum with no member(s) absent. Planning and Zoning Liaison Monica Hotelling was 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:

- #CA14-22 for property located at 511 East Franklin Street;
- #CA14-23 for property located at 814 South Main Street;
- #CA14-26 for property located at 914-916 East Wall Street;
- #CA14-27 for property located at 530 East Worth Street;
- #CA14-28 for property located at 218 West Wall Street.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #HL14-05** for the property located at 1400 South Main Street, legally described as Block 1, Lot 1, First National Bank Addition, 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:

On April 23, 2014 the Historic Preservation Commission voted unanimously to bring forward a case for landmark designation of the First National Bank Building property located at 1400 South Main Street. The circa 1970 building, constructed as the First National Bank of Grapevine and now owned by Wells Fargo Bank, is one of Grapevine's most iconic structures. It marks the south gateway entrance to Grapevine's historic Main Street at State Hwy. 114. This five acre tract of land was purchased in 1963 by Mr. Joseph N. Box as the most desirable of available locations. The building's sleek cubist design is unique in Grapevine and adds sophistication to Historic Main Street with its clean lines, high quality materials and sophistication exemplified through simplicity.

The building was designed by architect George Dahl, well known for his circa 1965 52-story First National Bank Tower of Dallas. The Grapevine bank was built and equipped at a cost of more than \$600,000 in 1970; it was the second building on Main Street by the Box family to bring an unusual level of quality to Grapevine's commercial district. In 1942, Mr. D. E. Box, father of Joseph N. Box, built the new First National Bank of Grapevine building at the corner of Worth and Main Streets.

Joseph Box, following his father in business and in thinking, sought the finest architect for this second bank building, Mr. George Dahl. Mr. Box said in the July 2, 1970, *Grapevine Sun* newspaper “the 14,000 square feet edifice faced with Georgia white marble was designed to benefit the whole of the Grapevine community by attracting new businesses to the area.” The building built in 1970 would have been \$3,348,000 in today’s money.

After seeing the Wells Fargo proposal to reface the exterior with a stick-on stone product, staff contacted Wells Fargo to meet and discuss the preservation of this piece of the community’s heritage and the gateway to Grapevine from the south. Staff met with the Wells Fargo architects. This item was placed on the March Historic Preservation Commission agenda and posted at City Hall; late that day the Wells Fargo architect called and asked to please pull this item from the agenda; and it was removed. Staff met with Wells Fargo contractors John Schleutter and Jason Kim to ask for the preservation of this iconic building. Alternative similar materials were discussed but would not have the authenticity of the Georgia marble exterior. Several days later staff learned Wells Fargo had taken action filing for a permit to remove the marble. From the point of Grapevine’s preservation, this building should be respected and protected.

RECOMMENDATION:

Staff recommends approval of the Historic Overlay #HL14-05 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 proposed design guidelines for the property are in the agenda packet.

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John Schleutter of S.G. Design and Jason Kim of Wells Fargo maintenance were both present to answer the Commission’s questions. Commissioner Ted Ware said discussion needed to be, not with Grapevine personnel, but with a higher management level in Wells Fargo. Council Liaison Shane Wilbanks agreed discussion needed to be with upper management regarding this building Grapevine sees and knows as an icon. The Commission asked again for Wells Fargo to voluntarily landmark this property.

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

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

Margaret Telford moved to approve **#HL14-05** as presented with conditions; Sean Shope seconded the motion which prevailed in the following vote:

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

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Chairman Gilliam opened the **Public Hearing for #CA14-32** for the property located at 618 East Wall Street, legally described as Block 101 Lot 5, College Heights Addition, 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 #CA14-32 was submitted on May 14, 2014 by the owner Lauren Jaquess Jackson and Chris Jackson to construct a new addition to the Craighill Cottage following City of Grapevine Design Guidelines for Historic Residential Structures. The addition has been designed to adhere to the additional provisions of the Grapevine Historic Preservation ordinance adopted in June 2013 including the side yard setback plane.

This lot is located in the College Heights Historic District listed on the National Register of Historic Places. It is included in the Original Grapevine Township boundary. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of Grapevine. The surrounding contributing sites with structures erected between circa 1889 and circa 1950 represent the efforts of many of Grapevine's leading merchants and professionals, as well as farmers and wage earners during the period of significance. This area provides some of the city's best examples of buildings associated with people and events who made significant contributions to the history of Grapevine.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness **#CA14-32** for the property located at 618 East Wall Street, legally described as Block 101 Lot 5 , College Heights Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

To construct new additions to the Craighill Cottage following City of Grapevine's Design Guidelines for Historic Residential Structures established for the property, additions to include a new carport on the east end of the house, a new detached 1 car garage at the rear of the property and a new second floor addition containing bedrooms and a bath.

as per attached plans with the conditions that all exterior materials including, roofing, siding, and trim, and doors, windows and light fixtures be staff approved under a separate Certificate of Appropriateness and that a building permit is obtained from the building department.

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Applicant Lauren Jacquess said the additions would be painted the same color as the existing house. The Commission discussed the set back of the house; David Klempin said it is 40 feet back, therefore fitting in nicely, Margaret Telford said many nice bungalows were being over-built with the second story trend, she clarified this was not a concern for this case, but to be wary not to let too many of these in the Township.

Ted Ware 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 Ware)
Nays: None
Absent: None

Margaret Telford moved to approve **#CA14-32** as presented with conditions; Ashley Anderson seconded the motion which prevailed in the following vote:

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

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Chairman Gilliam opened the **Public Hearing for #CA14-33** for the property located at 427 East Texas Street, legally described as A422 Tr58, William Dooley Survey, 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 **#CA14-33** was submitted on April 28, 2014 by the architect, Matthew J. Peterson, to construct a new period-style house following City of Grapevine Design Guidelines for Historic Residential Structures. The building has been designed to adhere to the additional provisions of the Grapevine Historic Preservation ordinance adopted in June 2013.

The lot is located within the Original Grapevine Township boundary. This area provides some of the city's best examples of buildings associated with people and events who made significant contributions to the history of Grapevine.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness **#CA14-33** for the property located at 427 East Texas Street, legally described as A422 Tr58, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

To construct a new period-style house and detached garage on the existing vacant lot following the City of Grapevine's Design Guidelines for Historic Residential Structures established for the property as per attached plans with the conditions that all exterior materials including, roofing, siding, trim, doors, windows and light fixtures be staff approved under a separate Certificate of Appropriateness and a building permit is obtained from the Building Department.

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Applicant L.L. Wesley was present. Mr. Wesley's architect, Matthew J. Peterson, said they had changed the original plans to meet the requirements of the June 2013 Township ordinance.

Ashley Anderson 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 and Ware)

Nays: None

Absent: None

Ashley Anderson moved to approve **#CA14-33** as presented with conditions; Vick Cox seconded the motion which prevailed in the following vote:

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

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MINUTES

Margaret Telford made the motion to accept the minutes from the April 23, 2014 meeting; Vick Cox seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

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

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

The meeting adjourned at 7:36 p.m

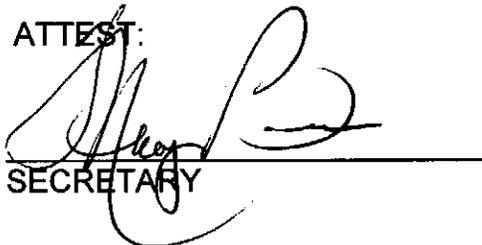
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 23rd DAY OF JULY, 2014.

APPROVED:



CHAIRMAN

ATTEST:


SECRETARY