

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, January 23, 2019, 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:

Sean Shope	Chairman
Vick Cox	Vice Chairman
Ashley Anderson	Commissioner
Eric Gilliland	Commissioner
Jason Parker	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Paula Wilbanks	Commissioner Alternate
Monica Hotelling	Planning & Zoning Liaison

The above commissioners constituted a quorum with no Commissioner(s) absent.

With the following city staff present:

Paul W. McCallum	Executive Director, Grapevine Convention & Visitors Bureau
Paula Newman	Managing Director of Administration & Operations
Matthew Boyle	City of Grapevine Attorney
David Klempin	Historic Preservation Officer
Mary Bush	Historic Preservation Secretary

CALL TO ORDER

Chairman Shope welcomed all and called the meeting to order at 6 p.m. in the City Council Chambers.

CITIZEN COMMENTS

There were no 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:

#CA18-133 for property located at 722 West College Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA18-134** open for the property located at 316 Barton Street, Block 1 Lot 24R, Grapevine, City of, Grapevine, Texas, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Chairman Shope called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA18-134 was submitted on December 18, 2018 by the owner/applicant Fabien Goury to renovate the existing 1970 metal building to serve as Chez Fabien Event Center, an off-site meeting/dining facility for the Chez Fabien Restaurant located at 316 South Main Street in Grapevine. The proposed plans were developed by architect Gary D. Land following the Historic Preservation Appendix G Ordinance 2013-23 & the Design Guidelines of #HL10-03, Ordinance #2010-1158.

This prefabricated building occupying the site was erected in 1970; and landmarked in 2010. The building's exterior walls and roof are made of metal components. Windows and doors are aluminum and steel. The interior is one large open area with one restroom. A series of rental storage units are located along the south side of the property. The building is a non-contributing structure to the Historic Grapevine Township.

The existing building is 1,440 square feet in size and the storage units are 2,000 square feet in size. No expansion of the existing building is proposed. The property lot size is 15,369 square feet and the building with the storage unit's coverage at 22%.

Proposed changes to the exterior of the building include adding a new window on the south wall; replacing the front door with a double door; replacing the front windows with new windows; and enclosing the existing mansard roof canopy to visually unify the building appearance. The interior would be reconfigured into one space with an adjoining catering serving kitchen; a corridor leading to a storage closet; and two restrooms.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness **#CA18-134** for the property located at 316 Barton Street, legally described as Block 1 Lot 24R, Grapevine, City of, Grapevine, Texas to the

Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

To renovate the existing 1970 metal building to serve as an off-site meeting/dining facility for the Chez Fabien Restaurant located at 316 South Main Street in Grapevine, Texas;

as per the attached plans, with the conditions a conditional use permit is approved for this use by the Grapevine Planning and Zoning Board and City Council; a building permit be obtained from the Building Department; and all exterior materials, finishes, paint colors, hardware, and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

Chairman Shope called for the applicant / owner Mr. Goury to speak regarding the case as presented; Mr. Goury was not present.

Margaret Telford moved to close the Public Hearing for #CA18-134; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Voelker)
Absent: None
Nays: 0

Margaret Telford made the motion to approve #CA18-134, with conditions as presented; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Voelker)
Absent: None
Nays: 0

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MINUTES

Vick Cox made the motion to approve the minutes of the December 19, 2018 meeting as recorded; Jason Parker seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Voelker)
Absent: None
Nays: 0

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ADJOURNMENT

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

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Voelker)
Absent: None
Nays: 0

The meeting adjourned at 6:12 p.m.

<http://www.grapevintexas.gov/1059/Meeting-Videos>

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF
THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 27TH DAY OF FEBRUARY 2019.

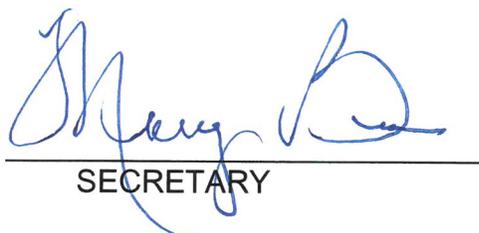
APPROVED:



A handwritten signature in black ink, appearing to read "Sam Dyer", is written over a horizontal line.

CHAIRMAN

ATTEST:



A handwritten signature in blue ink, appearing to read "Mary B.", is written over a horizontal line.

SECRETARY