

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, December 18, 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
Chuck Voelker	Commissioner
Margaret Telford	Commissioner
Paula Wilbanks	Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	P & Z Liaison

The above commissioners constituted a quorum with Commissioner(s) Jason Parker absent.

With the following city staff present:

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

CALL TO ORDER

Chairman Shope welcomed all and thanked those of service; he noted the success of the December 5 Christmas Parade and recognition of Grapevine, Texas as the Christmas Capital of Texas® by Senate Proclamation No. 556.

CITIZEN COMMENTS

There were none. 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.
No comments were made.

ELECTION OF CHAIRMAN and VICE CHAIRMAN

Chairman Sean Shope agreed to continue his service for another term and called upon Vice Chairman Vick Cox who agreed to continue his service for another term.

Commissioner Telford made the motion for the Commission to approve; Commissioner Gilliland seconded the motion.

The Commission agreed with no protests.

WORK SESSION

Staff Approved Certificates of Appropriateness as follows:

- A. Approved Certificates of Appropriateness as follows:
- #CA19-93 for property located at 238 Austin Street;
 - #CA19-96 for property located at 120 South Main Street, Suite #10;
 - #CA19-102 for property located at 417 South Main Street;
 - #CA19-104 for property located at 403 East Worth Street;
 - #CA19-105 for property located at 203 Austin Street;
 - #CA19-106 for property located at 317 South Main Street;
 - #CA19-107 for property located at 703 South Main Street;
 - #CA19-109 for property located at 600 West College Street;
 - #CA19-110 for property located at 835 East Texas Street;
 - #CA19-111 for property located at 317 South Main Street;
 - #CA19-115 for property located at 620 South Main Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-108** open for the property located at 230 East College Street, legally described as Block 15 Lot 4A, 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 #CA19-108 was submitted on October 15, 2019, by the applicant Chris Jackson. The proposed changes are requested to adapt the building to better serve the owner's needs, as a barbershop on the north end of the building and a wig shop at the south end of the building.

The carriage house was originally built for automobile storage for the residents of the Dorris House. In the 1970s, the residential zoned property was sold, and the property was rezoned for commercial use. The Dorris House became a retail business and the carriage house was converted to retail space. The original wood sliding doors covering

the door openings were removed, and the door openings were filled-in with pairs of French doors at either end and a window was installed in the center bay.

Plans for the proposed work were developed following the 2013-23 Historic Preservation Ordinance and Design Guidelines for the College Heights Historic District. On the north end of the building, the non-original windows would be removed, the window openings widened and pairs of wood windows installed to allow better visibility to College Street from the barber shop. French doors would be added in the center bay to create a separate entrance to the wig shop and the pergola would provide a sheltered outdoor sitting area for patrons of the wig shop.

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria with regard to the property found the proposed work to be in compliance with the Secretary of Interior Standards.

The total living area of the building is 1,058 square feet. The new open air pergola is 240 square feet. The pergola is a garden structure and is not considered living area per the Preservation Ordinance.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve #CA19-108 with the conditions of 1) removal of non-original windows and the installation of wood windows on the north end of the building; 2) to replace the existing French doors with sidelights and new wood French doors; 3) removal of a non-original window for an installation of French doors in the center bay of the building; and 4) the construction of a new wood pergola along the west side of the building with the conditions a building permit is obtained from the Building Department; and all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

Margaret Telford moved to close the Public Hearing for #CA19-108; Vick Cox seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Cox, Anderson, Gilliland, Telford, Voelker and Wilbanks)
Absent: 1 (Parker)
Nays: 0

Margaret Telford made the motion to approve with conditions as presented #CA19-108; Eric Gilliland seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Cox, Anderson, Gilliland, Telford, Voelker and Wilbanks)
Absent: 1 (Parker)
Nays: 0

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PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-112** open for the property located at 204 East Franklin Street, legally described as Block 1R Lot 16, 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 #CA19-112 was submitted on October 23, 2019, by the applicant Tana Parks. The proposed changes are requested to provide an open concept display space for the organization's collection of hand painted porcelain.

The Yates-Allison House was built in 1938 for Earl Yates Family. It was later purchased by local doctor Joe M. Allison who operated a clinic next door in the former Bushong House. The IPAT organization intends to open the facility to the public during Grapevine's festivals and events and desires to create an attractive display to showcase its products. The new addition would house an active kiln for teaching and live demonstrations and a secure storage area.

Plans for the proposed work were developed following the 2013-23 Historic Preservation Ordinance and Design Guidelines for the College Heights Historic District.

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) with regard to the property found the proposed work to be in compliance with the Secretary of Interior Standards.

The total living area of the building is 1,165 square feet. The new addition of 600 square feet would bring the total living area of the house to 1,765 square feet. This is within the maximum allowed by the Preservation Ordinance. The property lot size is 16,087 square feet and the building coverage with the new addition and the detached storage building is 11%. The building height is 13'-7".

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-112 for the property located at 204 East Franklin Street, legally described as Block 1R, Lot 16, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. To renovate the existing 1,165 square foot Yates-Allison House to provide open concept museum display space; replace damaged siding on front of house and replace non-original columns;
2. Construct a new 600 square foot addition to the rear of the house for storage.

with the conditions a building permit is obtained from the Building Department; and all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

Chuck Voelker moved to close the Public Hearing for #19-112; Vick Cox seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Cox, Anderson, Gilliland, Telford, Voelker and Wilbanks)
Absent: 1 (Parker)
Nays: 0

Eric Gilliland made the motion to approve with conditions as presented #CA19-112; Ashley Anderson seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Cox, Anderson, Gilliland, Telford, Voelker and Wilbanks)
Absent: 1 (Parker)
Nays: 0

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MINUTES

Chuck Voelker made the motion to approve the minutes of the September 25, 2019 meeting as written; Vick Cox seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Cox, Anderson, Gilliland, Telford, Voelker and Wilbanks)
Absent: 1 (Parker)
Nays: 0

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ADJOURNMENT

Margaret Telford made the motion to adjourn the meeting; Eric Gilliland seconded the motion, which prevailed in the following vote:

Ayes: 6 (Shope, Cox, Anderson, Gilliland, Telford, Voelker and Wilbanks)
Absent: 2 (Parker)
Nays: 0

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The meeting adjourned at 7:10 p.m.

Meetings may be viewed at: <http://www.grapevinetexas.gov/1059/Meeting-Videos>

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF
THE CITY OF GRAPEVINE, TEXAS, ON THIS THE ~~18TH DAY OF DECEMBER 2019.~~

22ND JANUARY 2020 WDK

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY