

STATE OF TEXAS
 COUNTY OF TARRANT
 CITY OF GRAPEVINE

Note: In accordance with Orders of the Office of the Governor issued March 16, 2020, and March 19, 2020 the Grapevine Historic Preservation Commission will conduct the meeting scheduled at 6:00 p.m. on March 25, 2020 in the Council Chambers at 200 South Main Street by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The supplemental written notice, the meeting agenda and packet are posted online at www.grapevinetexas.gov. With no public access to the location described below: The public toll-free dial-in number to participate in the telephonic meeting was 1.210.469.4097. The audio conference PIN was 551 033 910#.

Meeting may be viewed at <http://www.grapevinetexas.gov/1059/Meeting-Videos>.
 (As posted online and physically on entry doors at 200 South Main Street.)
 Tara Brooks, City Secretary, City of Grapevine, Texas

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The Historic Preservation Commission for the City of Grapevine, Texas met in Public Hearing on Wednesday, March 25, 2020, 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
Jason Parker	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Paul Slechta	City Council Liaison

Members present via telephone:

Ashley Anderson	Commissioner
Eric Gilliland	Commissioner

The above commissioners constituted a quorum with Paula Wilbanks Alternate Commissioner(s) absent.

With the following city staff present:

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

CALL TO ORDER

Chairman Shope welcomed all and thanked those attending for their presence during this time of disruption, stating his own adoption of grace, flexibility and patience; and thanked those members attending via telephone.

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.

There were no citizen comment requests.

WORK SESSION

Staff Approved Certificates of Appropriateness as follows:

A. Approved Certificates of Appropriateness as follows:

- #CA20-07 for property located at 204 East Franklin Street;
- #CA20-14 for property located at 516 Estill Street;
- #CA20-16 for property located at 424 South Main Street;
- #CA20-17 for property located at 840 East Texas Street;
- #CA20-18 for property located at 404 West College Street;
- #CA20-19 for property located at 728 East Wall Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #HL20-01** open for the property located at 306 East Northwest Highway, legally described as Abstract 946 Tract 49H 49H1 and 49H1A, Leonard, Archibald F Survey, Grapevine, Texas according 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:

On February 5, 2020, Lemoine Wright of Wright Construction Company submitted an application for Historic Landmark Overlay #HL20-01 for the property located at 306 East Northwest Highway, City of Grapevine.

The property now contains a vacant metal Butler building in disrepair; the metal building was built in 1960 to serve as an automobile repair shop. It has had a number of tenants through the years. There were two additions to the building with one on the east side of

a half gable “lean to”; and on the rear of the building, a concrete block room with a flat roof.

The building was used as a facility for Metroplex Truck Repair Center in 2001 and T & S Fleet Service in 2003; it was then purchased by Voicu and Anca Burcur to serve as the offices for their companies Mayflower Homes and Mayflower Fence Company. The building is currently in disrepair. The owner requested to demolish the building to redevelop the property in the future.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve** #HL20-01 the proposed Historic Landmark Subdistrict overlay to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for following properties addressed as:

306 East Northwest Highway, legally described as Abstract 946, Tract 49H 49H1 and 49H1A, Leonard, Archibald F. Survey, City of Grapevine,

of the Historic Overlay #HL20-01 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development of the property. A set of the proposed Design Guidelines for the property were attached.

Margaret Telford moved to close the Public Hearing for #HL20-01; Chuck Voelker seconded the motion, prevailing in a vote of:

- Ayes: 5 (Shope, Cox, Parker, Telford and Voelker)
- Ayes: 2 (Anderson and Gilliland by telephone)
- Absent: 1 (Alternate Wilbanks)
- Nays: 0

Commissioner Voelker questioned the number of Designation Merits required for landmarking; Mr. Klempin said Warren Dearing, automobile repair lessee, would be added to the Designation Merits. Chairman Shope added those presented were very notable people to the community of Grapevine.

Chuck Voelker made the motion to approve #HL20-01 as presented; Jason Parker seconded the motion prevailing in a vote of:

- Ayes: 5 (Shope, Cox, Parker, Telford and Voelker)
- Ayes: 2 (Anderson and Gilliland by telephone)
- Absent: 1 (Alternate Wilbanks)
- Nays: 0

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PUBLIC HEARING

Chairman Shope declared the **Public Hearing for CA20-08** open for the property located at 306 East Northwest Highway, legally described as Abstract 946 Tract 49H 49H1 and 49H1A, Leonard, Archibald F Survey, Grapevine, Texas according 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 #CA20-08 was submitted by Lemoine Wright of Wright Construction Company on February 5, 2020, to demolish the existing one-story, 1960 manufactured metal building built as an automobile repair shop. There were two additions to the building on the east side a half gable “lean to”; and on the rear of the building a concrete block room with a flat roof.

The building was used as a facility for Metroplex Truck Repair Center in 2001 and T & S Fleet Service in 2003; it was then purchased by the previous owners Voicu and Anca Burcur to serve as the office for their companies Mayflower Homes and Mayflower Fence Company. The building was currently in disrepair. The owner requested to demolish the building and to redevelop the property in the future.

The lot is approximately 10,415 square feet in size. The existing building is 3,800 square feet in size. The building height is 16 feet.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA20-08 for the property located at 306 East Northwest Highway, legally described as Abstract A 946 Tract 49H 49H1 & 49H1A, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

To demolish the existing 1960 metal building, now in disrepair;

with the conditions Historic Overlay #HL20-01 is approved for the property, and a permit be obtained from the Building Department.

Staff recommended approval of #CA20-08 to demolish the existing metal building with the condition Historic Overlay #HL20-01 is approved for the property giving the Historic Preservation Commission input in the development of the property; and a permit be obtained from the Building Department.

Margaret Telford moved to close the Public Hearing for #CA20-08; Chuck Voelker seconded the motion, prevailing in a vote of:

Ayes: 5 (Shope, Cox, Parker, Telford and Voelker)
Ayes: 2 (Anderson and Gilliland by telephone)
Absent: 1 (Alternate Wilbanks)
Nays: 0

Chairman Shope called on Applicant/Owner Lemoine Wright to speak. Mr. Wright stated they had removed the cobbled concrete slabs surrounding the existing building, and now asking to remove the metal building in disrepair and a safety concern as there was evidence of vagrants having taken shelter within. He stated his future plan was to return before the Commission with plans for a new retail or office space. Commissioner Voelker questioned if the property had had soil contamination; and Chairman Shope inquired to any contamination from previous oil pits due to the past use of the property. Mr. Wright said they had the property checked for environmental contaminants finding only some asbestos in the building, and it had been properly remediated.

Jason Parker made the motion to approve #CA20-08 as presented; Vick Cox seconded the motion prevailing in a vote of:

Ayes: 5 (Shope, Cox, Parker, Telford and Voelker)
Ayes: 2 (Anderson and Gilliland by telephone)
Absent: 1 (Alternate Wilbanks)
Nays: 0

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PUBLIC HEARING

Chairman Shope declared the **Public Hearing for CA20-13** open for the property located at 600 West Wall Street, legally described as Block 1 Lot 1, Century Oak Addition, Grapevine, Texas, according 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 #CA20-13 was submitted by Lemoine Wright of Wright Construction Company on February 13, 2020 for construction of a new brick two-story office building for the Wright Construction Company on the now vacant lot, within the boundary of the Historic Grapevine Township.

Investigation of the site and building location revealed the presence of a historic oak tree, of approximately 200 years of age, in the southeast corner of the lot. The tree is believed to be the Witness Tree to the 1850 Ambrose Foster Land Survey, marking the intersection of four major historic Grapevine initial surveys. These are as follows: A. Foster Survey Abstract. 518; Thomas Mahan Survey Abstract 1050; A. F. Leonard Survey Abstract. 946 and the William Dooley Survey Abstract. 422.

The owner/applicant has considered saving the historic oak tree and therefore has revised the placement of the building, moving it to the west approximately 34 feet, to avoid impact on the oak tree root system. He is requesting variances from the Board of Zoning Adjustment for a revised parking plan, and creating a second parking lot accessible from Scribner Street.

Mr. Klempin said the revised placement of the building would yield more space to protect the tree and Mr. Wright would build a retaining wall to protect. The original plan allowed for one parking lot to meet the parking spaces required; to protect the tree, the revised plan would require two parking lots missing a few parking spaces which could be available from the adjoining bank on Wright property and the funeral home on family owned land.

The lot is approximately 31,349 square feet in size. The building is 7,900 square feet. The building height is 34 feet 4.5 inches. The proposed building coverage of the lot was 5,360 square feet yielding coverage at 17.1 percent (maximum by Ordinance is 40 percent). The impervious area is 55.35 percent of the lot and the open/green space is 44.6 percent of the lot.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA20-13 for the property located at 600 West Wall Street legally described as Block 1 Lot 1, Century Oak Addition, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

the revised location, for the survival of the tree, on the now vacant lot and plans as presented, for the Wright Construction Company; located within the boundary of the Historic Grapevine Township;

with the conditions a variance be granted for the revised parking plan by the Board of Zoning Adjustment (BZA); and a permit be obtained from the Building Department.

CVB Executive Director Paul W. McCallum supported the revised plans saying the original plans presented met the requirements of the Ordinance; but would have ended the tree as it probably would not survive with development so near. After he and HPO Klempin met with Mr. Wright and discussed this particular tree and the history it had witnessed, Mr. Wright volunteered to revise the plans to protect the tree's survival.

Mr. McCallum continued with even more appreciation to the Wright Family as he knew how much the original plan's location meant to them with all parking on the west end, the new building would have lined up directly across from the Wright Family Homestead which was more important than cost, before the recognition of the question of survival for the Witness Tree.

Chairman Shope called on Applicant/Owner Lemoine Wright to come forward and speak regarding his proposed plans at 600 West Wall Street.

Mr. Wright came forward stating the Wright's respect for trees was long before trees were cool, and before there were ordinances; he noted his personal years of growing up seeing this tree, with not much change in the last 60 years. Mr. Wright told the Commission, fortunately P.W. and David got with him onsite and explained; he added the Wright Family does love History. Mr. Wright said they had clipped the front corner of the porch to allow more space for this tree; and explained how the building was designed to resemble the Claire Watson House, located between his home and his mother's new home, there on College Street.

Chuck Voelker moved to close the Public Hearing for #CA20-13; Margaret Telford seconded the motion, prevailing in a vote of:

- Ayes: 5 (Shope, Cox, Parker, Telford and Voelker)
- Ayes: 2 (Anderson and Gilliland by telephone)
- Absent: 1 (Alternate Wilbanks)
- Nays: 0

Commissioner Voelker asked if an arborist had been consulted; Mr. Wright answered Yes, the current plan was if pulled-off with the proper procedures, the arborist gave a 70 percent chance for the tree's survival to continue.

Jason Parker made the motion to approve #CA20-13 as presented; Margaret Telford seconded the motion prevailing in a vote of:

- Ayes: 5 (Shope, Cox, Parker, Telford and Voelker)
- Ayes: 2 (Anderson and Gilliland by telephone)
- Absent: 1 (Alternate Wilbanks)
- Nays: 0

Commissioner Gilliland via telephone, thanked Mr. Wright for his work to save the tree. Mr. McCallum stated the building would fit in nice and dress-up West Wall Street. Commissioner Voelker asked the formula for required parking places; Mr. Wright said for this, it was one parking space for every 300 square feet office space.

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MINUTES

Chuck Voelker made the motion to approve the minutes of the February 26, 2020 meeting as written; Jason Parker seconded the motion which prevailed in the following vote:

- Ayes: 5 (Shope, Cox, Parker, Telford and Voelker)
- Ayes: 2 (Anderson and Gilliland by telephone)
- Absent: 1 (Alternate Wilbanks)
- Nays: 0

ADJOURNMENT

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

- Ayes: 5 (Shope, Cox, Parker, Telford and Voelker)
- Ayes: 2 (Anderson and Gilliland by telephone)
- Absent: 1 (Alternate Wilbanks)
- Nays: 0

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The meeting adjourned at 6:37 p.m.

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

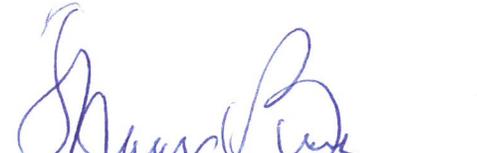
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 27TH DAY OF MAY 2020.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY