

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas met in a Public Hearing on Wednesday, June 22, 2022 at 6:00 p.m. in the Grapevine City Hall, 2nd floor Council Chambers located at 200 South Main Street, Grapevine Texas with the following members present:

Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Eric Gilliland	Commissioner
Paula Wilbanks	Commissioner
Paul Slechta	City Council Liaison
Monica Hotelling	Planning & Zoning Commission Liaison

Constituting a quorum, with Chairman Sean Shope, Commissioners Jim Niewald, Ashley Anderson, and Alternate Darren Temple being absent, and with the following City staff present:

Matthew C.G. Boyle	City Attorney
P.W. McCallum	Director of the Convention and Visitors Bureau
David Klempin	Historic Preservation Officer
Kayce Vanderpool	Historic Preservation Staff
Tara Brooks	City Secretary

CALL TO ORDER

Commissioner Telford called the meeting to order at 6:00 p.m.

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 was no one wishing to speak during Citizen Comments.

WORK SESSION

Approved Certificates of Appropriateness as follows:

- #CA22-25 for property located at 848 East Texas Street;
- #CA22-27 for property located at 840 East Texas Street;
- #CA22-30 for property located at 232 Austin Street.

PUBLIC HEARING

4A. Historic Landmark Overlay #HL22-02 for property located at 216 East Northwest Highway

Commissioner Telford declared the Public Hearing open for #HL22-02 for the property located at 216 East Northwest Highway, legally described as Leonard, Archibald F Survey, Abstract 946, Tract 49F; Abstract 946, Tracts 49F 7, 49H2.

Commissioner Telford called on Historic Preservation Officer David Klempin to present the case.

BACKGROUND:

On June 2, 2022, Lemoine Wright of Wright Construction Company, submitted an application for Historic Landmark Overlay #HL22-02 for property owned by Rodney Hetzel of Professional Fueling Services and located at 216 East Northwest Highway. The property contains a vacant gasoline/service station building that is currently in disrepair. The property is under contract for redevelopment.

The gasoline/service station building was built in 1954 by Frank Thweatt who operated the station for a number of years. It was purchased by Professional Fueling Service and later utilized as a used car lot. The Thweatt station building features concrete block construction with decorative face brick on the exterior. A unique feature, a large pole, with sign, was positioned at the corner of the original canopy that has been removed.

The applicant requests to demolish the Thweatt gasoline/service station building and to redevelop the property for retail use with new buildings to be constructed reflecting the architectural style of 1920s Grapevine commercial buildings.

RECOMMENDATION:

Staff recommended approval of the Historic Overlay #HL22-02 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development of the property.

Applicant Lamoine Wright presented this item and identified the environmental issues that this property faces regarding new development.

Commissioner Volker made a motion to close the public hearing; Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 4 (Telford, Volker, Gilliland, and Wilbanks)
Nays: 0

The public hearing was closed.

Commissioner Volker made a motion to approve the request for Historic Landmark Designation #HL22-02; Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 4 (Telford, Volker, Gilliland, and Wilbanks)

Nays: 0

Item 4B. Certificate of Appropriateness #CA22-23 for property located at 216 East Northwest Highway

Commissioner Telford declared the Public Hearing open for #CA22-23 for the property located at 216 East Northwest Highway, legally described as Leonard, Archibald F Survey, Abstract 946, Tract 49F; Abstract 946, Tracts 49F 7, 49H2, Grapevine, Texas to the Grapevine Historic Preservation Ordinance No. 91-73 (Appendix G – Grapevine Code of Ordinances), as amended, for the following items:

1. Demolish the existing Thweatt gasoline/service station building constructed in 1954;
2. Construct two new retail buildings, following Design Guidelines established for the property;

with the condition Historic Overlay #HL22-02 is approved for the property; City Council approves re-platting of the property at 216 and 306 East Northwest Highway into one property; a site plan be obtained from the Planning Services Department; and a permit be obtained from the Building Department.

Commissioner Telford called on Historic Preservation Officer Klempin to present the case.

BACKGROUND:

Certificate of appropriateness application #CA22-23 was submitted by applicant Lemoine Wright of Wright Construction Company on May 4, 2022 to demolish the existing one-story Thweatt gasoline/service station building built in 1954. Mr. Wright requests to demolish the building and to redevelop the property for retail use with new buildings to be constructed reflecting the architectural style of 1920s Grapevine commercial buildings.

Mr. Wright's company also owns the vacant landmarked property next door at 306 East Northwest Highway. The plan would combine the 216 and 306 East Northwest Highway properties into one re-platted lot with two separate retail buildings.

Historic Preservation Officer Klempin reported the current building has structural issues and has reached the end of its life. Its placement on the lot also makes development difficult.

RECOMMENDATION:

Staff recommended approval of #CA22-23 to demolish the existing Thweatt gasoline/service station building and to construct two new retail buildings with the conditions of Historic Overlay #HL22-02 approved for the property; City Council approves re-platting of the property at 216 and 306 East Northwest Highway into one property; a site plan be obtained from the Planning Services Department; and a permit be obtained from the Building Department.

Mr. Wright answered questions from the Commission related to the design of the new development and the difficulties of developing the property with the current building due to its location.

Director of the Convention and Visitors Bureau P.W. McCallum stated the proposed buildings are in line with the historic period of significance of the township.

The Commission discussed this item.

Commissioner Gilliland made a motion to close the public hearing; Commissioner Wilbanks seconded the motion prevailing in a vote of:

Ayes: 4 (Telford, Volker, Gilliland, and Wilbanks)

Nays: 0

The public hearing was closed.

The Commission discussed this request.

Commissioner Volker made a motion to approve Certificate of Appropriateness #CA22-23, with conditions; Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 3 (Telford, Volker, and Gilliland)

Nays: 1 (Wilbanks)

Item 5A. Minutes

Commissioner Telford opened discussion on the proposed May 25, 2022 meeting minutes.

Commissioner Volker stated he was not at the May 25 minute and requested the minutes be changed to reflect that.

Commissioner Gilliland made a motion to approve the minutes from the May 25, 2022 Regular Meeting, with the correction that Commissioner Volker was absent; Commissioner Volker seconded the motion which prevailed in the following vote:

Ayes: 4 (Telford, Volker, Gilliland, and Wilbanks)
Nays: 0

Item 6. Adjournment

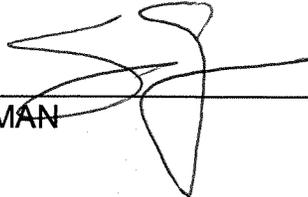
Commissioner Gilliland made a motion to adjourn the meeting at 6:40 p.m.;
Commissioner Voelker seconded the motion which prevailed in the following vote:

Ayes: 4 (Telford, Volker, Gilliland, and Wilbanks)
Nays: 0

Meetings may be viewed at <https://grapevintexas.gov/1059/Meeting-Videos>

Passed and approved by the historic preservation commission of the City of Grapevine,
Texas, this the 27th day of July, 2022.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY