

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, September 28, 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:

Sean Shope	Chairman
Jim Niewald	Commissioner
Margaret Telford	Commissioner
Eric Gilliland	Commissioner
Ashley Anderson	Commissioner
Jana Garcia	Commissioner
Theresa Myer	Commissioner
Taylor Bunn	Alternate
Paul Slechta	City Council Liaison

constituting a quorum, ~~Commissioner Ashley Anderson being absent~~, and with the following City staff present:

Matthew C.G. Boyle	City Attorney
David Klempin	Historic Preservation Officer
Kayce Vanderpool	Historic Preservation Staff
Tara Brooks	City Secretary

CALL TO ORDER

Chairman Shope 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.

OATH OF OFFICE

This item was not considered.

WORK SESSION

Historic Preservation Officer David Klempin presented the approved Certificates of Appropriateness as follows:

CA22-48 for property located at 834 East Wall Street;
CA22-49 for property located at 228 East Franklin Street;
CA22-52 for property located at 232 Austin Street.

PUBLIC HEARING

Item 5A. Historic Landmark Overlay HL22-05 for property located at 609 East Worth Street

Chairman Shope declared the public hearing open for Historic Landmark Overlay HL22-05 for property located at 609 East Worth Street, legally described as Lot 3, Block 109, College Heights Addition.

Historic Preservation Officer Klempin presented this item.

BACKGROUND:

On August 4, 2022, owner Colton Banks, submitted an application for the Historic Landmark Overlay. The folk style house was built in 1910 and served the C. F. Millican Family and is located in the College Heights Addition which was platted in 1907. The house is a contributing structure to Grapevine's Original Town National Register Historic District. The house is an L-shaped plan with a hip and valley roof that originally had three rooms.

The first known owner of this property was C.F. Millican. The Millicans came to Grapevine in 1883 from Dyersburg, Tennessee and settled on the Grape Vine Prairie. C.F. Millican first worked in the Grapevine gin, later becoming a carpenter. When his age progressed, he left the trade and opened a café on Main Street and ran a pool hall next door until his death in June 1942.

Mr. Banks purchased the house this year to serve as his personal home. Working with architect William Peck and Historic Preservation staff, Mr. Banks has developed plans following the Design Guidelines for a new addition and detached garage for review by the Historic Preservation Commission associated with this Historic Landmark Overlay.

RECOMMENDATION:

Staff recommended approval of the Historic Overlay HL22-05 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development of the property.

No one spoke during the public hearing and there was no correspondence to report.

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

Ayes: 6 (Shope, Niewald, Telford, Gilliland, Garcia, and Bunn)

Nays: 0

Abstains: 1 (Myer)

Approved: 6-0-1

The public hearing was closed.

Commissioner Telford made a motion to approve Historic Landmark District HL22-05; Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 6 (Shope, Niewald, Telford, Gilliland, Garcia, and Bunn)

Nays: 0

Abstains: 1 (Myer)

Approved: 6-0-1

Item 5B. Certificate of Appropriateness CA22-35 for property located at 609 East Worth Street.

Chairman Shope declared the public hearing open for Certificate of Appropriateness CA22-35 for the property located at 609 East Worth Street, legally described as Block 109, Lot 3, College Heights Addition.

Historic Preservation Officer Klempin presented this item.

BACKGROUND:

The application for the Certificate of Appropriateness was submitted by Colton Banks on June 21, 2022 to renovate the 1910 Millican House and construct a new one-story addition and a new detached garage in the rear yard of the house. Plans for the project were prepared by architect William Peck following Design Guidelines established for the property. The new addition will be clad with exterior materials to match those of the existing house including siding, trim and window and door materials and would be submitted as part of a separate Certificate of Appropriateness.

The two front porches and rear covered porches total 374 square feet which are not considered a part of the 3,400 square foot maximum allowed by the Preservation Ordinance. The existing 765 square foot house with the new 1,050 square foot addition totals 1,815 square feet which is less than the 3,400 square feet maximum allowed by the Preservation Ordinance. The new 408 square foot detached garage is within the 500 square feet maximum square footage allowed by the Preservation Ordinance.

The house and garage structure total 2,223 square feet which is less the 4,100 square feet maximum allowed for all structures on the lot by the Ordinance. The building height

is 18' – 7". The lot size is 7,000 square feet and the building coverage is 36% which is less than the maximum allowed coverage of 40%.

RECOMMENDATION:

Staff recommended approval of CA22-35 to renovate the existing house and construct a new one-story addition and a detached two-car garage; with the conditions the Historic Preservation Commission approve HL22-05 for the property; a special exception and variances are obtained from the Board of Zoning Adjustment to expand the structure as proposed; all exterior materials, windows, doors and door hardware, and light fixtures be approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the Building Department.

No one spoke during the public hearing and there was no correspondence to report.

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

Ayes: 6 (Shope, Niewald, Telford, Gilliland, Garcia, and Bunn)

Nays: 0

Abstains: 1 (Myer)

Approved: 6-0-1

The public hearing was closed.

Commissioner Gilliland made a motion to approve Certificate of Appropriateness CA22-35, with conditions; Commissioner Niewald seconded the motion prevailing in a vote of:

Ayes: 6 (Shope, Niewald, Telford, Gilliland, Garcia, and Bunn)

Nays: 0

Abstains: 1 (Myer)

Approved: 6-0-1

Item 5C. Historic Landmark Overlay HL22-06 for property located at 201 Ball Street

Chairman Shope declared the public hearing open for Historic Landmark Overlay HL22-06 for 201 Ball Street, legally described as Foster, A. Heirs Survey, Abstract 518 Tract 10Q.

Historic Preservation Officer Klempin presented this item.

BACKGROUND:

The property is owned by the City of Grapevine and is the northern most portion of five tracts which make up the Botanical Gardens property. The tract had long been open land until the City of Grapevine acquired it and developed the property for park use. The tract is comprised of 2.41 acres and adjoins the north gate of the Botanical Gardens. The tract

presently contains two tennis courts, a picnic pavilion and a children's playground with a swing-set.

A log cabin built in 1858 on the "Grape Vine Prairie" by George Bushong, has been donated to the City of Grapevine's Township Revitalization Project, Inc. by its current owner. It is currently located at 1610 Silverside Drive in Grapevine, Texas. Working with the City Manager's Office and Grapevine Park and Recreation Department a plan was developed to relocate the cabin to the tract where the swing-set is today. The swing-set would be relocated to another portion of the children's playground by the Parks and Recreation Department. The Bushong Cabin in its new location, preserves the second oldest structure in Grapevine in a highly visible location for future generations to enjoy.

RECOMMENDATION:

Staff recommended approval of the Historic Landmark Overlay HL22-06 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development of the property.

Mr. Klempin answered questions from the Commission.

No one spoke during the public hearing and there was no correspondence to report.

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

Ayes: 7 (Shope, Niewald, Telford, Gilliland, Garcia, Myer, and Bunn)

Nays: 0

Approved: 7-0

The public hearing was closed.

Commissioner Telford made a motion to approve Historic Landmark Overlay HL22-06; Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Gilliland, Garcia, Myer, and Bunn)

Nays: 0

Approved: 7-0

Item 5D. Certificate of Appropriateness CA22-51 for the property located at 201 Ball Street.

Chairman Shope declared the public hearing open for Certificate of Appropriateness CA22-51 for 201 Ball Street, legally described as Foster, A. Heirs Survey, Abstract 518 Tract 10Q to relocate the Historic 1858 Bushong Cabin to the City of Grapevine Botanical Gardens.

Historic Preservation Officer Klempin presented this item.

BACKGROUND:

The Grapevine Township Revitalization Project, Inc. wishes to relocate the Historic 1858 Bushong Cabin to the City of Grapevine Botanical Gardens.

A log cabin built in 1858 on the "Grape Vine Prairie" by George Bushong, has been donated to the City of Grapevine's Township Revitalization Project, Inc. by its current owner. It is currently located at 1610 Silverside Drive in Grapevine, Texas. Working with the City Manager's Office and the Grapevine Parks and Recreation Department a plan was developed to relocate the cabin to the tract where the swing-set in the children's playground is located. The swing-set would be relocated to another portion of the children's playground by the Parks and Recreation Department. The Bushong Cabin in its new location, preserves the second oldest structure in Grapevine in a highly visible location for future generations to enjoy.

RECOMMENDATION:

Staff recommended approval of the Certificate of Appropriateness CA22-51 to relocate the Historic 1858 Bushong Cabin to the City of Grapevine Botanical Gardens; with the conditions that Historic Overlay HL22-06 is approved for the property; all exterior materials, windows, doors and door hardware, and light fixtures be approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the Building Department.

Mr. Klempin answered questions from the Commission. The Commission discussed the location.

No one spoke during the public hearing and there was no correspondence to report.

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

Ayes: 7 (Shope, Niewald, Telford, Gilliland, Garcia, Myer, and Bunn)

Nays: 0

Approved: 7-0

The public hearing was closed.

Commissioner Telford made a motion to approve Historic Landmark Overlay HL22-06; Commissioner Garcia seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Gilliland, Garcia, Myer, and Bunn)

Nays: 0

Approved: 7-0

Item 6. Commission to consider the minutes of the August 24, 2022 Regular Meeting

Commissioner Gilliland made a motion to approve the minutes of the August 24, 2022 meeting; Commissioner Niewald seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)

Nays: 0

Approved: 7-0

Item 7. Adjournment

Commissioner Telford made a motion to adjourn the meeting at 6:36 p.m.; Commissioner Gilliland seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)

Nays: 0

Approved: 7-0

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

Passed and approved by the historic preservation commission of the City of Grapevine, Texas, this the 26th day of October, 2022.

APPROVED:


CHAIRMAN

ATTEST:

Kayce Vanderpool
SECRETARY for Tara Brooks