

STATE OF TEXAS
 COUNTY OF TARRANT
 CITY OF GRAPEVINE

Note: In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine Historic Preservation Commission conducted the meeting scheduled at 6:00 p.m. on March 24, 2021 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. The public toll-free dial-in number to participate in the telephonic meeting was 1.210.469.4097. The audio conference PIN was 249-522-370#. The public was able to offer comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Starting at 5:00 p.m. on Wednesday, March 24, 2021 citizens could submit a Citizen Appearance request form from the City's website at <https://www.grapevinetexas.gov/89/Agenda-Minutes>. During the meeting, the names of those having submitted a form would be called on to speak telephonically in the order the forms were received. Forms were to be submitted by 5:00 p.m. on Wednesday, February 24, 2021. Meeting may be viewed at <http://www.grapevinetexas.gov/1059/Meeting-Videos>.

No forms were received.

The Historic Preservation Commission for the City of Grapevine, Texas met in Public Hearing on Wednesday, March 24, 2021 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
Ashley Anderson	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Paula Wilbanks	Commissioner
Jim Niewald	Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

Member(s) present via telephone:

Vick Cox	Vice Chairman
Eric Gilliland	Commissioner

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 (CVB)
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Matthew C. G. Boyle
David Klempin
Mary Bush

City of Grapevine Attorney
Historic Preservation Officer (HPO)
Historic Preservation Secretary

CALL TO ORDER

Chairman Shope announced City Council had appointed Jason Parker to serve on the Planning & Zoning Commission (P & Z), replacing Jason will be HPC Alternate Paula Wilbanks now a Commissioner; and Mr. Jim Niewald has been appointed as an Alternate Commissioner to take the oath of office this evening. He thanked Council Liaison Paul Slechta, City Attorney Matthew Boyle, Executive Director Paul W. McCallum and P & Z Liaison Monica Hotelling for their service; and acknowledged the telephone participation of Commissioners Cox and Gilliland.

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.

Chairman Shope called for any citizen comments written or telephonically; there were none.

WORK SESSION

Staff Approved Certificates of Appropriateness as follows:

- #CA20-115 for property located at 318 Ruth Street;
- #CA21-03 for property located at 520 South Main Street;
- #CA21-10 for property located at 301 East Texas Street;
- #CA21-11 for property located at 319 South Main Street;
- #CA21-12 for property located at 309 South Main Street;
- #CA21-13 for property located at 854 East Wall Street
- #CA21-14 for property located at 311 Smith Street.

OATH OF OFFICE

The Oath of Office was administered to and sworn by Alternate Commissioner Jim Niewald.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA21-08** open for the property located at 403 South Main Street, legally described as Block 18 Lot 9 & 10 with exemption land & 2nd FL, 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 #CA21-08 was submitted on February 9, 2021, by the applicant Donny Mahan to remove and replace the existing wood windows in the second floor level of the Grapevine Masonic Lodge #288. The non-original wood windows were installed and funded by a grant from Grapevine Convention and Visitors bureau in the 1980s. An analysis of the existing wood windows was conducted by B.J. Pavareh of A Wooden Masterpiece Inc. revealing severe deterioration of the windows.

The existing front windows are one-over-one double hung windows. The existing windows along the side and rear of the building are six-over-six double hung windows. Old photos of the building show all of the second floor windows were originally one-over-one wood window units. The proposal would return the street view of the building to its original appearance, with the original one-over-one window configuration restored to the side and rear elevations of the building. In addition, three non-original aluminum windows on the south and rear sides of the building will be replaced with one-over-one double hung wood windows. The metal cladding of the proposed new wood windows would ensure their longevity and the color of the exterior finish would be black.

RECOMMENDATION:

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) with regard to the proposed plans for the building, found the proposal in compliance.

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA21-08 for the property located at 403 South Main Street, legally described as Block 18 Lot 9 & 10 portion with exemption land & 2nd FL, Grapevine, City of, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Remove the existing deteriorated wood windows in the second floor of the building and replace them with Jeld-Wen one-over-one, metal clad wood windows;

as per the attached plans and specifications with the conditions a building permit is obtained from the Building Department; and all exterior materials, finishes and paint colors are required to be approved on a separate Certificate(s) of Appropriateness.

Chairman Shope called on the Masonic Lodge #288 members Donny Mahan representing building maintenance and Treasurer David Earnest for their comments on this case. Mr. Mahan said he had called on A Wooden Masterpiece Inc. restoration for

repair work and was told the windows were past repair. He had noticed the windows Ware's Painting were working on in the 300 block of Worth Street and found they were Jeld-Wen metal clad. Commissioner Chuck Voelker questioned the description of metal clad to replace wood windows; Mr. Klempin noted they are wood windows but with a metal cladding to weather the elements better for a longer lasting window with new technology evolving over the last 20 years; and confirmed, they are a wood window. Mr. Mahan said they wanted to paint back to the original color but with a darker, maybe black around the windows.

Margaret Telford made the motion to close the Public Hearing for #CA21-08; Chuck Voelker seconded the motion prevailing in a vote of:

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

Chairman Shope called for any other questions; there were none.

Margaret Telford made the motion to approve #CA21-08 as presented for the one-over-one Jeld-Wen windows and the conditions as presented; Ashley Anderson seconded the motion prevailing in a vote of:

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

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MINUTES

Chuck Voelker made the motion to approve the minutes from the February 17, 2021 meeting as written; Vick Cox seconded the motion which prevailed in the following vote:

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

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Chairman Shope thanked Mr. Mahan and Treasurer Earnest for the good works and support the Masonic Lodge #288 provides. Chairman Shope announced the third class of the GCISD Walk of Honor induction ceremony for Joe Box, Bob Burrus, Phil Parker and former Commissioner Ted Ware would be at the Colleyville Center on Sunday,

March 28, 2021; recognition plaques are permanently displayed at the Mustang Panther Stadium.

ADJOURNMENT

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

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

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

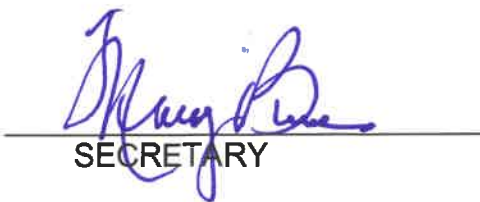
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 26TH DAY OF MAY 2021.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY