Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, July 28, 2021

1. Welcome

2. Call to Order

3. Citizen Comments

   Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with staff. A member of the public may address the Historic Preservation Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

4. Oath of Office

5. Work Session

   A. Approved Certificates of Appropriateness as follows:

      #CA21-36 for property located at 908 East Wall Street;
      #CA21-37 for property located at 307 East College Street;
      #CA21-41 for property located at 129 South Main Street, Suite #105;
      #CA21-42 for property located at 129 South Main Street, Suite #100.

6. Public Hearing

   A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA21-38 for property located at 316 South Barton Street, Block 1, Lot 24R, City of Grapevine and take any necessary action.

7. Minutes

   A. Commission to consider the minutes of the June 23, 2021 Regular Meeting.

8. Adjournment

If you plan to attend this public meeting and have a disability requiring special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on August 25, 2021 in the 2nd Floor Council Chambers, Grapevine City Hall, 200 South Main Street, Grapevine, Texas 76051.

In accordance with Texas Government Code, Chapter 551.001 et seq acts of the 1993 Texas Legislature, the Grapevine Historic Preservation Commission agenda was prepared and posted on the 23rd day of July 2021 at 5:00 p.m.

David Klempin
Historic Preservation Officer

Ron Stombaugh
Assistant Director of Development Services

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER WDK
RON STOMBAUGH, ASSISTANT DIRECTOR,
DEVELOPMENT SERVICES
DON DIXSON, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, JUNE 28, 2021
SUBJECT: CERTIFICATE OF APPROPRIATENESS **#CA21-38**
LANDMARKED 1970 BUTLER BUILDING
ORDINANCE #2010-11, #HL10-03
MAIN STREET BISTRO & BAKERY COMMISSARY BUILDING
316 SOUTH BARTON STREET
FABIEN GOURY, BUILDING OWNER, APPLICANT
GARY D. LAND, ARCHITECT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve Certificate of Appropriateness #CA21-38 for the property located at 316 South Barton Street, legally described as Block 1, Lot 24R, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Demolish the existing storage units on the rear portion of the lot;
2. Demolish existing Butler Building constructed in 1970;
3. Construct a new two story building on Barton Street, with the rear portion of the building covered by a Quonset structural roof system; the Quonset portion of the building to include storage space, a mezzanine, two loading docks and indoor parking;

as per the attached plans with the condition a parking plan is approved by the Planning and Zoning Commission and City Council, a permit be 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.

BACKGROUND:

Certificate of Appropriateness application #CA21-38 was submitted on June 21, 2021 by the applicant Fabien Goury for a new 15,026 square foot commissary building to include a Quonset structure in the narrow portion of the lot containing two loading docks, interior mezzanine, warehouse and indoor parking.

This Quonset structure system was developed during World War II and used as housing for military units during the war. Following the end of the war the structural type was utilized for warehouses, barns and storage facilities throughout the United States. Quonset structures in the Grapevine area were used on farms to house grain, farm equipment and animals. The proposal would pay tribute to Grapevine's agricultural heritage. It is visually

compatible with the surrounding metal clad structures and those found in the 800 block of South Main Street in the Cotton Belt Railroad Historic District and along West Hudgins Street.

Plans for the new addition were developed by Gary D. Land, Architect to follow the 2013-23 Historic Preservation Ordinance and Design Guidelines for landmarked properties in the Historic Township District. Exterior siding for the new addition would be corrugated metal siding to match the materials on neighboring structures.

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

The property is located in Central Business District Zoning (CBD), the total building area is 15,026 square feet. The property lot size is 15,369 square feet and the proposed building coverage is 10,651 square feet, 69% (maximum 100 percent lot coverage). Building height is 30 feet on the Barton Street elevation and 38'-10" on the Church Street elevation.

Staff recommends the Historic Preservation Commission approve #CA21-38 for 316 South Barton Street as per the attached plans with the condition a parking plan is approved by the Planning and Zoning Commission and City Council, a permit be 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.

#CA21-38

THE SECRETARY OF THE INTERIOR'S
Standards for the Rehabilitation of Historic Properties

REHABILITATION IS DEFINED *as the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values.*

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date JUNE 21, 2021

Number #CA21-38

Property Owner Name, Address & Phone Number
FABIEN GOURT
326 EAST TEXAS STREET
GRAPEVINE, TX 76051
Phone: 817 239-7116
Mobile: →
Email: FABIENGOURT@gmail.com

Applicant Name, Address & Phone Number
FABIEN GOURT
SAME
Phone: 817 239-7116
Mobile →
Email: FABIENGOURT@gmail.com

Property Address *(include any suite number)*
1970 BUTLER BUILDING
316 SOUTH BARTON STREET
GRAPEVINE, TX 76051

Legal Description
Block 1 Lot 24R
Subdivision —
CITY OF GRAPEVINE

Tenant Name/Occupancy/Use BAKERY COMMISSARY

Request/Description of Work to Be Done
NEW COMMISSARY BUILDING
MAIN STREET BREAD BAKING COMPANY COMMISSARY

Drawings/Sketches Attached
✓ Yes o No

Photographs Attached
✓ Current o Historic

Material Sample(s) Attached *(please list)*

I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Grapevine's Historic Overlay District Ordinances and Building Codes. ***APPROVAL OF A CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF OTHER REQUIRED BUILDING PERMITS.***

Signed x X
Owner or Contractor

Print Name FABIEN GOURT

Office Use

✓ Approved- Staff ___ HPC ✓

o Approved with Conditions:

o Denied

x _____
Chair – Historic Preservation Commission

x _____
Historic Preservation Officer

x _____
Building Official

Date _____

THIS IS NOT A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY THE BUILDING DEPARTMENT BEFORE STARTING WORK.

DELIVER TO: HISTORIC PRESERVATION DEPARTMENT
636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

OFFICE 817-410-3556

This form must be completed by the applicant for
NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS
SITE & BUILDING PLAN REQUIREMENTS

CASE NO. #CA 21-38
DATE 6/21/21

Reference: Ordinance No. 2013-23 www.grapevinetexas.gov/documentcenter/view/881

The following information is required for properties with Historic Landmark Subdistrict Overlays and/or properties located within the boundary of the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: 6/21/21 **Time:** 3:30 pm WOIL
Contact: (817.410.3197 817.410.3185)

1. **Survey Plan** ☑
2. **Site Plan** ☑
3. **Floor Plans** ☑
4. **Elevations** ☑
5. **Roof Plan** ☑
6. **Street Facing Elevations** ☐ of proposed structure with building elevations of structures on adjacent properties. NA COMMERCIAL CBD
7. **Photographs** ☑ of any elevation for any building or structure to be altered or demolished.

Property Lot Size 15,369 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 15,026 sq.ft

Building Coverage (~~40% max~~ 100%) 69% 10,651 sq.ft

Building Height (35 ft. max) 38'-10"

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. — (Attached is included within the 3,400 sq. ft. max) — NA

Storage Shed (200 sq. ft. max) — NA

For Commercial Uses:

Impervious Area 92 % of Lot 14,209 sq.ft

Open/Green Space Area — % of Lot NA - CBD

Parking Spaces 11

ADA Parking Spaces 1

Easements —

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PLEASE NOTE this page is for ALL NEW CONSTRUCTION & ADDITION APPLICATIONS for PUBLIC HEARING:

1. **THE ABOVE INFORMATION MUST BE COMPLETE; WITH**
2. **ALL REQUIRED ATTACHMENTS COMPLETED; AND**
3. **A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS RECOMMENDED SIX WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION.**

#CA 21-38

Account #: 41517040

Location

Property Address: 316 S BARTON ST Interactive Map
City: GRAPEVINE
Zipcode: 76051
Georeference: 16060-1-24R
Neighborhood Code: Self Storage General
Latitude: 32.9385769093
Longitude: -97.0793986249
TAD Map: 2126-460
MAPSCO: TAR-027M

Property Data

Legal Description: GRAPEVINE, CITY OF Block 1 Lot 24R

Jurisdictions: 011 CITY OF GRAPEVINE
220 TARRANT COUNTY
906 GRAPEVINE-COLLEYVILLE ISD
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

State Code: F1 Commercial

Agent: None

Notice Sent: 04-30-2021
Notice Value: $200,952
Protest Deadline: 06-01-2021

Site Number: 80877098

Site Name: 316 BARTON

Site Class: MW - Warehouse-Self Storage
# of Parcels: 1

Primary Building:
Building Name: 316 / 41517040
Building Type: Commercial
Year Built: 1970

Gross Building Area †††: 3,440
Net Leasable Area †††: 3,440
Land Sqft ♦: 15,369
Land Acres ♦: 0.3528

Pool: N

††† Rounded
♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:
GOURY FABIEN
326 E TEXAS ST
GRAPEVINE, TX 76051-5405

Deed Date: 03-01-2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D212055447

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
GERSCHICK DONALD THOMAS	01-01-2010	00000000000000	0000000	0000000

Values

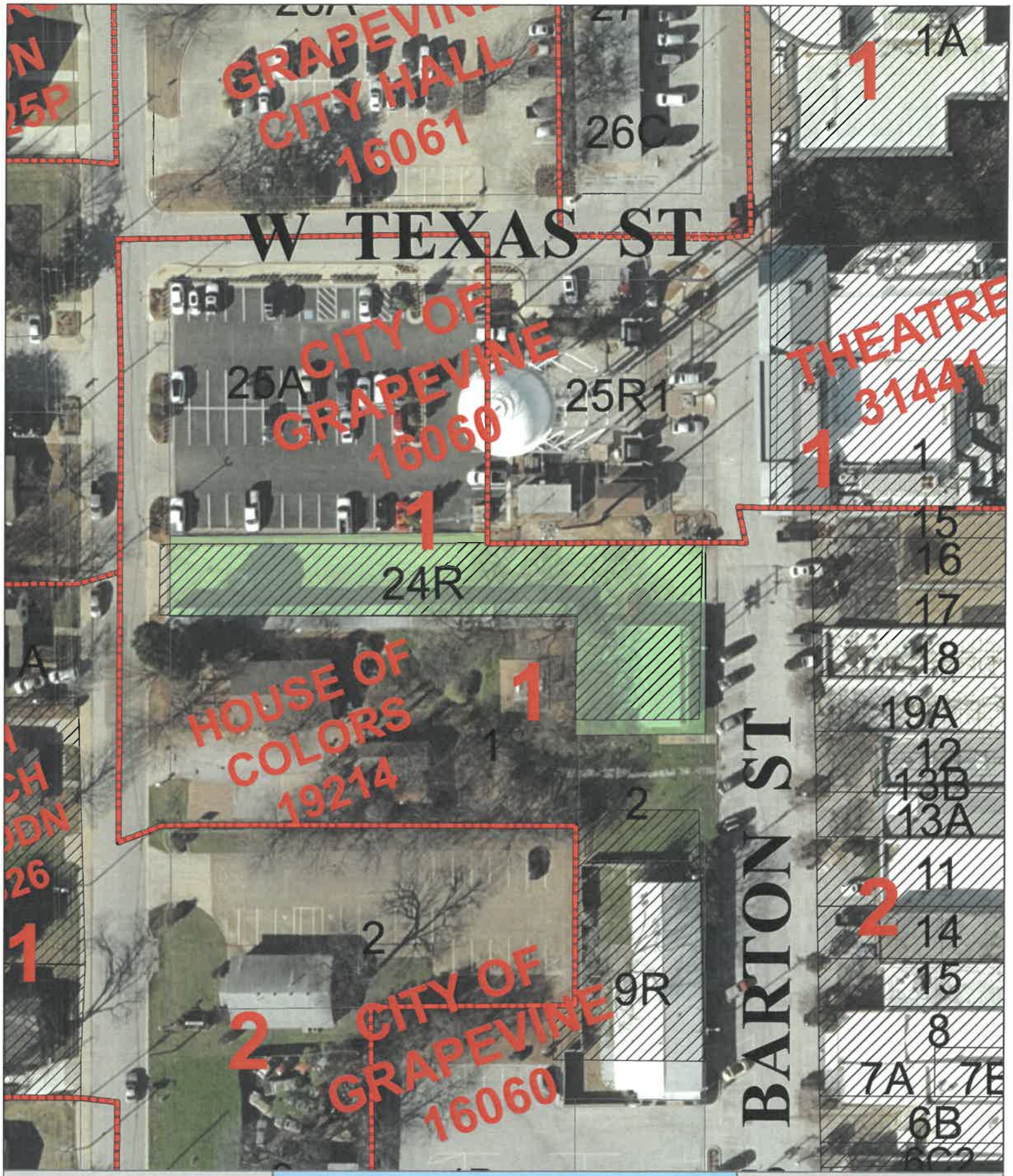
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	$93,369	$107,583	$200,952	$200,952
2020	$93,369	$107,583	$200,952	$200,952
2019	$93,369	$107,583	$200,952	$200,952
2018	$93,369	$107,583	$200,952	$200,952
2017	$109,735	$107,583	$217,318	$217,318
2016	$106,384	$107,583	$213,967	$213,967

A zero value indicates that the property record has not yet been completed for the indicated tax year

† Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions



Legend

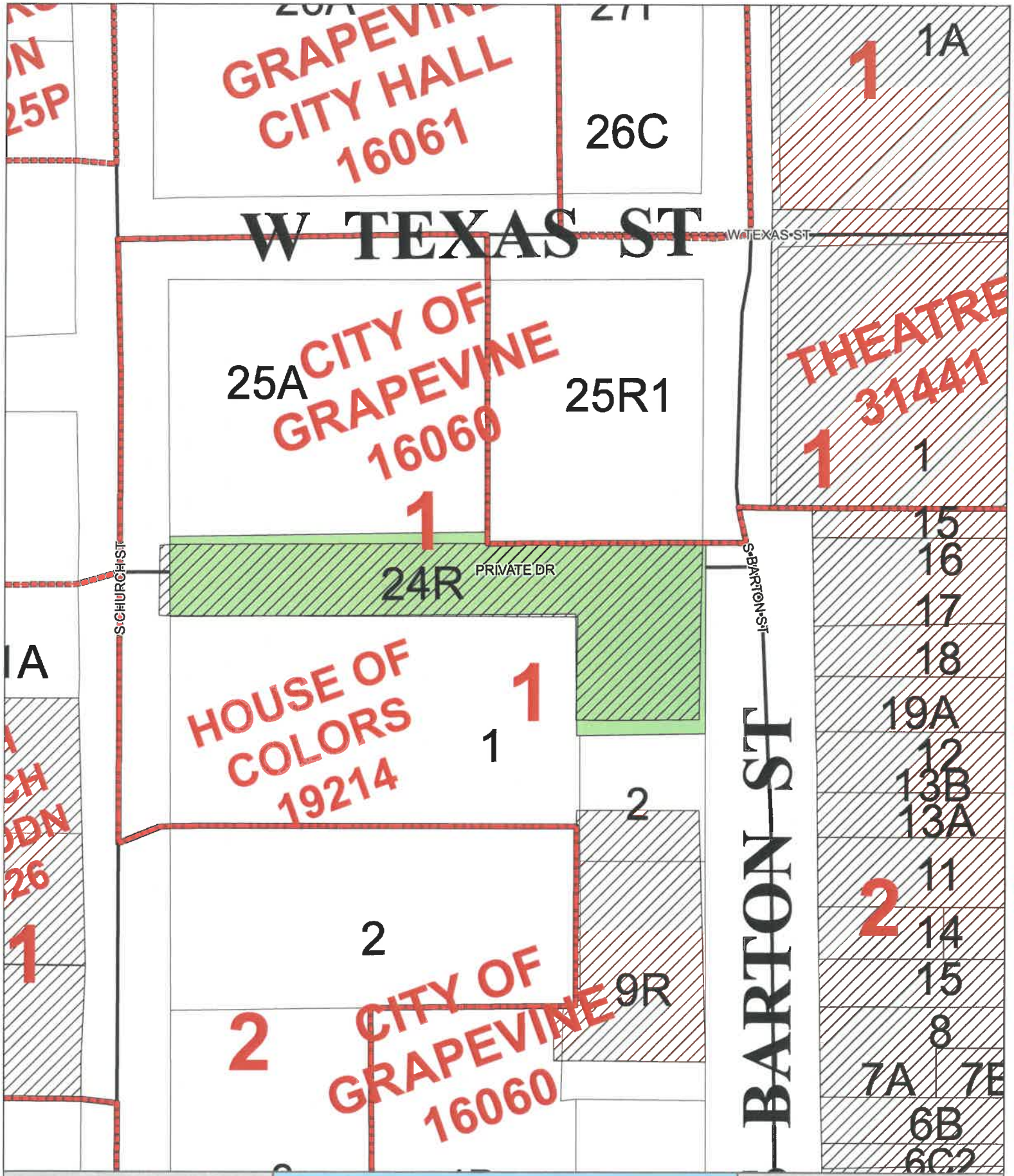
- Landmarked Property
- City Limits
- Zoning

#CA21-38
316 South Barton Street

7/16/2021

0 25 50 100
Feet

1 inch = 60 feet


GRAPEVINE CITY HALL 16061
26C
W TEXAS ST
W TEXAS ST
CITY OF GRAPEVINE 16060
25A
25R1
THEATRE 31441
1A
1
1
1
15
16
17
18
19A
12
13B
13A
11
14
15
8
7A
7E
6B
6C2
24R
PRIVATE DR
S CHURCH ST
S BARTON ST
BARTON ST
HOUSE OF COLORS 19214
1
1
2
2
2
9R
CITY OF GRAPEVINE 16060
2
1
IA
25P
Legend
Landmarked Property
City Limits
Zoning
Streets
#CA21-38
316 South Barton Street
7/16/2021
0 25 50 100
Feet
1 inch = 60 feet

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, June 23, 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
Eric Gilliland	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Paula Wilbanks	Commissioner
Jim Niewald	Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

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)
Matthew C. G. Boyle	City of Grapevine Attorney
David Klempin	Historic Preservation Officer (HPO)
Mary Bush	Historic Preservation Secretary

WELCOME

Chairman Shope welcomed all with special thanks to City Council Liaison Paul Slechta; City Attorney Matthew Boyle; CVB Executive Director Paul W. McCallum and Planning & Zoning Liaison Monica Hoteling for their service to the City above and beyond their duties.

CALL TO ORDER

Chairman Shope called the meeting to order at 6 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.

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

WORK SESSION

Approved Certificates of Appropriateness as follows:

#CA21-20 for property located at 816A South Main Street;
#CA21-33 for property located at 521 Estill Street;
#CA21-34 for property located at 420 South Main Street;
#CA21-35 for property located at 621 North Main Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA21-19** open for the property located at 922 East Wall Street, legally described as Block 3 Lot 3, D. E. Box Addition, 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 #CA21-19 was submitted on May 3, 2021 (date corrected) by the owner/applicant David Lux for construction of a new 924 square foot addition to the rear of the house; and a new two-car detached garage at the rear of the property.

This Southwest Ranch style house was built by Dr. Carlton D. Pittard in 1965 as a speculative rental property. The 1,709 square foot house contains 1,309 square feet of living area and a 400 square foot two-car attached carport, recently enclosed as a two-car garage. It features brown brick wainscoting on the front and two sides of the house with vertical, board and batten wood siding on the remainder of the house. The existing windows are aluminum with narrow windows used to accent the front brick wall and 0mid-height windows used on the sides and rear of the house.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve Certificate of Appropriateness #CA21-19 for the property located at 922 East Wall Street, legally described as Block 3, Lot 3, D. E. Box Addition, 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 construct a new 924 square foot addition to the rear of the existing house containing a master bedroom with bath, closet and hall; and
2. to construct a new 500 square foot two-car detached garage in the rear yard of the house with driveway access from Wall Street;

as per the attached plans with the conditions all exterior materials including roofing, siding and trim, doors and door hardware, windows and exterior light fixtures be staff

approved under a separate Certificate(s) of Appropriateness; and a building permit be obtained from the Building Department.

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

The total living area including the original 1,309 square foot original house, the attached 400 square foot garage and the proposed 924 square feet addition is 2,633 square feet, within the maximum of 3,400 square feet allowed by the Preservation Ordinance. The proposed detached garage is 500 square feet. The property lot size is 15,238 square feet and the proposed building coverage is 20.5 percent, (maximum 40 percent lot coverage). Building height is 15'-4".

Plans for the new additions were developed by Miller CAD Custom Home Designs to follow the 2013-23 Historic Preservation Ordinance and Design Guidelines for the D. E. Box Addition Historic District. Exterior siding for the new addition and the detached two-car garage would be vertical, wood board and batten siding to match the materials on the existing house.

Staff recommended the Historic Preservation Commission approve #CA21-19 for 922 East Wall Street as per the attached plans with the conditions all exterior materials including roofing, siding and trim, doors and door hardware, windows and exterior light fixtures be staff approved under a separate Certificate(s) of Appropriateness; and a building permit be obtained from the Building Department.

Chairman Shope called on the property owner David Lux to make comments. Mr. Lux thanked the Commission and said he appreciated the Historic Preservation staff's time. He said he had made the rounds in the Metroplex having lived 17 years in Euless, 15 years in Bedford and 10 years in Hurst, and now looking forward to living in Grapevine.

Margaret Telford made the motion to close the Public Hearing for #CA21-19; Eric Gilliland seconded the motion prevailing in a vote of:

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

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

Chuck Voelker made the motion to approve #CA21-19 as presented with the conditions as presented; Eric Gilliland seconded the motion prevailing in a vote of:

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

Chairman Shope declared the **Public Hearing for #CA21-32** open for the property located at 848 East Texas Street, legally described as Block 5 Lot 7, D. E. Box Addition, 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 #CA21-32 was submitted on May 18, 2021 (date corrected) by applicant Jay Gravatt for a new 333 square foot addition to the rear of the house containing a master bathroom and closet to serve the existing master bedroom; and an expansion of the existing kitchen area.

This traditional style house was built for the H. O. Oatis family in 1949 to serve as their family home. Mr. H. O. Oatis was the owner of the "Oatis 5 cent to $1.00 Store" on Main Street in Grapevine. The existing 1,532 square foot house contains a living area and a living area converted from a one-car attached garage. The original windows of the house were wood with many having been replaced with aluminum units.

A two-story outbuilding in the rear yard contains 1,024 square feet of living space.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve Certificate of Appropriateness #CA21-32 for the property located at 848 East Texas Street, legally described as Block 5, Lot 7, D. E. Box Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

> to construct a new 333 square foot addition to the rear of the house containing a master bathroom and closet for the existing master bedroom; and expansion of the existing kitchen area;

as per attached plans with the conditions the applicant obtain approval of the east side yard setback from the Board of Zoning Adjustment; all exterior materials including roofing, siding and trim, doors and door hardware, windows and light fixtures be staff approved under a separate Certificate(s) of Appropriateness; and a building permit be obtained from the Building Department.

Plans for the new addition were developed by Edward and Isaac Designs to follow the 2013-23 Historic Preservation Ordinance and Design Guidelines for the D. E. Box Addition Historic District. Exterior siding for the new addition would be No.105 horizontal wood siding to match the materials on the existing house.

Chairman Shope called on property owner Ms. Marjorie Huey or the applicant/contractor Jay Gravatt of Rocking J Construction 840 East Texas Street for comments. Mr. Gravatt was present, he stated his name and company name.

Margaret Telford made the motion to close the Public Hearing for #CA21-32; Ashley Anderson seconded the motion prevailing in a vote of:

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

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

Chuck Voelker made the motion to approve #CA21-32 as presented with the conditions as presented; Eric Gilliland seconded the motion prevailing in a vote of:

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

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MINUTES

Margaret Telford made the motion to approve the minutes from the May 26, 2021 meeting as written; Ashley Anderson seconded the motion which prevailed in the following vote:

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

ADJOURNMENT

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

Ayes: 7 (Shope, Anderson, Gilliland, Niewald, Telford, Voelker and Wilbanks)
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 28th DAY OF JULY 2021.

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
SECRETARY