

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, September 24, 2014, at 6:00 p.m. in the Grapevine Convention & Visitors Bureau, 2nd Floor Boardroom, 636 South Main Street, Grapevine, Texas, with the following members present to wit:

Burl Gilliam	Chairman
R. Lee Derr	Vice Chairman
Ashley Anderson	Commissioner
Vick Cox	Commissioner
Margaret Telford	Commissioner
Sean Shope	Commissioner
Chuck Voelker	Alternate

The above Commissioners constitute a quorum with member(s) Commissioner Ted Ware, City Council Liaison Shane Wilbanks and Planning & Zoning Liaison Monica Nance absent.

With the following city staff present:

Paul W. McCallum	Executive Director, Grapevine Convention & Visitors Bureau
David Klempin	Historic Preservation Officer
Mary Bush	Historic Preservation Secretary

CALL TO ORDER AND WELCOME

Chairman Burl Gilliam called the Public Hearing 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.

NO COMMENTS SUBMITTED

OATH OF OFFICE

The Oath of Office was administered to reappointed Commissioners Burl Gilliam, Margaret Telford, Chuck Voelker and Ashley Anderson

ELECTION OF CHAIRMAN

Vice-Chairman R. Lee Derr called for nominations for the Historic Preservation Commission chairman. Margaret Telford nominated Burl Gilliam to return as chairman; Vick Cox seconded the motion which prevailed in the following vote:

Ayes: (Derr, Anderson, Cox, Telford, Shope and Voelker)
Nays: None
Absent: (Ware)

WORK SESSION

David Klempin passed around the most recent staff approved Certificates of Appropriateness for the Commission to review.

A. Approved Certificates of Appropriateness as follows:

#CA13-97 for property located at 317 East Worth Street;
#CA14-39 for property located at 214 East College Street;
#CA14-42 for property located at 430 South Main Street;
#CA14-44 for property located at 423 South Main Street;
#CA14-45 for property located at 841 East Texas Street;
#CA14-46 for property located at 701 South Main Street;
#CA14-47 for property located at 841 East Texas Street;
#CA14-49 for property located at 415 South Main Street;
#CA14-50 for property located at 527 South Dooley Street;
#CA14-51 for property located at 914 East Wall Street;
#CA14-52 for property located at 404 South Main Street;
#CA14-53 for property located at 326 South Main Street;
#CA14-54 for property located at 419 South Main Street, Suite #200;
#CA14-55 for property located at 841 East Texas Street;
#CA14-56 for property located at 527 South Dooley Street.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #HL14-07** for the property located 705 East Texas Street, legally described as Block 105, Lot 9, College Heights Addition, Grapevine, Texas and take any necessary action to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G-Grapevine Code of Ordinances). Chairman Gilliam called on David Klempin to present the case.

BACKGROUND:

On September 9, 2014, the owner Neal Cooper of Copper Street Homes, submitted #HL14-07 for the property located at 705 East Texas Street. This 710 sq. ft. house was built in 1946 in the minimal traditional style popular in Grapevine following World War II. The house is asymmetrical with a gable to the left of the front entrance door. The house is sheathed in No.105 wood siding and features aluminum windows, a popular and sophisticated feature for the 1940s.

The College Heights Addition was established in 1907 when Grapevine became an incorporated Town. It is a significant part of the Original Town Residential Historic District which is a cohesive grouping of residential buildings, set in a historically appropriate natural and man-made landscape representing the late 19th and early 20th century residential history of Grapevine.

Surviving basically intact are dwellings representing a variety of vernacular forms and nationally popular domestic architectural styles from the 1880s to the 1940s. The architectural fabric within the neighborhood reflects the distinctive architectural characteristics of late 19th and early 20th century residential buildings. Its buildings hold an association with people and events who made a significant contribution to the history of Grapevine. Its homes are tangible reminders of the community's settlement and early years of prosperity, reflecting the architectural traits, patterns of land use and other elements of landscape embodying the period of 1880s to 1940s; and help to tell the story of the families and individuals who contributed to the growth and development of Grapevine

RECOMMENDATION:

Staff recommends approval of the Historic Overlay **#HL14-07** to record the history of the property and to allow the Historic Preservation Commission to have input in the development and the future of the development of the house and property in the College Heights addition. As per the proposed design guidelines.

Margaret Telford moved to close the public hearing; Ashley Anderson seconded the motion which prevailed in the following vote:

- Ayes: (Derr, Anderson, Cox, Telford, Shope and Voelker)
- Nays: None
- Absent: (Ware)

Margaret Telford made the motion to approve #HL14-07; Ashley Anderson seconded the motion which prevailed in the following vote:

- Ayes: (Derr, Anderson, Cox, Telford, Shope and Voelker)
- Nays: None
- Absent: (Ware)

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Chairman Gilliam opened the **Public Hearing for #CA14-59** for the property located at 705 East Texas Street, legally described as Block 105, Lot 9, College Heights Addition, Grapevine, Texas and take any necessary action to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G-Grapevine Code of Ordinances). Chairman Gilliam called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA14-59 was submitted on September 9, 2014 by the owner Neal Cooper for the renovation and construction of a new addition and detached two-car garage to the existing house. The owner submitted an application for Historic Landmark overlay #HL14-07 for the property on September 9, 2014 and Design Guidelines have been prepared for the property. The existing structure on the site is located in the College Heights Addition and was constructed in 1946 in the minimal traditional style. The house is 710 square feet in size.

The renovation and new addition would incorporate the existing house into a larger 1 ½-story traditional-style house with a new two-car detached garage building. The house would contain 3,188 square feet of living area and a 499 square foot detached garage. These new additions are designed to be compatible with the new landmarked properties to the east and south of the house, on the corners of Texas and Wood Streets. The original house would be lifted and a new foundation constructed beneath it, prior to additions being constructed. The plans for the house have been prepared following the design guidelines established for the property. The house will serve as the primary residence for the new owner.

RECOMMENDATION

Staff recommends approval of #CA14-59 for construction of the renovation; new addition; and garage with the conditions historic landmark overlay #HL14-07 is approved for the property and all exterior materials, windows, doors, light fixtures and paint colors be approved under separate Certificates of Appropriateness.

Mr. Neal Cooper spoke to the Commission regarding Grapevine's soil and the foundation option of physically injecting a stabilizer into the soil. He said he has done this on several properties, it is very expensive, but it does stabilize the foundation and you are back to a foundation good for 100 years. The house is designed to mirror the Dr. Davis house across the street; there are townhomes behind the property. Mr. Cooper will use the 105 siding, rather than Hardie board; the 105 is more difficult but will match the original siding on the house. The small 710 square foot house had been dwarfed by the surrounding homes; the proposed plans will balance out this corner. He will use wood windows, no metal clad.

Commissioner Margaret Telford suggested raising the gable. Mr. Cooper said had raised the gable three times upon David Klempin's recommendation. He said he should have brought a perspective drawing and he will include on future cases.

Vice-Chairman R. Lee Derr asked about the 1945 home versus a Craftsman; he would like to keep the same feel as the original house. Mr. Cooper said he was willing to replace the shingling and go with siding in the gables; this was agreed to and also to not use the Craftsman windows but "one over one" windows as original to the house. Lee complimented Mr. Cooper on the massing of the proposed plans.

Chairman Gilliam told Mr. Cooper he really appreciated him and his work with the Commission. He responded he is learning and continues to study balancing the soil and streetscape. Commissioner Vick Cox added this roof was actually less dominant and set further back than his own house.

Margaret Telford moved to close the public hearing; Ashley Anderson seconded the motion which prevailed in the following vote:

Ayes: (Derr, Anderson, Cox, Telford, Shope and Voelker)
Nays: None
Absent: (Ware)

Vick Cox made the motion to approve with the conditions as stated plus with the condition David Klempin review for the "one over one" windows and the shingling as discussed; Margaret Telford seconded the motion which prevailed in the following vote:

Ayes: (Derr, Anderson, Cox, Telford, Shope and Voelker)
Nays: None
Absent: (Ware)

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#HL14-05 UPDATE

The July 15, 2014 City Council Public Hearing for Historic Landmark Overlay Application **#HL14-05** for the property located at 1400 South Main Street, Block 1 Lot 1, First National Bank Addition, Grapevine, Texas. Council tabled this case.

City Council has now approved the historic overlay with the compromise of the entire property will not be landmarked; only the exterior 40,000 square feet Dahl building will be protected.

MINUTES

Margaret Telford made the motion to accept the minutes from the July 23, 2014 meeting; Chuck Voelker seconded the motion, which prevailed by the following vote:

Ayes: (Derr, Anderson, Cox, Telford, Shope and Voelker)
Nays: None
Absent: (Ware)

ADJOURNMENT

Sean Shope made the motion to adjourn the meeting. Ashley Anderson seconded the motion, which prevailed in the following vote:

Ayes: (Derr, Anderson, Cox, Telford, Shope and Voelker)
Nays: None
Absent: (Ware)

The meeting adjourned at 7:20 p.m

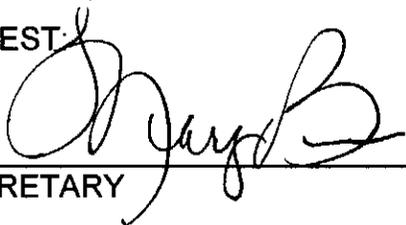
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 22ND DAY OF OCTOBER, 2014.

APPROVED:



CHAIRMAN

ATTEST


SECRETARY