

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, October 22, 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
Ted Ware	Commissioner
Chuck Voelker	Alternate
Shane Wilbanks	City Council Liaison and
Monica Nance	Planning & Zoning Liaison

The above Commissioners constitute a quorum with member(s) Commissioner Sean Shope, 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

Gary Parker, 1236 Airline Drive, Grapevine, Texas
Jeff Avery, 1314 Worthington, Grapevine, Texas
Laine Horton, 1234 Airline Drive, Grapevine, Texas

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.

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:

- #CA14-58 for property located at 413 East Texas Street;
- #CA14-60 for property located at 909 South Main Street, Suite #110;
- #CA14-61 for property located at 814 South Main Street.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #HL14-08** for the property located at 622 Estill Street, legally described as Block 103, Lot 5, College Heights Addition, City of Grapevine 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 October 8, 2014 applicant Neal Cooper, of Copper Street Homes, submitted Historic Landmark Application #HL14-08 on behalf of the present owners David and Shelly Cox for the property located at 622 Estill Street in the College Heights Addition, located within the boundary of the Historic Grapevine Township. The property contains an existing 1,460 square feet house built in 1961.

The house was purchased by Deborah Rogers in 1999 and the exterior added to and remodeled, giving it an entirely different appearance. Upscale improvements and finishes were added to the house as well as an exterior attached deck. A detached two-car garage was constructed in the southwest corner of the lot. Unfortunately, all of this construction work was carried out utilizing the existing framing system and foundation which has now failed. The detached two-car garage foundation has also failed, sinking approximately 10 inches at the southwest corner causing the structure to lean.

On October 8, 2014 the applicant also filed Certificate of Appropriateness application #CA14-64 for demolition of the house, due to its failed foundation. Architect Russell Moran has prepared plans to replace the house with a new period-style house designed according to the June 2013 updated Historic Preservation ordinance.

RECOMMENDATION:

Staff recommends approval of Historic Overlay #HL14-08 to record the history of the property and to allow the Historic Preservation Commission to have input in the proposed redevelopment of the property. A set of the proposed design guidelines for the property were presented in the agenda packet.

David Klempin explained the house on the property to be landmarked was no longer a historic property as it had been remodeled beyond representation of Grapevine's history. The remodel looked like a beautiful home but was now turned, twisted and deemed unlivable due to its poor foundation. The property has been purchased by David and Shelley Cox of 310 East College Street. They plan to build a new home for Mrs. Cox's parents to live nearby.

Contractor Neal Cooper spoke on behalf of Mr. and Mrs. Cox. Council Liaison Shane Wilbanks asked how and when the house had come to the current condition; Margaret Telford asked if this had just shown up. David Klempin said it appeared the additions to the home had led to the failing foundation. Commissioner Telford said our Craftsman bungalows are continually being overpowered by 1 1/2 story, triple sized homes.

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

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

Chuck Voelker made the motion to approve #HL14-08; Ted Ware seconded the motion which prevailed in the following vote:

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

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Chairman Gilliam opened the **Public Hearing for #CA14-64** for the property located at 622 Estill Street, legally described as Block 103, Lot 5, College Heights Addition, City of 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 #CA14-64 was submitted on October 8, 2014 by the applicant Neal Cooper, of Copper Street Homes, for demolition of the existing house and the construction of a new 1 1/2 story house with attached garage. The existing house and the detached one-car garage have failed foundations. The house is currently not livable.

The proposed plans for the new house were developed by architect Russell Moran following the updated June 2013 Preservation Ordinance. It contains 2,647 square feet of air conditioned living area including foyer, family room, dining room, kitchen, four bedrooms, three bathrooms and a 456 square feet attached garage. Per the Preservation Ordinance, the garage counts as part of the living area as it is attached to the main structure. The total living area is 3,103 square feet, which is within the 3,400 maximum square footage established per the Preservation Ordinance. Covered porches and patios do not count against the maximum living area square footage.

Staff recommends approval of #CA14-64 for demolition of the existing house and the construction of the new house per the attached plans with the conditions 1) #HL14-08 be approved for the property; 2) the rear hipped roof be replaced with a gable roof facing south as indicated in Alternate "A" in the agenda packet and; 3) all exterior materials, finishes, paint colors, doors, door hardware, windows and light fixtures each require approvals and application(s) be made for a Certificate(s) of Appropriateness.

RECOMMENDATION

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA14-64 for the property located at 622 Estill Street, legally described as Block 103, Lot 5, College Heights Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

The demolition of the existing house and construction of a new 1 1/2 story period-style house with an attached two-car garage as per the attached plans with the conditions 1) Historic Landmark Overlay #HL14-08 be approved for the property; 2) the rear hip roof be replaced with a gable roof facing south as indicated in Alternate "A"; and all exterior materials, finishes, paint colors, doors, door hardware, windows and light fixtures require approval on a separate Certificate(s) of Appropriateness.

Chairman Gilliam asked Mr. and Mrs. Cox if they were agreeable to the suggested hip roof/gable of "Alternate A". David Cox said yes they were in agreement and thanked David Klempin for his recommendations, the alternate roof design and the last minute push to qualify his case for the October meeting.

Margaret Telford stated the proposed design was too big for the surrounding homes on this street and she disagreed with a house taking up a whole lot and leaving no green space.

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

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

Ashley Anderson made the motion to approve with the condition Alternate "A" be used as presented; Ted Ware seconded the motion which prevailed in the following vote:

Ayes: (Gilliam, Derr, Anderson, Cox, Voelker and Ware)
Nays: (Telford)
Absent: (Shope)

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MINUTES

Margaret Telford made the motion to accept the minutes from the September 24, 2014 meeting; Vick Cox seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

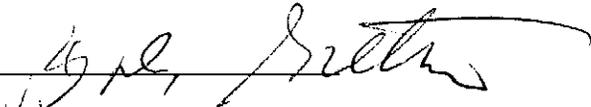
Chuck Voelker made the motion to adjourn the meeting. Margaret Telford seconded the motion, which prevailed in the following vote:

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

The meeting adjourned at 6:45 p.m

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 19th DAY OF NOVEMBER, 2014.

APPROVED:



CHAIRMAN

ATTEST



SECRETARY 19 Nov 2014