

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, December 17, 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:

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| Burl Gilliam | Chairman |
| R. Lee Derr | Vice Chairman |
| Vick Cox | Commissioner |
| Sean Shope | Commissioner |
| Margaret Telford | Commissioner |
| Ted Ware | Commissioner |
| Chuck Voelker | Alternate |
| Shane Wilanks | City Council Liaison |
| Monica Nance | Planning & Zoning Liaison |

The above Commissioners constituting a quorum with member(s) Ashley Anderson, Commissioner absent.

With the following city staff present:

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| 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

No 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.

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:

- #CA14-72 for property located at 701 South Main Street, Heritage Center;
- #CA14-75 for property located at 215 West College Street;
- #CA14-76 for property located at 736 East Wall Street;
- #CA14-77 for property located at 413 East Texas Street;
- #CA14-78 for property located at 701 South Main Street, Heritage Center.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA14-80** 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 approved by the Commission at the April 24, 2014 meeting for the renovation of the existing house, construction of a new addition and detached two-car garage on the property. The owner submitted an application for Historic Landmark overlay #HL14-07 for the property which was also approved at the April meeting.

At the Board of Zoning Adjustment (BZA) meeting regarding this case, it was discovered an error had been made by the architect in the calculation of total square footage of the house, making the lot coverage too great. This necessitated a redesign of the first floor of the house and a reduction in size of the house of by 400 square feet.

The elevations of the revised house appear generally the same except the rear wing exercise room has been eliminated; and the master bedroom has been reconfigured. The hip and gable roof has been eliminated from the garage and replaced with a gable roof. 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 recommended approval of #CA14-80 for the revised set of plans with the condition all exterior materials, windows, doors and hardware, lighting fixtures and paint colors to be approved under a separate Certificate(s) of Appropriateness.

Chairman Gilliam called on Neal Cooper (Copper Street Homes) for comments. Mr. Cooper agreed with the revised plans to bring within code and said the change to the original bump out on the garage's hip roof was now better as a gable roof to match with the gables of the house.

Vice Chairman Lee Derr questioned the new style decorative garage windows and asked to keep the windows simple.

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

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

Margaret Telford made the motion to approve #CA14-80 with conditions as presented; Sean Shope seconded the motion which prevailed in the following vote:

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

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MINUTES

Margaret Telford made the motion to accept the minutes from the November 19, 2014 meeting; Chuck Voelker seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

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

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

The meeting adjourned at 6:47 p.m.

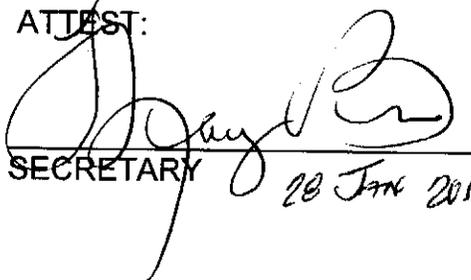
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 28TH DAY OF JANUARY
2015.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY 28 Jan 2015