

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, April 22, 2015 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
Sean Shope	Commissioner
Ted Ware	Commissioner
Chuck Voelker	Alternate
C. Shane Wilbanks	City Council Liaison
Monica Nance	Planning & Zoning Liaison

The above Commissioners constituting a quorum with member(s) Margaret Telford absent.

With the following city staff present:

Matthew Boyle	Attorney, City of Grapevine
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

There were 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 Certificate of Appropriateness as follows:

#CA15-21 for property located at 409 South Main Street.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA15-23** (Tabled from the March 25 to the April 22, 2015 meeting) for the Commission to hold a public hearing relative to Certificate of Appropriateness Application #CA15-23 for property located at 234 East Franklin Street, legally described as Block 31 Lot 2C & 3A, Grapevine, 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 #CA15-22 for demolition was submitted on March 12, 2015 by the owner/applicants Rick and Ginger Blazek for demolition of the original one-car carport to make way for an addition to the existing house. #CA15-23 was submitted for proposed plans for the house renovation and addition which included new additions on the first floor and the creation of a new second floor.

Although this property is in the historic Township, it strongly represents Grapevine's agricultural heritage through the ownership by the Chambers and Bragg families. Mr. Chambers owned City Drugstore on Main Street and was a long time Grapevine community leader and pharmacist and the Bragg family farmed for over 35 years in Grapevine. The house features a double gable front with a recessed porch. Non-original decorative wrought-iron columns support the porch roof. In the rear of the house, a cross axial wing projects from the main block of the house to the east. The gable features decorative scalloped vertical boarding matching the original detached one-car carport.

Plans for the renovation and additions were developed by M. J. Wright architects following the updated June 2013 Preservation Ordinance. The existing house contains 1,610 square feet. The new additions would bring the total climate controlled living area to 2,744 square feet. As the proposed 551 square feet two-car garage is directly attached to the house it is considered living area for calculation purposes per the 2013 Ordinance, bringing the total living area to 3,295 square feet. The existing and new porches and terraces are exempt from the square footage maximum of 3,400 square feet.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA15-23 for the property located at 234 East Franklin Street, legally described as Block 31, Lot 2C &3A, 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:

Renovation of the existing one-story bungalow including new first and second floor additions as per the attached plans with the conditions a Historic Landmark Overlay is approved for the property; and a permit is obtained from the Building Department.

Chairman Gilliam called on the architect, Josh Archer, to speak. Mr. Archer told all he had several meetings with David Klempin and Planning & Development Manager Ron Stombaugh. The Blazeks had wanted an attached garage but had to go with a detached garage to obtain the storage they required and comply with the 2013 Ordinance. At this time the Blazeks think it is best to not do a Historic Overlay on the property and therefore keep the 1933 carport original to the property. They had also reduced the rear first floor addition. Vice Chairman Lee Derr asked about the shed roof dormer; Mr. Archer said the dormer windows only lit the attic, Mr. Blazek said he felt the dormer balanced the house and gave it character.

Leonard Hall, Jr. addressed the Commission saying the Blazeks have been fine people in Grapevine since 1941 and their children had grown up together. Leonard also said his grandmother was a Bragg.

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

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

Ashley Anderson made the motion to approve #CA15-23 with conditions as presented; Vick Cox seconded the motion which prevailed in the following vote:

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

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Chairman Gilliam opened the **Public Hearing for #CA15-28** for the Commission to hold a public hearing relative to Certificate of Appropriateness Application #CA15-28 for the property located at 129 South Main Street, legally described as Block 1, Lot 1, Hazlewood Commercial Building Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Chairman Gilliam called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA15-28 was submitted on April 1, 2015 by the applicant Ronny Korb of Pinnacle Bank for an ATM machine to be located on the public sidewalk in front of the “Gallery on Main” building, 129 South Main Street. The machine is large: 93” high, 45” wide and 38” deep. It contains three white backlit panels illuminating internal signage. The Historic District Design Guidelines addresses and prohibits backlit signs in the Historic District.

The “Gallery on Main” property building was developed following Design Guidelines established for the property. The Historic Preservation Commission has review of items to be placed on the sidewalk; therefore this case was brought forward for consideration as to appropriateness for the Grapevine Main Street Commercial Historic District. Staff discussed this proposal with the owner’s representatives and Pinnacle Bank representative, Ronny Korb. Staff suggested the machine be recessed into the wall at the proposed location. The bank did not wish to pursue this.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA15-28 for the property located at 129 South Main Street, legally described as Block 1, Lot 1, Hazlewood Commercial Building 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 install an ATM: Automatic Teller Machine on the public sidewalk with a projecting wall sign mounted above, in front of the Gallery on Main Building, 129 South Main Street

as per the attached plan and photographs with the conditions the internal backlit sign be disabled and a permit(s) be obtained from the Building Department.

David Klempin said there was a strong desire to have an ATM somewhere in the building due to its restaurant and retail space. The commissioners asked if the tenants would not take credit cards as payment; David noted the newspaper racks on Main Street had been eliminated city ordinance several years ago.

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

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

Lee Derr made the motion to deny #CA15-28 with conditions as presented; Chuck Voelker seconded the motion which prevailed in the following vote:

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

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Chairman Gilliam opened the **Public Hearing for #CA15-31** for the Commission to hold a public hearing relative to Certificate of Appropriateness #CA15-31 for property located at 702 East Northwest Highway, legally described as Block 1 Lot 2, Adams 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:

Certificate of Appropriateness application #CA15-31 was submitted on April 16, 2015 by Matthew Blaxton, owner/applicant, to replace interior pier and beam foundation system with a new interior engineered slab on grade foundation system and to renovate the interior of the building to serve as a business office for the owner. The renovations have been carefully designed following the City of Grapevine Design Guidelines for Historic Residential Structures.

Carl and Della Simmons built this one-story simple Tudor Revival stone cottage in 1938. It is one of only two stone Period Revival houses built in Grapevine during this time period. (The other is located at 222 East Franklin Street.) The Simmons home has a rectangular footprint and an asymmetrical front facade. The steeply pitched shingle roof is multi-gabled, standard side gables and a set of front paired gables. The red sandstone wall surface extends from ground to roof with no break at the lower roof line. A prominent sandstone fireplace is placed to the right of the front entrance in a manner typical of Tudor-style homes. The entryway is characteristically arched with decorative stone work, as is the picture window of the protruding left gable. Both front windows extend from floor to the lower roof line. Now smoked glass, fixed casement windows, have replaced the original multi-paned clear glass windows. A smoked glass front door replaces the original wood. The cottage is otherwise unelaborated. The Simmons home stood by itself when first built and for many years after. Zoned "Commercial" in the late 1960s, non-residential development remained sparse along this section of Northwest Highway for many years.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA15-31 for the property located at 702 East Northwest Highway, legally described as Block 1, Lot 2, Adams Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Replace interior pier and beam foundation system with a new interior engineered slab on grade and renovate the interior of the building to serve as a business office for the owner following the City of Grapevine's Design Guidelines for Historic Residential Structures established for the property

as per attached plans with the conditions a bracing plan be submitted to protect the roof structure and stone walls during construction, 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(s) is obtained from the Building Department.

Staff recommends approval of Certificate of Appropriateness #CA15-31 for replacement of the pier and beam foundation system with an engineered slab on grade and renovation of the interior following Design Guidelines with the condition a bracing plan be submitted to protect the roof structure and stone walls during construction, 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 is obtained from the Building Department.

The owner, Matthew Blaxton, addressed the Commission to say he had wanted to secure this property to use as an office; he worked with the property owners to get a pass key to study and consult with Historic Preservation staff. The previous occupants made a mistake when they raised the grade. He noted the exterior's beautiful petrified wood and stonework. David Klempin noted the plans were to restore all interior finishes and to vault the interior to show the wood framing of the roof; interior wall piers were bois d'arc wood, the proposed plans are to stabilize the rafters and shore up to protect during repairs.

Commissioner Vick Cox asked Mr. Blaxton what roofing material would be used, Mr. Blaxton said they had not decided but would comply with proper materials of this era. He explained his work was as a project manager representing property owners; he takes on projects "putting boots on the ground" and he "quarterbacks" throughout the project. Vick asked if aluminum shingles would be considered, Mr. Blaxton said "no."

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

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

Sean Shope made the motion to approve #CA15-31 with conditions as presented and noting again the condition of structural bracing; Ashley Anderson seconded the motion which prevailed in the following vote:

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

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Chairman Gilliam opened the **Public Hearing for #CA15-29** for the Commission to hold a public hearing relative to Certificate of Appropriateness #CA15-29 for property located at 523 South Main Street, legally described as Block 16 Lot B & C, Grapevine, City of, Grapevine and take any necessary action to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G-Grapevine Code of Ordinances).

BACKGROUND:

Certificate of Appropriateness application #CA15-29 was submitted by applicant Justin Gilmore for rehabilitation of the historic J. E. M. Yates House, located within the College Street Residential Historic District.

The J. E. M. Yates House was built at 523 South Main Street in 1870's and was later given to Junius Edward Merritt Yates and his bride, Kate Jenkins, by her parents in 1876. The house remained in the Yates family until it was sold in 1941 to John Edward Foust II and his wife, Lillie, owners of J. E. Foust and Sons Funeral Home. The house has had major alterations and additions to the north and the south ends of the original structure. The funeral home celebrated its 100th anniversary in 1980 by placing a time vault on the south lawn to be opened in 2080. The original carriage house was moved to the north side of the funeral home to display the old hearse purchased in 1904 by J. E. Foust I. Three generations of Fousts have carried on the legacy of the family operated funeral home at this location. The property was later sold to Stewart Enterprises and subsequently to the current owner, Service Corporation International (SCI), the world's largest funeral home operator.

Plans for the rehabilitation have been developed following the Design Guidelines established for the district. Proposed work includes the removal of all brick veneer from the exterior of the building. The original J.E.M. Yates house siding, existing beneath the veneer brick, would be restored. Additions to the rear of the original house would be resided with wood to match the original Yates house structure. The existing non-original double-height porch roof with round columns would remain in place. A new period appropriate wood front door with sidelights would replace the current non-original door.

Additions to the north of the house, built in the 1940s and 1960s, would be resided with James Hardie siding board to match the profile and exposure of the original J. E. M. Yates house. The rooftop balustrade along the north additions would be removed permanently.

All existing windows on the Yates House and the additions would be replaced with metal clad one-over-one wood windows to match the original windows of the J. E. M. Yates house. Staff recommends approval of Certificate of Appropriateness #CA15-29 for the renovation with the conditions all exterior finishes and paint colors, doors and door hardware, windows and light fixtures be approved under a separate Certificate(s) of Appropriateness and permits are obtained from the Building Department.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness CA15-29 for the property located at 523 South Main Street, legally described as Block 16, Lot B & C, Grapevine, City of, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

To rehabilitate the historic J. E. M. Yates House and its additions following the Design Guidelines established for the College Street Residential Historic District; with work to include the removal of all veneer brick from building; restoration of the original wood siding and trim on the Yates house and east addition; to side the north additions with James Hardie siding and trim; replace all windows with metal clad wood windows to match original Yates House windows, replace front door with period appropriate wood door and sidelights;

with the conditions all final wood and James Hardie trim work and details for the J. E. M. Yates house and its addition's exterior finishes and paint colors, doors and door hardware, windows and light fixtures be approved under a separate Certificate(s) of Appropriateness and permits are obtained from the Building Department.

Chairman Gilliam called on Justin Gilmore of 5 Level Design to present. Mr. Gilmore said he began the restoration planning with the previous owners and is now working with the new owners. The existing brick veneer has worked to protect the existing structure, but was not original to the home and the additions were added in the 1940s and 1960s. Mr. Gilmore said he hoped to preserve the structure keeping the columns but adjusting their placement for structure; he will try to remove remodels to return to the original house getting the brick off and remediating the foundation. The foundation is up to 17 inches off in some areas and will need to be restructured and then cure for 14 days. Mr. Gilmore said much of the settling of the foundation was due to poor water drainage and will probably need some grading for proper drainage. The structural engineers say spread footings on slabs will be needed. Doors will have to be replaced due to damages caused by adjusting to the failing foundation; he will comeback with aluminum clad windows. He noted the original 1870s home had a chimney in the back, as the entire back had been torn off, it will be a major challenge to return to its original era.

Vice Chairman Lee Derr asked what the original siding was; Mr. Gilmore answered it was shiplap, barge board and brackets. Commissioner Sean Shope asked if any of

the proposed work would interfere, should 50 years from now it was decided to take back to the 1870's structure; Mr. Gilmore said no.

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

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

Sean Shope made the motion to approve #CA15-29 with conditions as presented to remove brick veneer, keeping columns and restoring all original wood with all details to be approved on separate Certificates of Appropriateness; Ashley Anderson seconded the motion which prevailed in the following vote:

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

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MINUTES

Ashley Anderson made the motion to accept the minutes from the March 25, 2015 meeting as written; Vick Cox seconded the motion which prevailed in the following vote:

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

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ADJOURNMENT

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

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

The meeting adjourned at 7:54 p.m.

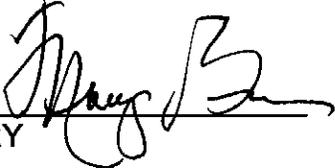
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 27TH DAY OF MAY 2015.

APPROVED:

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CHAIRMAN

ATTEST:

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SECRETARY