

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, May 27, 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
Margaret Telford	Commissioner
Ted Ware	Commissioner
Chuck Voelker	Alternate
C. Shane Wilbanks	City Council Liaison
Monica Nance	Planning & Zoning Liaison

The above Commissioners constituted a quorum with no member(s) absent.

With the following city staff present:

Matthew Boyle	Attorney, City of Grapevine
P.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

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:

- #CA15-25 for property located at 504 South Dooley Street;
- #CA15-26 for property located at 129 South Main Street, Suite #155;
- #CA15-27 for property located at 223 East College Street;
- #CA15-30 for property located at 527 South Dooley Street;
- #CA15-32 for property located at 342 South Main Street;
- #CA15-33 for property located at 223 East College Street;
- #CA15-34 for property located at 418 South Main Street;
- #CA15-35 for property located at 309 West College Street
- #CA15-38 for property located at 232 Austin Street;
- #CA15-39 for property located at 238 Austin Street;
- #CA15-40 for property located at 129 South Main Street, Suite #155.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA15-44** for the Commission to hold a public hearing relative to Certificate of Appropriateness Application #CA15-44 for property located at 129 South Main Street, Suite 105, legally described as Block 1, Lot 1, Hazlewood Commercial Building 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 #CA15-44 was submitted on May 7, 2015 by Eric Short of SLS Johnson Company Builders, to relocate an existing pair of entrance doors from the center bay of the storefront to the right hand bay and replace with plate glass window. The tenant wants to make this change to align circulation through the shop from the Main Street entrance to the rear parking lot entrance.

The plans for the Gallery on Main Street building have been carefully designed by the architects following the City of Grapevine Design Guidelines for Historic Commercial and Residential Structures and were approved by the Commission. The central bay of each façade of the Galleries on Main Building was selected to reflect the design of contributing buildings to the Grapevine Commercial Historic District. Changing the symmetrical storefront to an asymmetrical storefront configuration would be inappropriate for the subject façade as well as to the Gallery on Main Street complex and weaken the visual appearance of this façade.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **deny** Certificate of Appropriateness #CA15-44 for relocating the existing pair of entrance doors from the center bay of the storefront to the right hand bay of the storefront and replace the doorway with a plate glass window and base panel as per attached plans.

Chairman Gilliam called on Eric Short of SLS Johnson to speak. Mr. Short asked to move the front door five feet to the south and exchange out with the plate glass window. He said moving the door would provide better security and stated the success of the store would bring more jobs and taxes to the city of Grapevine. Chairman Gilliam called for any further discussion.

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

Ayes: 6 (Gilliam, Derr, Anderson, Shope, Telford and Ware)
Nays: 0
Absent: Cox (al)

Margaret Telford made the motion to **deny** #CA15-44 for the reasons as presented; Ted Ware seconded the motion which prevailed in the following vote:

Ayes: 6(Gilliam, Derr, Anderson, Shope, Telford and Ware)
Nays: 0
Absent: Cox (al)

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Chairman Gilliam opened the **Public Hearing for #CA15-46** for the Commission to hold a public hearing relative to Certificate of Appropriateness Application #CA15-46 for the property located at 854 East Wall Street, legally described as Block 2, Lot 8, 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:

Chairman Gilliam called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA15-46 was submitted on May 12, 2015 by Ryan Flannery to renovate the existing house by removing the exterior door from rear bedroom; to remove existing non-original front porch wall and replace with period style columns; remove and replace exterior wood fence with six feet high privacy fence; and to include a new addition to the master bath as per attached plans. The plans for the renovation were developed by architect Russell Moran following the Design Guidelines established for Grapevine’s D. E. Box Addition Historic District.

RECOMMENDATION:

Staff recommends approval of Certificate of Appropriateness #CA15-46 for the renovations of the existing property with the conditions 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.

Chairman Gilliam called on Ryan Flannery for comments to the Commission. Mr. Flannery said the property owner loved the Historic District and is planning more projects going forward.

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

Ayes: 7 (Gilliam, Derr, Anderson, Cox, Shope, Telford and Ware)
Nays: 0
Absent: None

Ashley Anderson made the motion to approve #CA15-46 with conditions as presented; Margaret Telford seconded the motion which prevailed in the following vote:

Ayes: 7 (Gilliam, Derr, Anderson, Cox, Shope, Telford and Ware)
Nays: 0
Absent: None

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Chairman Gilliam opened the **Public Hearing for #HL15-03** for the Commission to hold a public hearing relative to Historic Landmark #HL15-03 overlay for property located at 303 South Dooley Street, legally described as Block 106, Lot 1B, 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 May 4, 2015, Kosse Maykus, owner/applicant, submitted #HL15-03 for the property located at 303 South Dooley Street. This house was built in 1965 as 1,238 square feet, one-story minimal traditional style house on a corner lot in the College Heights Addition of the City of Grapevine. Rather than facing East Texas Street as most of the homes of the College Heights Addition, the front elevation is on South Dooley Street.

The house is rectangular in plan with a brick veneer exterior of white, grey, black and pink brick placed in a speckled pattern. The roof has a 4 to 12 pitch, with front facing projecting gables at either end of the house. Roofing shingles are white asphalt three tab shingles. White painted plywood siding with batten strips is used to clad the inside

of the gable walls and to enclose the overhanging roof eaves. A projecting porch roof overhang provides protection from the elements and extends over the sidewalk from the double-car attached garage to the main entrance door. Windows are aluminum, horizontal sliders placed high in the walls. The front entrance features a wood veneer slab-style door with an overlay of a white painted metal storm door unit. The garage features original tilt-up wood garage doors.

The front elevation is decorated with unique out-rigger wooden brackets of a reverse scroll pattern, which support the eaves of the front roof gables. Front fascia boards of the gables as well as the two garage doors are painted fire engine red as an accent. The house opens to the rear yard through an aluminum sliding glass door, a popular feature of homes of the 1960's. The rear yard is fenced with a traditional four feet high aluminum chain link fence.

This property is located in the College Heights Addition listed on the National Register of Historic Places. It is included in the Original Grapevine Township boundary. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of Grapevine. The surrounding contributing sites with structures erected between ca. 1889 - 1950, represent the efforts of many of Grapevine's leading merchants and professionals, as well as farmers and wage earners, during the period of significance. This area provides some of the city's best examples of buildings associated with people and events who made significant contributions to the history of Grapevine.

William E. (Bill) and Elsie Watkins purchased this lot in the 1960s. They hired the Steward Brothers, who were developing homes in the new Sunshine Harbor Addition, ca. 1963-1967, to construct this house. The house is built in the same style with a plan identical to some of the homes built in the Sunshine Harbor Addition. According to Kevin Aslin, a longtime resident of Sunshine Harbor Addition, every third house in the Sunshine Harbor neighborhood has the same identical floor plan. Ted Ware remembers Sunshine Harbor was known as an affordable addition which the Steward Brothers built to a price point. It was a popular neighborhood then and still is today, with some owners living there more than 50 years.

RECOMMENDATION:

Staff recommends approval of Historic Overlay Application #HL15-03 to record the history of the property and to allow the Historic Preservation Commission to have input in the development of the property in the College Heights Addition. A set of the proposed Design Guidelines for the property were attached. Staff recommends approval with the conditions:

Property owner and applicant, Kosse Maykus spoke saying he would replace the existing house with a Texas farmhouse style home. Vice Chairman Lee Derr noted the 1965 house was a non-contributing structure.

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

Ayes: 7 (Gilliam, Derr, Anderson, Cox, Shope, Telford and Ware)
Nays: 0
Absent: None

Ted Ware made the motion to approve #HL15-03; Margaret Telford seconded the motion which prevailed in the following vote:

Ayes: 7 (Gilliam, Derr, Anderson, Cox, Shope, Telford and Ware)
Nays: 0
Absent: None

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Chairman Gilliam opened the **Public Hearing for #CA15-41** for the Commission to hold a public hearing relative to Certificate of Appropriateness #CA15-41 for property located at 303 South Dooley, legally described as Block 106, Lot 1B, College Heights Addition, Grapevine, 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 #CA15-41 was submitted on May 13, 2015 by the owner, Kosse Maykus, to demolish the existing one-story house and construct a new period-style house following City of Grapevine Design Guidelines for Historic Residential Structures. The building has been designed to adhere to the additional provisions of the Grapevine Historic Preservation ordinance adopted in June 2013.

William E. (Bill) and Elsie Watkins purchased this lot in the 1960s. They hired the Steward Brothers, who were developing homes in the new Sunshine Harbor Addition, circ. 1963-1967, to construct this house. The house was built from a plan identical to some of their homes in the Sunshine Harbor Addition. This property is located in the College Heights Addition and listed on the National Register of Historic Places. It is included in the Original Grapevine Township boundary. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of Grapevine. The surrounding contributing sites with structures erected between ca. 1889 - 1950, represent the efforts of many of Grapevine's leading merchants and professionals, as well as farmers and wage earners during the period of significance. This area provides some of the city's best examples of buildings associated with people who made significant contributions to the history of Grapevine

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness CA15-41 for the property located at 303 South Dooley
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Street, legally described as Block 106, Lot 1B, College Heights Addition, Grapevine, Texas, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items.

Staff recommends approval with the conditions: Historic Landmark Application #HL15-03 is approved for the property; Certificate of Appropriateness #CA15-41 for demolition of the existing one-story house and the construction of a new house per the attached plans, which have been developed following the Design Guidelines established for the property; and all exterior materials to include 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.

Chairman Gilliam called on the property owner, Kosse Maykus, to speak. Mr. Maykus noted in his plans on the corner lot, he had set back the detached garage to be in line with the home behind him and had moved the driveway approach off of Dooley Street to Texas Street. Vice Chairman Lee Derr questioned the plate height of the proposed home and then another nine feet up for a total of 28' high was too high. Commissioner Margaret Telford agreed it was too high. Mr. Maykus said limiting the full gable forced living space to the center of the home. Commissioner Telford asked why 10 feet, and not nine feet ceilings to be used downstairs; Mr. Maykus said it was a new home built to modern standards. Commissioner Vick Cox agreed it looked imposing in context with the neighboring structures. Commissioner Telford said she liked the floor plan but the roof was too high, if he could work on plans and bring back, Commissioner Cox agreed saying he had reduced to nine feet ceilings in his own home. Commissioner Ted Ware agreed saying they had a problem as this group (the Commission) was charged with "appropriateness" to make houses happily blend together, and no one was paying attention to the appropriateness. Commissioner Ware said he wished designers would pay more attention as this affects the property value and the neighboring houses on each side. Vice Chairman Derr asked Mr. Maykus and his architect to work on the height and come back next month.

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

Ayes: 7 (Gilliam, Derr, Anderson, Cox, Shope, Telford and Ware)
Nays: 0
Absent: None

Sean Shope made the motion to approve #CA15-41 as presented; Ashley Anderson seconded the motion which prevailed in the following vote:

Ayes: 4 (Gilliam, Anderson, Cox, and Shope)
Nays: 3 (Derr, Telford and Ware)
Absent: None

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Chairman Gilliam opened the **Public Hearing for #HL15-04** for the Commission to hold a public hearing relative to Historic Landmark #HL15-04 overlay for property located at 234 East Franklin, 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:

On May 4, 2015, Richard Blazek the owner and applicant, submitted #HL15-04 for the property located at 234 East Franklin Street. The house was built in 1933 in the bungalow style popular in Grapevine before World War II. The Chambers-Bragg house features a double gable front with a recessed porch. Non-original decorative wrought-iron columns support the porch roof. A rear cross axial wing projects from the main block of the house to the east. The gables feature decorative scalloped vertical boarding matching the original detached one-car carport.

This deluxe carport was built by Mr. Roy Chambers to showcase his special automobiles. Situated to the rear of the lot and substantial in appearance, the structure features a shallow gable roof supported by six decorative scrolled iron columns on a base wall of deep red brick with contrasting white mortar. At the rear of the carport is a wood sided, enclosed automotive storage unit with wood access door and a three over three wood window unit. The front of the carport features decorative scalloped vertical boarding matching the house.

According to *Grapevine's Most Unforgettable Characters* book, Mr. Roy Chambers, a pharmacist and the original owner of the house, always tried to keep a new car. He once owned a sporty car just like the one owned by D. E. Box, President of the First National Bank. The Chambers owned City Drug Store on Main Street and were open seven days a week; on Thursdays, Roy and Miss Idell drove their car to Fort Worth to pick up drugs and other items required for the store. This gave them a few hours a week away from everything in their good automobiles.

Although this property is in the historic Township, it strongly represents Grapevine's agricultural heritage through the ownership by the Chambers and Bragg families. The original owners were Roy Mark and Idell Ratliff Chambers. Idell was the daughter of Walter Lee Ratliff, a Grapevine cotton buyer in the early 1900s. He was also the operator of the Sydney Webb cotton gin. Wade and Gertrude Bragg were farmers on the Grape Vine Prairie. In December 1949, the Bragg family moved to the Zeb Jenkins Farm at 523 Wildwood where they lived and farmed for 35 years. In October 1984, they retired and moved to this house which their daughter, Jodie Bragg Reasoner, had purchased from the Chambers for her parents.

Roy Chambers was a long time Main Street community leader and pharmacist. In November 1940, Roy Chambers and Erman Tate (brother of Gordon Tate) bought Austin Drug Store and established City Drug. When Erman joined the Navy in December 1943, he sold his portion to Roy. Roy then bought the Clifford Wall Drug

Store. Mr. Chambers employed many Grapevine citizens through the years in his drug store operations. In February 1966, he sold City Drug and retired. This house has strong cultural significance due to its association with two of Grapevine's leading families.

RECOMMENDATION:

Staff recommends approval of the Historic Overlay #HL15-04 to record the history of the property and to allow the Historic Preservation Commission to have input in the development of the property in the Original Town district. A set of the proposed design guidelines for the property were attached.

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

Ayes: 7 (Gilliam, Derr, Anderson, Cox, Shope, Telford and Ware)
Nays: 0
Absent: None

Ted Ware made the motion to approve #HL15-03; Margaret Telford seconded the motion which prevailed in the following vote:

Ayes: 6 (Gilliam, Derr, Anderson, Shope, Telford and Ware)
Nays: 1 (Cox)
Absent: None

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Chairman Gilliam opened the **Public Hearing for #CA15-42** for the Commission to hold a public hearing relative to Certificate of Appropriateness #CA15-42 for property located at 234 East Franklin, legally described as Block 31, Lot 2C & 3A, Grapevine, City of, Grapevine, Texas, 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.

At the March 28, 2015 meeting of the Historic Preservation Commission, #CA15-22 was approved for demolition of the carport with the condition a historic overlay be approved for the property. #CA15-23 for the house renovation and new additions were reviewed by the Commission and tabled to the April 22, 2015 meeting of HPC.

At the April 22, 2015 meeting, the Commission reviewed #CA15-23 with a revised submission of plans for the house to retain the original carport without a Historic Landmark overlay for the property. #CA15-23 was approved by the Commission with conditions.

On May 13, 2015 the owner submitted a second set of revised plans to Historic Preservation staff, this time filing application #HL15-04 to record the history of the property and the demolition of the existing 1933 carport; and with further proposed plans to include a covered walkway from the house to the detached carport/garage structure and a larger back porch made possible by the demolition of the original carport.

RECOMMENDATION:

Staff recommends approval for the second revised submission for renovation of the existing one-story bungalow including new first and second floor additions, a new detached garage/carport with covered breezeway and a larger porch as per the attached plans with the following conditions: 1) the previously approved Certificate of Appropriateness #CA15-23 and plans be rescinded; 2) Historic Landmark #HL15-04 overlay be approved; 3) requiring a staff approved separate Certificate(s) of Approval for all exterior material and finishes to include roofing, siding and trim, doors and door hardware, windows and light fixtures, and 4) a building permit is required from the Building Department.

Matthew Boyle, Attorney for the City of Grapevine, explained the previous Certificate of Appropriateness would have to be rescinded to approve this #CA15-42; as there cannot be two approvals for two different sets of plans for one property. Commissioner Vick Cox asked to make a comment. He told all he had been delighted with the plans approved at the April 22 meeting; he went on to state "the cornerstone centerpiece of this property in five years would be the 1933 carport." Commissioner Ted Ware agreed with Vick's statement for preservation.

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

Ayes: 7 (Gilliam, Derr, Anderson, Cox, Shope, Telford and Ware)
Nays: 0
Absent: None

Ashley Anderson made the motion to approve #CA15-42 with conditions as presented; Ted Ware seconded the motion which prevailed in the following vote:

Ayes: 7 (Gilliam, Derr, Anderson, Cox, Shope, Telford and Ware)
Nays: 0
Absent: None

MINUTES

Lee Derr made the motion to accept the minutes from the April 22, 2015 meeting as written; Vick Cox seconded the motion which prevailed in the following vote:

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

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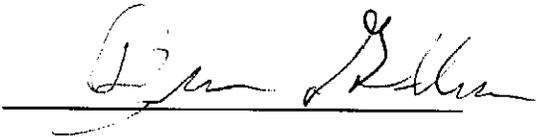
ADJOURNMENT

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

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

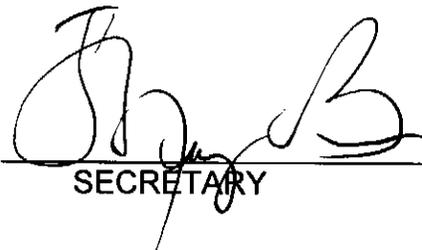
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 24TH DAY OF JUNE 2015.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY