

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, July 22, 2015 at 6:00 p.m. in the Grapevine Convention & Visitors Bureau, 2<sup>nd</sup> Floor Boardroom, 636 South Main Street, Grapevine, Texas, with the following members present to wit:

Burl Gilliam	Chairman	(al)
R. Lee Derr	Vice Chairman	
Ashley Anderson	Commissioner	(al)
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:

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.*

## PUBLIC HEARING

Vice Chairman Derr opened the **Public Hearing for #HL15-05** for the Commission to hold a public hearing relative to Historic Landmarking application #HL15-05 for property located at 209 Austin Street, legally described as Block 101, Lot 1-2 S ½ Lot 1-2, 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).

Vice Chairman Derr called on David Klempin to present the case.

### BACKGROUND:

On June 20, 2015 Neal Cooper, applicant, submitted #HL15-05 for the property located at 209 Austin Street. The 1,320 square foot single family one-story residence with detached garage is situated on a corner lot at Austin and Estill Streets in the College Heights Addition of the City of Grapevine. This original Folk Victorian style house, built in 1912, consisting of three rooms in a "T" shape plan featured a steeply pitched hip roof. A front and back porch with shed roof were enclosed to become small rooms. An addition, built with a slab on grade foundation, was added across the north face of the original house. A one-car detached garage with storage area was constructed in the back yard in the 1950s. The house today is severely deteriorated with a failed foundation. The house was recently condemned by the City of Grapevine due to its deteriorated condition.

This property is located in the College Heights Addition and is 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 circa 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 of significant contribution to the history of Grapevine.

On October 18, 1912, Mattie "Dora" McKibben purchased this lot to build a house. She was the daughter of Grapevine pioneers Hezekiah A. and Nancy Willingham McKibben. Dora, the sixth of nine children, was a schoolteacher and taught in Fort Worth and Grapevine schools. Dora McKibben never married. (Dora McKibben died in 1965 and is buried in Bedford, Texas). On July 17, 1944, Miss McKibben sold the property to Noah C. "Cleve" and Cornelia Berry Crowley. Cleve Crowley was one of 15 children born to William Jasper Crowley (six children to Martha Jane "Mattie" Short Crowley who died in 1887, and nine children born to Lola Denton Crowley). Cleve and his brothers were in a band called the "Rabbit Twisters" who played on WBAP Radio on Saturday mornings and at social events in the Grapevine area. Cornelia Crowley died in 1973 and Cleve Crowley died in 1983. Both are buried in Grapevine Cemetery. On January 9, 1974, the Crowleys sold the property to Mauricio Viera and Asencion Reyna Rios. Mauricio died in 2006 and is buried in Grapevine Cemetery. Asencion still

lives on the property.

RECOMMENDATION:

Staff recommends approval of the Historic Overlay Application #HL15-05 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 are attached.

Owner applicant Neal Cooper said he had purchased the condemned house and the owners have moved to a new home. He noted the foundation problems had left the rear door height at only five feet six inches.

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

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

Margaret Telford made the motion to approve #HL15-05 as presented; Chuck Voelker seconded the motion which prevailed in the following vote:

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

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Vice Chairman Derr opened the **Public Hearing for #CA15-54** for the Commission to hold a public hearing relative to Certificate of Appropriateness application #CA15-54 for the property located at 209 Austin Street, legally described as Block 101, Lot 1-2 S ½ Lot 1-2, 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:

Chairman Derr called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA15-54 was submitted on June 20, 2015 by the applicant Neal Cooper to demolish the existing one-story McKibben house and construct a new period-style house following City of Grapevine Design Guidelines for Historic Residential Structures.

The College Heights Addition contains some of the city’s best examples of buildings associated with people and events of significant contribution to the history of Grapevine. The existing McKibben house was built in the Folk Victorian style in 1912,  
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consisting of three rooms in a "T" shape plan with hip roof. The house and foundation is severely deteriorated at the present time and has been condemned by the City of Grapevine.

The proposed house has been designed to adhere to the additional provisions of the Grapevine Historic Preservation ordinance adopted in June 2013. The proposed house is designed in the Folk Victorian style to reflect the period of the original McKibben House.

RECOMMENDATION:

Staff recommends approval of Certificate of Appropriateness #CA15-54 to demolish the existing one-story house and construct a new Folk Victorian style house with detached garage following the City of Grapevine's Design Guidelines for Historic Residential Structures established for the property as per attached plans with the conditions:

- 1) the fish-scale siding be limited to the Austin Street front gable and be removed from the side gable, dormer and garage gables;
- 2) Historic Landmark Application #HL15-05 is approved for the property; and

all exterior materials including roofing, siding, trim, doors and door hardware, windows and exterior light fixtures be staff approved under a separate Certificate(s) of Appropriateness and a building permit is obtained from the Building Department.

Vice Chairman Derr called on Neal Cooper for his comments. Mr. Cooper said he had focused on local architecture and worked hard to bring the roof lines down to look one-story. The soffits style was similar to a house on Austin Street and he preferred the gables in back to avoid a so "large" appearance. Mr. Cooper said he is striving for more one-story homes with 2,200 to 2,800 square feet. David Klempin stated this floor plan was similar to the Hugo Gardenia house; noting the large rooms with many views; and this would be a nice addition for this corner lot in the Township.

Vice Chairman Derr questioned the sidelights at the entry, Mr. Cooper agreed he was good with removing the sidelights and focusing on the transom window above the door. He also asked for Mr. Cooper to provide the required black and white photographs of all elevations of the now existing house; Mr. Cooper agreed to the photographs after the trees were trimmed back to show the now existing house.

Lee Derr 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

Margaret Telford made the motion to approve **#CA15-54** as presented with the conditions the entry sidelights were removed and focus upon the transom above the  
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door and a set of black and white photographs would be required of the existing house before the demolition; 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

**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:

- #CA15-47 for property located at 807 East Texas Street;
- #CA15-48 for property located at 412 East Franklin Street;
- #CA15-50 for property located at 616 South Main Street;
- #CA15-51 for property located at 309 South Main Street;
- #CA15-52 for property located at 312-314 South Main Street;
- #CA15-53 for property located at 401 South Main Street;
- #CA15-55 for property located at 426 South Main Street;
- #CA15-56 for property located at 401 South Main Street
- #CA15-57 for property located at 854 East Wall Street;
- #CA15-58 for property located at 421 Smith Street

**MINUTES**

Vick Cox made the motion to accept the minutes from the June 17, 2015 meeting as written; Lee Derr 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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**ADJOURNMENT**

Margaret Telford made the motion to adjourn the meeting. 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

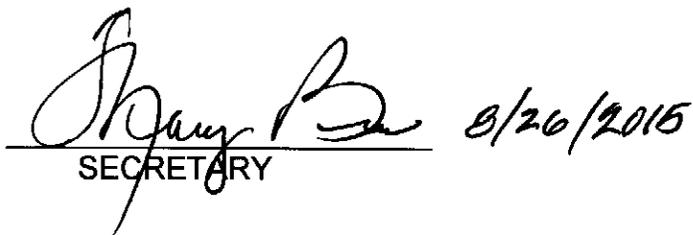
22 JULY 2015

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 26TH DAY OF AUGUST 2015.

APPROVED:

  
CHAIRMAN

ATTEST:

  
SECRETARY 8/26/2015