

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, September 23, 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:

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| 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 |
| Monica Hotelling | Planning & Zoning Liaison |

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

With the following city staff present:

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| 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 Certificates of Appropriateness as follows

- #CA15-69 for property located at 626 Ball Street;
- #CA15-70 for property located at 300 Turner Road;
- #CA15-71 for property located at 909 South Main Street,
- #CA15-72 for property located at 913 South Main Street;
- #CA15-73 for property located at 846 East Worth Street;
- #CA15-76 for property located at 808 East Wall Street;
- #CA15-77 for property located at 627 South Church Street;
- #CA15-78 for property located at 603 South Main Street, Suite #304;
- #CA15-79 for property located at 705 East Texas Street;
- #CA15-80 for property located at 705 East Texas Street.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA15-74** for the Commission to hold a public hearing relative to application #CA15-74 for property located at 313 East Franklin Street, legally described as Block 33, Lot E95'11, Original Town of 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 August 14, 2015 Historic Preservation Staff member David Klempin met with Josh Archer of M. J. Wright Architects and project owner Kosse Maykus prior to development of the submitted plans for the existing property at 313 East Franklin Street in the Original Town of Grapevine. The property at 313 E. Franklin Street is located within the boundary of the Original Town National Register Historic District listed as a "contributing structure" to the district on the National Register of Historic Places. It is also located within the boundary of the Grapevine Historic Township with new additions to follow requirements established by the 2013 Amendments to the Historic Preservation Ordinance.

At the meeting, Staff asked the owner to consider landmark designation of the property. Discussion included consideration of appropriate locations for a new detached 2-car garage and where to locate new additions to the original house. Staff also recommended any new second floor additions not be built over the original house to preserve its historic integrity.

Certificate of Appropriateness application #CA15-74 was submitted on August 26, 2015 by Josh Archer of M. J. Wright Architects for an addition and renovation of the house. No application for Landmark Designation was submitted.

RECOMMENDATION:

The Staff recommendation to avoid locating the new second floor over the existing L-shaped house was not followed. A new stairway and attic space is proposed over the original L-shaped house. The submitted second floor plan does not match the east elevation drawing; and a required roof plan is missing from the submitted set of plans.

The first floor addition to the original house is located on the left side of the house. The plan includes a new front porch with a new main entrance door; entry hall; kitchen; and bedroom with private bath; a portion of the stairway to the second floor; and a covered terrace with breezeway leading to a new detached 2-car garage.

Regarding the proposed addition, the submitted elevations are not consistent with guidelines established for additions within the Historic Township. According to the City of Grapevine's Design Guidelines, Section 3.5.2, "Infill buildings between contributing buildings shall be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new buildings to the heights of adjacent structures. Avoid new buildings that tower over existing buildings."

The proposed addition appears to tower over the existing house and those around it. This would change the historic visual appearance of the house and neighborhood. Note: The house immediately adjacent to the east, the Oxford-Forshee House at 317 East Franklin Street, is a City of Grapevine designated Landmarked property.

Staff recommends **denial** of Certificate of Appropriateness #CA15-74 for the renovations and additions to the existing property.

Chairman Gilliam called on Kosse Maykus and Josh Archer to present. Mr. Maykus and Josh Archer gave a power point presentation of the floor plan and elevations: They said satellite imagery showed the east elevation as lower to balance with the neighboring east residence and the west elevation was within 18" height of the residence to the west. Josh Archer noted this was a graphic illustration, not an actual representation.

Vice Chairman Lee Derr questioned the "three over one" windows. Mr. Maykus agreed to "three over one" OR "one over one" if needed, whichever deemed appropriate.

P.W. McCallum said for preservation, the addition should leave the original structure very apparent; and present as a tasteful 2015 complementary addition. Commissioner Sean Shope questioned the set-back; Josh Archer answered 13 feet. Mr. Maykus said he could put the right structure as drawn to the left. P.W. said that could accommodate what is needed. Mr. Maykus said he would be excited to see how this

much width would allow a gable-sided house with this lot at 95 feet wide and most lots only 50 - 60 feet wide. Josh Archer explained the proposed roofline to shed water would need a *cricket* or a *saddle*; he was concerned if moved over, there would be no water shed and leave a "hole" in the area.

Vice Chairman Derr questioned the tapered Craftsman posts and said they needed to be pared down to a *minimal* post. Commissioner Ted Ware agreed with P.W.'s statement to "uncover" the original structure to "show". Mr. Maykus pointed out on the screen to remove the high points over the original structure. Ted said to identify as the original structure for preservation.

Commissioner Margaret Telford asked again as to why not Landmark the property? Mr. Maykus said for lack of better words, he is "scared of the process". He said he had tried to learn, and the process is still unknown to him. Margaret explained the land-marking process would protect his property's value and Township property values.

The rafter tails were discussed as being exposed only on the shed roof. It was noted the total climate controlled area is 3,220 square feet as shown on drawings. P.W. said it would be a great solution to move over...but questioned if it would be in the set-back? P.W. asked to retain the original gable. Vick Cox asked for the existing front door to remain as now used.

Commissioner Vick Cox noted the entrance is now a completely different look and purpose; he said this is hard to look at and consider "Minimalist". He noted the presented changes would lose much of the Township streetscape, it needed to transition down to a smaller home. He said to not entomb the original structure. Lee agreed saying in the past, people were only allowed to add on to the back of the structure to preserve the heritage of the Township.

Margaret Telford asked to table this case with the discussed changes to be presented at the October meeting, Ted Ware agreed and Mr. Maykus agreed. Ted Ware reiterated, a Historic Landmark designation of the property is procedurally correct.

Ted moved to continue discussion at the October meeting; Margaret Telford seconded the motion.

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 #CA15-75** for the property located at 301 East Texas Street, legally described as Block 1, Lot 1, First Baptist Church Addition, Grapevine, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances).
Chairman Gilliam call on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA15-75 was submitted on September 12, 2015 by the applicant Brandon Coates, Architect of the Beck Group.

Since the establishment of the Grapevine Historic Township Boundary in c. 2000, all commercial buildings built within the Township boundary have been designed following the City of Grapevine Design Guidelines for period-appropriate infill.

According to the architects, the new, enhanced entrance feature was designed to reflect the architecture of the resorts surrounding Lake Grapevine. This is not appropriate infill for the Original Township historic district. The glass box nature of the elevation of the proposed structure is not found in the Original Township, and adding a large glass structure of this type is not consistent with the Design Guidelines for the Township or as period-appropriate infill. Staff recommends that the architect look to other period appropriate buildings in the Original Township, present or past, to develop an alternative elevation for the new entrance feature.

Staff recommends approval of Certificate of Appropriateness #CA15-75 for demolition of the existing deteriorated church buildings and construction of the proposed addition as per attached plans with the condition the architect develop an alternative elevation for the new entrance feature drawing from other period appropriate buildings in the Original Township, present or past, and to be approved under a separate Certificate of Appropriateness; and all exterior building materials be approved by staff under a separate Certificate(s) of Appropriateness.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA15-75 for the property located at 301 East Texas Street, legally described as Block 1, Lot 1, First Baptist Church Addition, Grapevine, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. To demolish the deteriorated classroom buildings on the east side of the building complex;
2. To demolish the Box Center building on Jenkins Street;
3. To construct a new classroom building on the west side of building; a new entrance feature; and new parking areas to serve the Church;

as per attached plans with the conditions the architect develop an alternative elevation for the new entrance feature drawing from other period appropriate buildings in the Original Township, present or past, to be approved under a separate Certificate of Appropriateness; and all exterior building materials be approved by staff under a separate Certificate(s) of Appropriateness.

Chairman Gilliam called on Brandon Coates, architect with the Beck Group, to provide a presentation. Mr. Coates said the new addition will house children's and young adult programs. Young children will be located on the first floor, with teenagers on second

floor. To help with site circulation, the loading dock of the old Post Office building would be removed; the Box Building (formerly Burrus Grocery Store) would be demolished to help make a better visual connection of the Church facility with Main Street.

In a future phase, there would be more demolition and replacement of deteriorated classroom structures. The Church has expressed it is hard for people to find the entrance to the Church. The new entrance feature would be located in the middle of the property. Its height is lower than the existing roof of the Sanctuary building. The new building features rust colored brick with cast stone masonry cornice and cap. The important Texas Street elevation is designed to fit in harmony with the existing streetscape. The low-key façade would help to discourage vehicular access entering from Texas Street. The western side of the existing Christian Center building would be refaced with brick veneer. The new entrance feature would serve as the main lobby to the existing complex and is located to reach out to downtown and welcome people to the Church.

Commissioner Vick Cox said the new gable on the entrance feature should be designed to match those found in the historic area. Mr. Coates said the drop off canopy is located along the front of the existing building.

Commissioner Lee Derr asked for the Church to retain the Post Office building with its loading dock and the existing c.1958 Sanctuary building. He said if we lose this history now, we will never get it back. He asked the Church to consider a historic overlay for the c. 1958 Sanctuary building and for the Post Office building.

P. W. McCallum asked Mr. Coates if the architects had considered orienting the building more directly with Main Street. With the proposed removal of the Box building, the open space offers the potential to create a more direct link to Main Street. Commissioner Ted Ware said he still feels the revised entrance feature does not appear as an identifiable entrance to the building complex. Commissioner Ashley Anderson said she liked the entrance feature but is concerned with the amount of glass. Mr. Coates said he has included masonry pilasters in the revised version. It also includes a band at the top of the wall which could include stained glass windows, donated by members of the Church, at the top of the brick pilasters. Mr. Coates said they worked to maintain the integrity of the buildings. The entrance feature has transparency and would appear as a glowing jewel box at night, to entice people in.

Commissioner Margaret Telford said the building is not instantly identifiable as a church. Mr. Coates said the entrance has gothic roots; Margaret replied the building looks more like a high school. Commissioner Cox said the East Texas side misses some of the continuity there now with the present building. Mr. Coates said the architects were trying to simplify; at this time only about a dozen people use this portal entrance on Sunday mornings.

Chairman Burl Gilliam called for any additional questions from the Commissioners. Chairman Gilliam called for any Church members who wished to speak. Clydene Johnson told how her mother brought her to this church from the time she was three

weeks old. She said First Baptist is one of Grapevine's treasures. The Church was started in 1869 when the town was known as Dunnville. She asked for the Commission to approve the design. Church member Billie Hurst Ebersole spoke about the Church's late 1800s history. Pastor Ross spoke about the Church's decision to stay at the present site and not to move to the Highway 121.

Chairman Gilliam called for a motion to close the public hearing.

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

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

Commissioner Anderson asked the Church to submit an application for Historic Landmark designation for the Church property due to their request for demolition. Discussion followed. The Church representatives indicated the Church would accept this condition.

Vice Chairman Derr made a motion to approve the Certificate of Appropriateness #CA15-75 as submitted with the conditions as stated, and an application for Historic Landmark designation be approved for the property; and the loading dock of the Post Office be retained. The motion was seconded by Ashley Anderson.

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

The motion failed.

Ashley Anderson made the motion to approve #CA15-75 with the conditions as presented:

- a) An application for a Historic Landmark designation be approved for the property;
- b) The glass entry feature be redesigned to reflect the unique history of Grapevine's Main Street architecture; and
- c) One third (1/3) of the Post Office dock remain on the building as built.

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

The motion passes.

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MINUTES

Margaret Telford made the motion to accept the minutes from the August 26, 2015 meeting as written; 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

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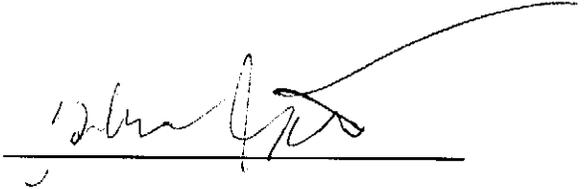
ADJOURNMENT

Sean Shope made the motion to adjourn the meeting. 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

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

APPROVED:



CHAIRMAN

ATTEST:


SECRETARY