

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, October 28, 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
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:

Matthew Boyle	City Attorney, City of Grapevine
Mike Lease	Grapevine City Council Member
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**

Kayte Roberts, 208 south Dooley Street, Grapevine, Texas  
Ann Somerfield, 517 East Worth Street, Grapevine, Texas  
Curtis Ratliff, 220 Blevins Street, Grapevine, Texas

*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
  - #CA15-81 for property located at 702 East Northwest Hwy;
  - #CA15-82 for property located at 204 West Dallas Road;
  - #CA15-83 for property located at 426 South Main Street,
  - #CA15-84 for property located at 702 East Northwest Hwy;
  - #CA15-86 for property located at 621 West College Street;
  - #CA15-88 for property located at 651 South Main Street;
  - #CA15-90 for property located at 312 West Wall Street.

## **PUBLIC HEARING**

Chairman Gilliam opened the **Public Hearing for #HL15-06** for the property located at 517 East Worth Street, legally described as Block 106, Lot 5, 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).

Chairman Gilliam called on David Klempin to present the case.

## **BACKGROUND:**

On September 15, 2015 applicant Anne M. Somerfeld submitted #HL15-06 for her house located at 517 East Worth Street. This lot is located in the College Heights Addition listed on the National Register of Historic Places. It is included in the Original Grapevine Township boundary of the City of Grapevine. 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 and ca. 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 that made significant contributions to the history of Grapevine.

W. C. Tillery, a prior owner of this property, was the son of Tim Pearson Tillery and Cora Alice Renfro Tillery of Decatur, Tennessee. Tim, born Nov. 7, 1886, was 18 months old when his parents moved to the Minter's Chapel area of Grapevine. Cora's family moved from Decatur, Tennessee, to the McKinney area about 1900 and resided there a short time before also moving to the Minter's Chapel area. W. C. Tillery was Tim and Cora's youngest son, born Jan.15, 1929. He married Joan Grantham, the daughter of a Grapevine pioneer family (McKibben), and their daughter, Darlene, married David Florence, Grapevine's well-known municipal judge and son of Eathel A. (Preacher) Florence and Florence Barnes Florence.

**RECOMMENDATION:**

Staff recommends approval of the Historic Overlay #HL15-06 to record the history of the property and to allow the Historic Preservation Commission to have input in the development and the preservation of the house. A set of the proposed design guidelines were enclosed in the agenda packet.

Chairman Gilliam called on Anne Somerfield for comments. Ms. Somerfield said her goal was to protect her historic home and pay tribute to the Tillery's home and heritage.

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

Margaret Telford made a motion to approve for Historic Landmarking #HL15-06 as submitted with the conditions as stated; Vick Cox seconded the motion which prevailed in the following vote:

Ayes: 7 (Gilliam, Derr, Cox, Shope, Telford, Voelker and Ware)

Nays: 0

Absent: None

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**PUBLIC HEARING**

Chairman Gilliam opened the **Public Hearing for #HL15-08** for the property located at 318 East Worth Street, legally described as Block 33, Lot E60'2-W15'E75'N118'2, 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 3, 2011, applicant Laura Hoffman submitted an application for Historic Landmark designation, #HL15-08, for her residence located at 318 East Worth Street in the City of Grapevine. This house is listed on the National Register of Historic Places and is included in the Original Grapevine Township boundary of the City of Grapevine. 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 and ca. 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 that made significant contributions to the history of Grapevine.

This Bungalow style house was built in 1934 by Lon L. Oxford and Kate Millican Oxford. Lon owned the Phillips 66 Gas Station and Tourist Court on Northwest Highway just east of Main Street. Vegetable truck farming and the delivery of manufactured ice were also prominent businesses for Grapevine whose population was approximately 1,000 at that time. Kate Oxford was very active in the Grapevine Garden Club. Their son, Eugene (Gene) Oxford, married Zena Keeling who published The Grapevine Sun newspaper after her father, Ed Keeling, died. After the deaths of Kate and Lon, in 1980 their home was sold to Albert and Bettie Harwell

RECOMMENDATION

Staff recommends approval of the Historic Overlay #HL15-08 to record the history of the property and to allow the Historic Preservation Commission to have input in the development and the preservation of the house. A set of the proposed design guidelines were enclosed in the agenda packet.

Chairman Gilliam called on Laura Hoffman for comments. Ms. Hoffman lovingly described her home as “poor man’s bungalow”, she said she specifically moved from a new house to an older home. She has installed new windows and insulation. She noted the previous owners lived in the home for 50 years.

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

Margaret Telford made a motion to approve for Historic Landmarking #HL15-08 as submitted with the conditions as stated; Lee Derr seconded the motion which prevailed in the following vote:

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

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**PUBLIC HEARING**

Chairman Gilliam opened the **Public Hearing for #HL15-07** for the property located at 301 East Texas Street, legally described as Block 1, Lot 1, Grapevine, First Baptist Church 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:

On October 21, 2015 applicant Brian Vineyard of First Baptist Church of Grapevine submitted #HL15-07 for the church property at 301 East Texas Street.

The property at 301 East Texas Street was donated by J.L. Morehead in 1905 to construct the church. The sanctuary currently sits at this location. The land was originally surveyed on September 18, 1871 by James H. Smith, Special Deputy for C.A. Sams, Surveyor of Tarrant County.

The property contains eight structures including the following: 301 E. Texas St. – site of current sanctuary constructed in 1995 and of the original structure built in 1905 (demolished 1958); an education building constructed in 1940s; an education wing constructed in 1951; sanctuary constructed in 1958; education wing constructed in 1960s; education wing constructed in 1980s; 215 Jenkins St. – currently known as “The Box” was formerly the location of a home with a shed on the property in 1915. The home was demolished and the current structure, formerly Burrus Grocers, was constructed in 1975; and 113 E. Texas – the former post office building constructed in 1960 on private property and leased to the U.S. Postal Service.

RECOMMENDATION

Staff recommends the Historic Preservation Commission approve the proposed Historic Landmark Subdistrict overlay to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for following properties addressed as:

301 East Texas Street, legally described as Block 1, Lot 1, First Baptist Church Addition (Plat Revision – Pending Approval), City of Grapevine.

Chairman Gilliam called on The First Baptist building committee for comments. The group noted their previously approved demolitions were with condition for the property to be landmarked.

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 Sean Shope asked for the Grapevine Historic Preservation Landmark Designation Form have *Item 19, Designation Merit, Part C. to be noted as applicable for Identification with a person or persons who significantly contributed to the culture and development of the city.*

Ted Ware made the motion to approve Historic Landmarking #HL15-07 as submitted with the conditions as stated; and the Landmark Designation Form checked to reflect Item19, Designation Merit, Part C applicable to this property; Margaret Telford seconded the motion which prevailed in the following vote:

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

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**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. 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.

Mr. Maykus agreed to work out a new plan for the roof, to leave the existing historic structure apparent and submit revised plans at the October meeting. Commissioner Margaret Telford asked to table this case with the discussed changes to be presented at the October 28, 2015 meeting; Ted Ware agreed and Mr. Maykus agreed. Ted Ware reiterated, a Historic Landmark designation of the property is procedurally correct. The Commissioner’s vote was unanimous to table the meeting to October.

On October 21, 2015, Mr. Maykus advised Historic Preservation staff to resubmit, for the upcoming October meeting, the plans as he had originally presented at the tabled September meeting. Mr. Maykus said the original plans had already met the requirements of the 2013 Preservation Ordinance amendments for non-landmarked properties.

Staff recommends approval with condition for Certificate of Appropriateness #CA15-74 with the condition a permit(s) be obtained from the Building Department.

Chairman Gilliam called on the property owner of 313 East Franklin Street, Mr. Kosse Maykus, to present his case.

Mr. Maykus said he believed he had met all requirements as required by the ordinance and is returning with the same plan as last month. As of this meeting, staff had recommended for approval of his plans as it was not necessary for him to meet the Secretary of the Interior’s qualifications. Discussion followed regarding the 2013 Ordinance amendments and appropriateness.

Laura Hoffman of 318 East Worth Street was recognized by Chairman Gilliam to speak. Laura told of the house being built behind her, closer to her fence and taller than hers. She told the Commission she did not want Grapevine to be like Coppell with all the old homes gone and replaced by new houses. She addressed Mr. Maykus saying she wanted to be a good neighbor, she speaks to his wife every day. Mr. Maykus asked Laura to get a business card from his son and they would talk.

Doris Bateman of 422 Smith Street stated she did not understand why the shape of a window or a roof was more important than the upkeep of home exteriors and yards.

Councilman Mike Lease said “the process” had worked tonight as the Commissioners had been put in a hard spot and Mr. Maykus had been put through extra steps; but “the process” works. Commissioner Ted Ware said the ordinance will not address all problems with historic preservation generally, you cannot ordinance every facet.

#CA15-74 was withdrawn by Mr. Maykus, and confirmed by Chairman Gilliam.

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## **PUBLIC HEARING**

Chairman Gilliam opened the **Public Hearing for #CA15-92** for the property located at 604 West Northwest Highway, legally described as Block 1, Lot 1, Adams Addition, Grapevine, Texas, 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 #CA15-92 was submitted on October 11, 2015 by applicant Kosse Maykus to re-plot the south portion of the Adams Addition property along East Wall Street to create a subdivision of six residential lots for single family homes. This property is landmarked and is the former home place of Carl Key and Della Irene Simmons.

Carl Simmons spent his adult years in partnership with his brothers, Hugh Lee and Arthur Glenn. The men farmed, traded in livestock and ran a successful dairy. The dairy and all its cattle were sold by auction in 1947 to make way for the construction of Grapevine Lake. The Simmons lived here until their respective deaths in 1974 and 1975. The rock house they built was a fine example of distinctive trends of the time and was built with quality materials that have withstood the test of time. The surrounding area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of Grapevine. Its contributing sites, with structures erected between ca. 1889 and ca. 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 making significant contributions to the history of Grapevine.

### **RECOMMENDATION:**

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA15-92 for the property located at 604 West Northwest Hwy, legally described as Block 1, Lot 1, 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:

To re-plot the south portion of the Adams Addition property along East Wall Street to create a subdivision of six residential lots for single family homes;

as per the attached plans with the conditions the proposed property re-plot is approved by the Planning & Zoning Commission; City Council; and a permit is obtained from the Building Department

David Klempin said this property is Landmarked and is of significance to the history of Grapevine. All the Commission is considering at this time is what would be good for this property. The south border of this property faces residential homes; therefore, houses rather than commercial properties would be best here within the Township. There have been several proposals over the years for the historic stone house existing on the property to be used as a Starbucks Coffee shop or a winery.

Mr. Maykus says he will Landmark the properties as part of the re-plat; the lots would be 50 feet in width and 108 feet deep after right away is given; there would be no front entry garages but detached two-car garages in the rear; all Craftsman style houses; and he will comply with lot coverage. Commissioner Chuck Voelker confirmed they are now landmarked and the proposed houses will come back before the Commission for approval; they are and will remain landmarked. Mr. Maykus said yes.

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

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

Margaret Telford made a motion to approve the Certificate of Appropriateness #CA15-92 as submitted with the conditions as stated; Vick Cox seconded the motion which prevailed in the following vote:

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

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Chairman Gilliam opened the **Public Hearing** to consider relocating the regular monthly meeting, on the fourth Wednesday of each month, from the Grapevine Convention & Visitors Bureau 2<sup>nd</sup> Floor Boardroom, 636 South Main Street to the City Council Chambers in Grapevine City Hall located at 200 South Main Street. A citizen had asked for better amplification to hear the verbal exchanges during the Public Hearing.

Margaret Telford made a motion to approve the relocation of the regular monthly meetings as presented; Vick Cox seconded the motion which prevailed in the following vote:

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

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**MINUTES**

Margaret Telford made the motion to accept the minutes from the September 23, 2015 meeting as written; Vick Cox seconded the motion which prevailed in the following vote:

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

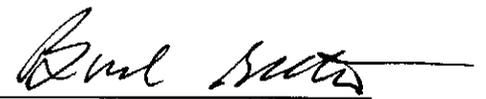
**ADJOURNMENT**

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

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

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 18<sup>th</sup> DAY OF NOVEMBER 2015.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY