

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, November 18, 2015 at 6:00 p.m. in the Grapevine City Hall, 2nd Floor Council Chambers, 200 South Main Street, Grapevine, Texas, with the following members present to wit:

Burl Gilliam	Chairman
R. Lee Derr	Vice Chairman
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 member(s) Ashley Anderson absent.

With the following city staff present:

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

Christian Ross, 890 East Riverside Drive, 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

- #CA15-85 for property located at 129 South Main Street, Suite #150;
- #CA15-87 for property located at 405 Smith Street;
- #CA15-89 for property located at 815 East Texas Street;
- #CA15-91 for property located at 201 East Franklin Street;
- #CA15-93 for property located at 603 South Main Street, Suite #303;
- #CA15-94 for property located at 736 East Wall Street;
- #CA15-95 for property located at 834 East Texas Street;
- #CA15-96 for property located at 625 West College Street;
- #CA15-97 for property located at 520 South Main Street, Suite #203
- #CA15-98 for property located at 520 South Main Street, Suite #203.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #HL15-09** for the property located at 511 Estill Street, legally described as Block 100, Lot 4, 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 November 12, 2015, applicant Neal Cooper of Copper Street homes submitted an application for the property owner Seung Lee for Historic Landmark designation, #HL15-09, for the property located at 511 Estill Street in the College Heights Addition of the City of Grapevine. The area surrounding the home 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 who made significant contributions to the history of Grapevine.

This house was built in 1959 as a rental property by Claude Chambers. The Chambers owned and built a number of small homes in the historic Township as rental properties to serve the population increase following World War II. Mrs. Chambers was a member of Grapevine's Bayview Club. The 700 square foot house is built in the minimal traditional style. The house is a basic rectangle with a shed roof attached on the west elevation and enclosed on its west and rear (north) elevations. The side-gabled roof has a slight eave overhang. The entrance is located off-center toward the

left (west) half of the house. The interior of the house contains a family room with a cased opening to the large eat-in kitchen. There are two bedrooms and one bath.

RECOMMENDATION:

Staff recommends approval of Historic Overlay #HL15-09 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 for the property are attached.

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: Anderson

Margaret Telford made a motion to approve for Historic Landmarking #HL15-09 as submitted with the conditions as stated; Vice Chairman R. Lee Derr seconded the motion which prevailed in the following vote:

Ayes: 7 (Gilliam, Derr, Cox, Shope, Telford, Voelker and Ware)
Nays: 0
Absent: Anderson

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PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA15-100** for the Commission to hold a public hearing relative to application #CA15-100 for property located at 511 Estill Street, legally described as Block 100, Lot 4, 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:

Certificate of Appropriateness application #CA15-100 was submitted on November 1, 2015 by the applicant Neal Cooper of Copper Street Homes to renovate and construct a new addition to the existing minimal traditional style house and construct a new two-car detached garage 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 that were adopted in June 2013. The house will contain two new bathrooms, a laundry room and master bedroom. A re-plat of the lot is required by the Board of Zoning Adjustments (BZA) for non-conforming lot size. This property is located in the College Heights Historic District listed on the National Register of Historic Places.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA15-100 for the property located at 511 Estill Street to renovate the existing house and construct a new addition to include two new bathrooms, master bedroom, laundry room and to construct a new two-car detached garage following the City of Grapevine's Design Guidelines for Historic Residential Structures established for the property as per the attached plans with the conditions Historic Landmark Application #HL15-09 is approved for the property; BZA approval of re-plat of lot and all exterior materials including, roofing, siding, trim, doors and door hardware, windows and light fixtures be staff approved under a separate Certificate(s) of Appropriateness and a building permit be obtained from the Building Department.

Chairman Gilliam recognized Neal Cooper of Copper Street Homes to speak on behalf of the case. Mr. Cooper said the new the new addition would increase the home to a total of 1,361 square feet of living area; and a two-car detached garage would be constructed in the rear. The existing one-car garage on the front of the home will become a drive-thru carport with a two car entry from the rear of the property for the new detached garage. He said all of the addition will be behind the house.

Vick Cox made the motion to close the public hearing; Lee Derr seconded the motion which prevailed in the following vote:

Ayes: 7 (Gilliam, Derr, Cox, Shope, Telford, Voelker and Ware)
Nays: 0
Absent: Anderson

Vice Chairman Lee Derr recognized and thanked Mr. Cooper for his respect for maintaining the front of the property

Margaret Telford made a motion to approve #CA15-100 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: Anderson

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WORKSHOP

David Klempin provided a document showing each step needed to prepare and execute an application for a Historic Landmarking (#HL) or Certificate of Appropriateness (#CA). The procedure for application was discussed with all the steps required to complete. Vick Cox asked to have the documents emailed to him for his files; he thanked David for bringing forward to show the process staff follows.

MINUTES

Chuck Voelker made the motion to accept the minutes from the October 28, 2015 meeting as written; Lee Derr seconded the motion which prevailed in the following vote:

Ayes: 7 (Gilliam, Derr, Cox, Shope, Telford, Voelker and Ware)
Nays: 0
Absent: Anderson

Ted Ware stated, during the Public Hearing all who speak, to include the public and audience, should come to the podium and speak into the microphone.

ADJOURNMENT

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

Ayes: 7 (Gilliam, Derr, Cox, Shope, Telford, Voelker and Ware)
Nays: 0
Absent: Anderson

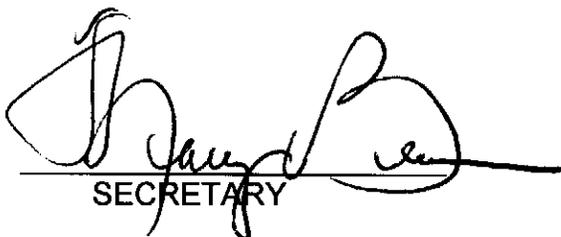
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 16th DAY OF DECEMBER 2015.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY