

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, March 23, 2016 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 (al)
Paul Slechta	City Council Liaison
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
Paula Newman	Managing Director of Operations, 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

Neal Cooper, 613 East Texas Street, asked for more attention to the detail for appropriate trim finishes to be used on the Township home exteriors.

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

The March staff approved applications will be presented at the April meeting.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA15-107** Tabled to the March 23, 2016 HPC meeting for property located at 512 Estill Street, legally described as Lot 3, 4, & 5, Block 102, College Heights Addition, City of Grapevine and take any necessary action.

Chairman Gilliam called on David Klempin to present the case. David Klempin stated the owners of the property at 512 Estill Street had asked to continue to develop plans to present at the April 27, 2016 meeting of the Historic Preservation Commission.

Chairman Gilliam called for a motion. Margaret Telford made the motion to table **#CA15-107** to the April 27, 2016 meeting; Lee Derr seconded the motion which prevailed in the following vote:

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

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA16-12** for the property located at 604 East Northwest Highway, legally described as Block 1, Lot 1, Adams Addition and 701 East Wall Street, Abstract: 946 Tract:51a & 51C1, Leonard, Archibald F Survey, Grapevine, Texas and take any necessary action.

Chairman Gilliam called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA16-12 was submitted on February 15, 2016 by applicant Kosse Maykus to construct new period style houses following the City of Grapevine Design Guidelines for Historic Residential Structures. The houses have been designed to adhere to the additional provisions of the Grapevine Historic Preservation ordinance adopted in June 2013. The applicant is asking for a variance for these houses from the side-yard setback plane on house number two, four and six, to allow the main roof line to extend beyond the boundary of the plane.

This property is located adjoining the boundary of 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 and is landmarked. 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 with significant contributions to the history of Grapevine.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA16-12 for the property located at 701 East Wall Street and 604 East Northwest Highway, legally described as Block 1, Lots 1 – 7, Wall Street Township Homes 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 construct seven new period style houses with detached garages on the existing vacant land following the City of Grapevine's Design Guidelines for Historic Residential Structures established for the property; and as per the attached plans with the following conditions:

1. The Commission grant a variance from the side yard setback plane on houses one, three, four and five to allow the main roof line to extend beyond the boundary of the plane;
2. The transom windows on the front elevation of house three be removed;
3. Exterior doors to be the standard 6'-8" in height;
4. All exterior materials to include roofing, siding, trim, exterior doors and door hardware, windows, exterior light fixtures and paint colors be staff approved under a separate Certificate(s) of Appropriateness; and a building permit(s) be obtained from the Building Department.

Chairman Gilliam called on the applicant, Kosse Maykus, to speak to the Commission. Mr. Maykus said they had spent time studying the different houses in the Township to make the different exteriors. He also replied to the staff recommendation and had already eliminated all transom windows from the plans. He will be using all Pella windows in eight colors of wood with an exterior of aluminum, the paint used will come from Sherwin Williams *Historic Palette*. Commissioner Sean Shope asked Mr. Maykus about houses # 4 and # 6 not looking like the homes in the Township; Mr. Maykus responded the plans for those two were taken from the *American Book of Style-All Craftsman*. He added the columns would be the same style on all of the houses with matching cranberry colored brick bases topped with a piece of chipped edge stone. Commissioner Vick Cox asked if plans would offer optional rooms, Mr. Maykus said none of the homes would be over 2,900 square feet.

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

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

Chairman Gilliam announced he would entertain a motion. Commissioner Ted Ware agreed with staff, they had done a good job with the thought and work put into the plans.

Ted Ware made the motion to accept #CA16-12 with the conditions as presented. 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 #HL16-02** for the property located at 521 East Worth Street, legally described as Block: 108, Lot: 6, College Heights Addition, Grapevine, Texas and take any necessary action.

Chairman Gilliam called on David Klempin to present the case.

BACKGROUND:

On February 15, 2016, applicant/owner Simon Dirnberger submitted an application for Historic Landmark designation, #HL16-02, for property located at 521 East Worth Street in the College Heights Addition of the City of Grapevine.

The 1,270 square feet house is a Folk-Victorian vernacular cottage design. The design features a symmetrical façade with smooth exterior wall surfaces, turned spindles for the porch supports and tall thin Italianate windows. Window surrounds are plain with a simple pediment above. The spread of Folk-Victorian houses throughout the country was made possible by the railroads. Supplies of pre-made building components from distant lumber mills allowed local builders to create homes with strong stylistic distinction such as this one. This house is listed as a Contributing Property of the College Heights Historic District listed on the National Register of Historic Places.

The house was built by Annie McCollum, born in 1876, the daughter of Nancy Willingham McKibben and Hezekiah A. McKibben, a Civil War veteran, who moved from Mississippi to Texas in 1880 to start a new life. "Miss Annie" married William Clarence McCollum in 1904. Some of their love letters are printed in the *Grapevine's Most Unforgettable Characters* book. Clarence was also the son of a Civil War veteran from Georgia who was farming south of Grapevine. Annie and Clarence had two daughters, Cora Beatrice and Willie Clarice. Clarence died in 1906.

In 1907, Miss Annie took the money she had, purchased this lot and had a four-room house, barn and privy built. The property was considered on the eastern edge of town at that time. She moved into the house with her two daughters and boarded school

teachers in her home to help support her daughters. Annie lived here until her death in 1965. Annie's granddaughter, Darlene, married David Florence, Grapevine's well-known municipal judge.

Ted Ware added to this, the school's teachers who boarded with Annie McCollum, were from the school building Ted & Gloria attended in later years. Margaret Telford corrected the history to read Judge David Florence's wife was Annie McCollum's great-granddaughter.

Vick Cox made the motion to close the public hearing; Margaret Telford 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 moved to approve application #HL16-02 as submitted; 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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MINUTES

Chuck Voelker made the motion to approve the minutes of the March 23, 2016 meeting; 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)

ADJOURNMENT

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

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

The meeting adjourned at 6:52 p.m.

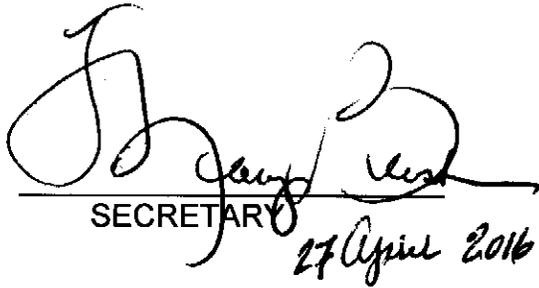
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 27TH DAY OF APRIL, 2016.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY
27 April 2016