

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, May 25, 2016 at 6:00 p.m. in the Grapevine City Hall, 2<sup>nd</sup> Floor Council Chambers, 200 South Main Street, Grapevine, Texas, with the following members present to wit:

Burl Gilliam	Chairman
R. Lee Derr	Vice Chairman
Ashley Anderson	Commissioner al
Vick Cox	Commissioner
Sean Shope	Commissioner
Ted Ware	Commissioner
Margaret Telford	Commissioner le
Chuck Voelker	Alternate
Monica Hotelling	Planning & Zoning Liaison

The above Commissioners constituted a quorum with no members absent.

With the following city staff present:

Matthew Boyle	City Attorney, City of Grapevine
Paul W. McCallum	Executive Director, Grapevine Convention & Visitors Bureau
Paula Newman	Managing Director of Operations
David Klempin	Historic Preservation Officer
Mary Bush	Historic Preservation Secretary

**CALL TO ORDER AND WELCOME**

Vice Chairman R. Lee Derr 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**

Staff Approved Certificates of Appropriateness as follows:

- #CA16-36 for property located at 423 South Main Street;
- #CA16-37 for property located at 511 Estill Street;
- #CA16-38 for property located at 405 Smith Street;
- #CA16-39 for property located at 604 W. Northwest Highway;
- #CA16-40 for property located at 120 South Main Street;
- #CA16-41 for property located at 503 East Worth Street;
- #CA16-42 for property located at 228 East Franklin Street;
- #CA16-43 for property located at 413 South Main Street;
- #CA16-44 for property located at 835 East Texas Street.

## **PUBLIC HEARING**

Chairman Derr opened the **Public Hearing for #CA16-45** for the property located at 834 East Texas Street, legally described as Block 5 Lot 5, D. E. Box Addition, City of Grapevine and take any necessary action.

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

### **BACKGROUND:**

Certificate of Appropriateness application #CA16-45 was submitted by the owner/applicant David J. Smith of Grapevine Historic Homes on April 26, 2016 for a new one-story 864 square feet addition to the rear of the existing 1,700 square feet house.

The house was built in 1949 for the Rodney F. Shelton family on a large 13,881 square feet lot in the in the D. E. Box Addition. Rodney Shelton married Clara Bess Stewart from an old Grapevine farming family in 1936. He was elected to the Grapevine School Board to serve as the Vocational Agriculture teacher at Grapevine High School in 1939. Rodney was active in church, civic and service groups in Grapevine and elected to the Grapevine City Council for five consecutive terms. He earned his Master's Degree in Horticulture at Texas A & M in 1942 and received his Doctor of Education degree from North Texas State University in 1955.

The new addition would contain a new bedroom with attached bathroom, a home office, a sunroom and a half bath accessible from the back yard patio to serve the future swimming pool area. Total living area of the house would be 2,564 square feet; with the existing 415 square feet garage, the total house would be 2,979 square feet.

RECOMMENDATION

Staff recommends approval of #CA16-45 for the new addition with the conditions a building permit is obtained from the Building Department and all exterior finishes, windows, doors and door hardware, light fixtures and paint colors be staff approved under a separate Certificate(s) of Appropriateness.

Lenice Johnson of West College Street is purchasing this property. The applicants were not present.

Sean Shope 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 made the motion to approve #CA16-45; 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)

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**PUBLIC HEARING**

Vice Chairman Derr opened the **Public Hearing for #CA16-50** for the property located at 525 East Worth Street, legally described as Block 108 Lot 7, College Heights Addition, Grapevine, Texas and take any necessary action.

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

BACKGROUND

Certificate of Appropriateness application #CA16-50 was submitted by the owner/applicant, Neal Cooper on May 5, 2016 for a new period style 1 1/2-story house. The existing Lot 7 was originally owned by Ed and Grady Keeling next door at 529 East Worth Street. The Keeling house was moved 8 feet over onto Lot 8 in 2013, making Lot 7 available for future development.

The plans for the house for Lot 7 were developed by Architect Russell Moran following Design Guidelines established for the Keeling property. The streetscape view reveals the similarity of the building form of the neighboring houses. The house features a hip roof and wrap around porch surrounding the living room, similar to the original Keeling House to the east. The new house contains 2,240 square feet of living area including a living room, kitchen, dining room, small office, laundry room, three bedrooms and 2 1/2 baths. There is an attached 480 square feet rear entry garage.

RECOMMENDATION

Staff recommends approval of #CA16-50 for the new addition with the conditions a building permit is obtained from the Building Department and all exterior finishes, windows, doors and door hardware, light fixtures and paint colors be staff approved under a separate Certificate(s) of Appropriateness.

Vice Chairman Derr called on the applicant to speak. Neal Cooper said he was replicating some of the detail from the house next door, at 503 East Worth Street, keeping the roof low made the fit good. Commissioner Sean Shope agreed it was a good fit into the block. Commissioner Vick Cox questioned why the very tall windows. Mr. Cooper explained the homeowners had requested French doors to open the family room on to the front porch; the windows were a good compromise.

Margaret Telford made the motion to close the public hearing; Ted Ware 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 made the motion to approve #CA16-50; 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)

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**PUBLIC HEARING**

Vice Chairman Derr opened the **Public Hearing for #HL16-07** for the property located at 512 Estill Street, legally described as Block 102 Lot 3 and 4, College Heights Addition, Grapevine, Texas and take any necessary action.

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

BACKGROUND:

On January 27, 2016 the Grapevine Historic Preservation Commission approved Historic Landmark overlay #HL15-11 for the House at 512 Estill Street. The property is located in the College Heights Addition of Grapevine, Texas. The minimal traditional house was built in 1946 by the Higgins family; and later occupied by the Hilliard family for 18 years.

On April 28, 2016 owner Daniel Shipman submitted #HL16-07 application requesting the Historic Overlay #HL15-11 for 512 East Texas Street be removed from the property. He said he applied for the historic overlay for the property with a separate

CA for demolition of the original house and construction of a replacement home for his family. At the meeting the Commission approved Historic Landmark overlay #HL15-11 for the property. The Commission tabled CA15-107 to allow the owner to develop a new plan to keep the original house. This case was tabled to the March and April meetings. At the April meeting the owner requested the case be withdrawn so a new proposal could be presented at the May 25, 2016 upcoming meeting of the HPC.

#HL15-11 had not gone before the Planning & Zoning Commission and/or the City Council for ratification. On April 29, 2016 the owner submitted two new proposals for the property, meeting the requirements of the 2013 Historic Preservation Ordinance for non-landmarked properties. #CA16-48 was submitted on April 28, 2016 for the replat of lot 3 and 4 into one lot with the renovation and an addition to the original house as per the attached plans. #CA16-49 to replat Lot 5 to include 10 feet of Lot 4 and a new period style house as per the attached plans. Both sets of plans are in compliance with the Historic Preservation Ordinance.

### RECOMMENDATION

Staff recommends the Historic Preservation Commission **approve with conditions** #HL16-07 request to remove the existing Historic Overlay #HL15-11 as it has not been ratified; with the conditions #CA16-48 is approved per the attached plans; and #CA16-49 replat of Lot 5 to include 10 feet of Lot 4, and is approved as per the attached drawings.

Vice Chairman Derr called on Mr. Proctor for comments, he was in full agreement with no comments to be made.

Margaret Telford made the motion to close the public hearing; 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)

Margaret Telford made the motion to approve #HL16-07 with conditions as presented; 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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## **PUBLIC HEARING**

Vice Chairman Derr opened the **Public Hearing for #CA16-48** for the property located at 512 Estill Street, legally described as Block 102 Lot 3 and 4, College Heights Addition, Grapevine, Texas and take any necessary action.

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

## **BACKGROUND**

Certificate of Appropriateness application #CA16-48 was submitted on April 29, 2016 by the applicant Dan Proctor construction of a new addition to the original Higgins-Hilliard house c. 1946 located on Lots 3 and 4.

The 1,050 square foot minimal traditional style house is rectangular in plan with a projecting front porch. The house is sheathed in No. 105 wood siding popular in the 1940s. In 2003 the previous owner renovated the front of the house, removing the original porch and replacing it with a much larger porch extending the length of the house. A new front door with side lights was installed and windows to the right of the front door were combined into a paired unit. A new hip roof was added, tying together the new porch with the existing gable roof. New porch railings were added with lattice screening below. Overlay aluminum siding was added to the front façade. This house was identified in 1998 by the Texas Historical Commission as a contributing structure to the College Heights Neighborhood of the Historic Grapevine Township District.

Plans for the new home and outbuildings were developed by J. Thacker, Custom Home Designs of Hurst, Texas to follow the updated 2013 ordinance for non-landmarked buildings. Historic Preservation staff recommends the following changes: match all siding with original siding found on the house and on the right side elevation move the garage door to the left and center it under the gable.

## **RECOMMENDATION**

Staff recommends the Historic Preservation Commission approve with conditions #CA16-48 for the replat of Lots 3 and 4 into one lot and reapportion 10' of Lot 4 to Lot 5, thereby establishing Lot 5 as 60' in width; to renovate and construct a new addition to the Higgins-Hilliard house with the conditions to match all siding with the original siding found on the house; on the right side elevation, move the garage door to the left and center it under the gable and a building permit is obtained from the Building Department.

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, Anderson, Cox, Shope, Telford and Ware)

Nays: 0

Absent: (None)

Margaret Telford made the motion to approve #CA16-48 with the conditions as presented; Burl Gilliam 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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## **PUBLIC HEARING**

Vice Chairman Derr opened the **Public Hearing for #CA16-49** for the property located at 512 Estill Street, legally described as Block 102 Lot 5, College Heights Addition, Grapevine, Texas and take any necessary action.

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

## **BACKGROUND**

Certificate of Appropriateness application #CA16-49 was submitted on April 29, 2016 by the applicant Dan Proctor for construction of a new period style home on Lot 5 and 10' of lot 4. Plans for the new home were developed by J. Thacker, Custom Home Designs, of Hurst, Texas to follow the updated 2013 ordinance for non-landmarked buildings.

To bring the house into compliance with the Design Guidelines established for the property, Historic Preservation staff recommends the following changes: the shingling in the gables on the front of the building and the vertical division board in the center of the gable be replaced with horizontal siding; a bathroom window be added to the front elevation to match the submitted plan and the proportions of the length of the tapered columns to brick bases be changed to a 2/3<sup>rd</sup> column, 1/3<sup>rd</sup> base proportion to reflect proportions found in the Original Grapevine Township.

## **RECOMMENDATION**

Staff recommends the Historic Preservation Commission approve with conditions #CA16-49 to construct a new period style home on Lot 5 with the addition of 10 feet of width from Lot 4 as per the attached plans with the conditions the shingling and vertical division board be removed from the front gable areas and replaced with siding; a window be added to the bathroom on the front elevation to match with the building plan; the proportions of the length of the tapered columns to the brick bases be changed to a 2/3<sup>rd</sup> column, 1/3<sup>rd</sup> base proportion and a building permit is obtained from the Building Department.

Commissioner Sean Shope questioned the dormer window looking down on the home next door. The homeowner of the 518 Estill Street property spoke from the audience saying he would have a problem with privacy and asked if the dormer could be turned to face the rear yard. The applicant, Mr. Proctor said there was no room to turn the dormer. It was determined the neighbor at 518 Estill Street would have consideration for his privacy.

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

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

Ashley Anderson made the motion to approve #CA16-49 with the conditions as presented and the dormer issue be resolved; Ted Ware seconded the motion which prevailed in the following vote:

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

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## **MINUTES**

Chuck Voelker made the motion to approve the minutes of the April 27, 2016 meeting; Burl Gilliam seconded the motion which prevailed in the following vote:

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

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## **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, Voelker and Ware)  
Nays: 0  
Absent: (Telford)

The meeting adjourned at 6:42 p.m.

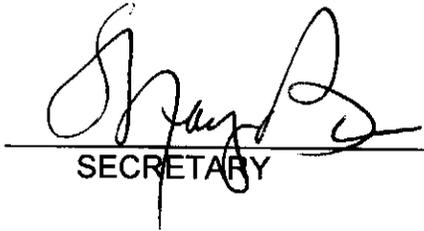
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF  
THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 22nd DAY OF JUNE 2016.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY