

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, June 22, 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
Ashley Anderson	Commissioner
Vick Cox	Commissioner
Sean Shope	Commissioner
Ted Ware	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

The above Commissioners constituted a quorum with R. Lee Derr 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

Commissioner Sean Shope 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:

- #CA16-27 for property located at 813 East Worth Street;
- #CA16-46 for property located at 129 South Main Street, Suite #155;
- #CA16-53 for property located at 851 East Texas Street;
- #CA16-54 for property located at 129 South Main Street, Suite #150;
- #CA16-55 for property located at 405 Smith Street;
- #CA16-56 for property located at 300 South Main Street;
- #CA16-57 for property located at 303 South Dooley Street;
- #CA16-58 for property located at 702 East Northwest Highway;
- #CA16-60 for property located at 303 South Dooley Street.

PUBLIC HEARING

Commissioner Shope opened the **Public Hearing for #CA16-59** for the property located at 626 East Wall Street, legally described as Block 101 Lot 7, College Heights Addition, City of Grapevine, Texas and take any necessary action.

Commissioner Shope called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA16-59 was submitted by the owner/applicant, Neal Cooper of Copper Street Homes, on May 22, 2016 to remove the non-contributing workshop and previous additions now on the property for restoration and to construct a new 1½ story addition to the original house built in 1938. Historic landmark #HL16-04 was approved for the property at the April 27, 2016 meeting of the Grapevine Historic Preservation Commission. The plans for the house renovation and new addition were developed by Architect Russell Moran following Design Guidelines established for the property.

On the front elevation, the original house is visible to the left and a new gabled addition to the right would replace the former shed roofed kitchen. Original features of the house including the distinctive chamfered gable ends and rectangular wood vent grills are repeated on the new additions. The existing house and new addition would contain 2,654 square feet of living area for a living room, kitchen, dining room, small office, laundry room, three bedrooms, two and one-half baths and an attached 427 square feet garage with access from the rear of the property off Estill Street.

RECOMMENDATION

Staff recommends approval of #CA16-59 for removal of the non-contributing workshop in the rear yard of the property; removal of the non-contributing additions from the original 1938 house, the renovation of the original house and construction of a new 1½ story addition as per the attached plans following the Design Guidelines established for the property, with the conditions a building permit is obtained from the

Building Department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate(s) of Appropriateness.

Commissioner Shope called for comments from the applicant. Jason Drew of Copper Street Homes spoke saying they had worked diligently with Historic Preservation staff to fit in appropriately with the surrounding homes. He noted additions to the rear are not readily seen from the street and designed to make the roof appear lower while focusing to keep the added space in the rear.

Commissioner Shope thanked Mr. Drew. Commissioner Vick Cox asked if the plans met the setback of 10 feet on this corner lot, David Klempin said it was in compliance.

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

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

Margaret Telford made the motion to approve **#CA16-59** with the conditions as presented; Sean Shope asked for the proper photographs of the property for documentation be made; David Klempin agreed. Ashley Anderson seconded the motion which prevailed in the following vote:

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

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MINUTES

Ashley Anderson made the motion to approve the minutes of the May 25, 2016 meeting; Burl Gilliam seconded the motion which prevailed in the following vote:

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

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ADJOURNMENT

Burl Gilliam made the motion to adjourn the meeting. Chuck Voelker seconded the motion, which prevailed in the following vote:

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

The meeting adjourned at 6:42 p.m.

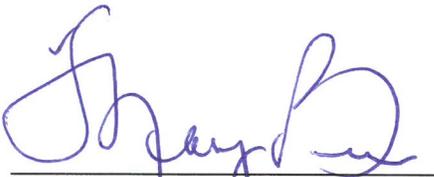
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 24th DAY OF AUGUST 2016.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY