

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, July 24, 2013 at 6:00 p.m. in the Grapevine Convention & Visitors Bureau, 2nd Floor Boardroom, 636 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
Shane Wilbanks	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison
Chuck Voelker	Alternate

The above constituting a quorum with Commissioner Ashley Anderson absent.

With the following city staff present:

Scott Williams	Director, City of Grapevine Development Services
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

Steven Hoffmayer, 522 East Texas Street, Grapevine, Texas

ELECTION OF CHAIRMAN

Chairman Gilliam called on David Klempin to conduct the election of the Historic Preservation Commission chairman. David called for nominations.

Commissioner Ted Ware nominated Burl Gilliam to be elected as chairman. Commissioner Sean Shope seconded the nomination which prevailed in the following vote:

Ayes: All (Derr, Cox, Shope, Telford and Ware)

Nays: None

Absent: (Anderson)

City Council Liaison Wilbanks congratulated Chairman Gilliam on his re-election. Chairman Gilliam thanked the commission for their confidence in him as he began his 22nd year on the commission.

HISTORIC PRESERVATION ORDINANCE UPDATE

Scott Williams, Director of the City of Grapevine's Development Services, updated the commission on the recent amendment to the current ordinance put in place to protect the true heritage of the Historic Township. He said minor changes were made to the commission's recommendation of using a 300 foot radius surrounding a property; the City Council had changed to a 100 foot radius. After a City Council public hearing and several more workshops the amendment had not passed and was still under discussion. As Council studied the vast majority of historic housing stock they saw nothing to protect a 1,200 square foot bungalow from a 4,000 square foot addition. David asked Scott to go over the bullet points they had agreed on. Council Liaison Wilbanks reinforced the amendment states drawings, not photographs or photo shop enhanced photographs. Scott agreed saying these drawings did not require an architect, but should be drawings any skilled draftsman could draw.

Scott stated the cases on the agenda for tonight's meeting were an example of the new ordinance at work, yielding very elegant homes, not "cookie cutter" as had been feared. Commissioner Margaret Telford commended Scott on his work and thanked him for providing the one page analysis of the amended requirements.

Chairman Burl Gilliam asked for the percentage of built-out properties. David Klempin said there were 335 residential properties in the Township and of those only seven or eight were vacant lots. Chairman Gilliam thanked Scott Williams for his work in developing this valuable tool for the commission.

WORK SESSION

David Klempin passed around the most recent staff approved Certificates of Appropriateness for the Commission to Review.

A. Approved Certificate of Appropriateness as follows:

#CA13-53 for property located at 334 South Barton Street;
#CA13-55 for property located at 214 East College Street;
#CA13-56 for property located at 626 South Church Street.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA13-59** for the property located at 612 East Wall Street, legally described as Block 101, Lot 3, College Heights Addition, City of Grapevine, 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:

At the March 27th 2013 meeting, the Historic Preservation Commission approved #HL13-04 for the property at 612 East Wall Street in the College Heights Addition. The owner Nick Walker had purchased the property with the intent to renovate the existing house and construct a new period appropriate addition to serve as his residence.

Certificate of Appropriateness application #CA13-59 was submitted on May 7, 2013 by applicant Michael Wright of M. J. Wright Architects to renovate the existing house and construct a new addition to the house to include a master bedroom with bath, a one-car attached garage on the first floor; and two bedrooms, a bath and media room on the second floor. A back stair was planned for convenience of the owner and to serve as a fire escape route from the second floor. The original project submission in May was incomplete and therefore was not brought to the Commission's May meeting. Since the CA for the project was submitted prior to City Council approval of the amendments to the Historic Preservation ordinance on June 4th, this design is not required to follow the new amendments. Staff met with the architects and owner regarding the massing and scale of the original submission. The owner has redesigned the house to be in compliance with the massing and scale guidelines of the new ordinance.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA13-59 for the property located at 612 East Wall Street, legally described as Block 101, Lot 3, College Heights 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 renovate existing house and construct new addition to include new master bedroom with bath, one-car garage on the first floor; and two bedrooms, bath and media room on the second floor;

as per the attached plans with the conditions all exterior doors, windows, siding, trim, roofing materials and light fixtures be approved on a separate Certificate of Appropriateness and a building permit be obtained from the building department.

Chairman Gilliam called on the property owner Nick Walker to speak. Mr. Walker thanked Historic Preservation staff and the Commission for their help and time. Chairman Gilliam commended Mr. Walker for a magnificent job on his design within the new amendment. Commissioner Sean Shope questioned the setback on the second floor at the front of the porch to the dormer, David said it was 12 – 14 feet back as required. Commissioner Vick Cox added the roofline blended nicely giving a very “cottage” look from the front.

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

Ayes: All (Gilliam, Derr, Cox, Shope, Telford and Ware)
Nays: None
Absent: (Anderson)

Margaret Telford made the motion to approve #CA13-59 with conditions as presented; Vick Cox seconded the motion which prevailed in a vote of:

Ayes: All (Gilliam, Derr, Cox, Shope, Telford and Ware)
Nays: None
Absent: (Anderson)

Chairman Gilliam opened the **Public Hearing for #CA13-60** for the property located at 413 East Texas Street, legally described as Block 1, Lot 2, Millican Place Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items: 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 #CA13-60 was submitted on July 17, 2013 by the applicant Michael Wright of M. J. Wright Architects to construct a new bungalow-style house with garage and storage shed on the vacant lot in the Millican Place Addition. The lot is landmarked and was created by the subdivision of the original Millican property. The Certificate of Appropriateness was submitted after City Council approval of the Amendments to the Historic Preservation ordinance on June 4th. The house has been designed to comply with the amendments to the ordinance.

The house was custom designed for the owner's needs. The brick bungalow-style design is based on the substantial bungalow homes often seen in California, and also found in Dallas and Fort Worth historic neighborhoods. It contains a family room, dining room kitchen, study, master bedroom and bath and powder room on the first floor; and two bedrooms and a bath on the second floor. There is a detached two-car garage and a detached storage shed in the rear portion of the property.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA13-60 for the property located at 413 East Texas Street, legally described as Block 1, Lot 2, Millican Place Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Construct new bungalow-style house with detached two-car garage and detached storage shed on vacant lot in the Millican Place Addition;

as per attached plans with the conditions all exterior brick, trim, doors, windows, roofing materials and light fixtures be approved on a separate Certificate of Appropriateness and a building permit be obtained from the building department.

David noted the covered porches and terraces are not figured into the 3400 square feet living area allowed. He was pleased with all elevations and the balance and symmetry of the design. David asked the commissioners to turn to the contextual drawing in their agenda packet; it was plain to see the nice fit and blend of the three homes. Chairman Gilliam called on Mr. Boydston for comments. Commissioner Cox said the use of brick on Texas Street was a departure for what had been the norm, perhaps brick on College Street; but using brick on Texas Street was significant.

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

Ayes: All (Gilliam, Derr, Cox, Shope, Telford and Ware)
Nays: None
Absent: (Anderson)

Ted Ware moved to approve #CA13-60 with conditions as presented; Sean Shope seconded the motion which prevailed in a vote of:

Ayes: Five (Gilliam, Derr, Shope, Telford and Ware)
Nays: One (Cox)
Absent: (Anderson)

Chairman Gilliam opened the **Public Hearing for #CA13-61** for the property located at 421 Smith Street, legally described as Block 33, Lot 12 & W20'11, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items: 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 #CA13-61 was submitted on July 17, 2013 by the applicant Michael Wright of M. J. Wright Architects to renovate the existing B. R. Wall house and construct a new addition; to enclose the carport for a two-car garage and to construct a new detached storage shed. This CA was submitted following the approval by City Council of the amendments to the Historic Preservation ordinance on June 4th. The design is required to follow the new amendments. The new addition has been designed following the amendments to the Historic Preservation ordinance.

The existing 668 sq. ft. carport would be converted to a two-car garage in the same footprint. It is necessary to obtain approval from the Board of Zoning Appeals under a hardship since the square footage of the carport exceeds the 500 square foot maximum size for detached garage structures under the amended preservation ordinance.

RECOMMENDATION:

Staff recommends approval with conditions of Certificate of Appropriateness #CA13-61 for the property located at 421 Smith Street, legally described as Block 33, Lot 12 & W20'11, City of Grapevine

to renovate the existing house, adding the new addition, to enclose the existing carport for a two-car garage and to construct a detached storage shed as per the attached plans with the conditions the carport conversion

to a two-car garage be approved by the Board of Zoning Appeals under hardship for the existing size of 663 square feet is greater than the 500 square feet limit by the new amendment;

as per attached plans with the conditions all exterior siding, trim, doors, windows, roofing materials and light fixtures be approved on a separate Certificate of Appropriateness and a building permit be obtained from the building department.

David Klempin stated this property has not been landmarked but the proposed design did follow the ordinance per the new amendment. The existing carport is part of the original footprint; therefore no demolition but a conversion of the carport to a garage. Discussion followed regarding the existing carport enclosed as a garage would be 163 square feet greater than the 500 square foot limit of the new amendment. The Commission discussed approving a variance. Scott Williams recommended approval on the grounds 1) it is existing and 2) the property is an unusually large lot and the proposal is not near the coverage maximum. It was also discussed that the Board of Zoning Adjustment would not be tasked with considering variances to the Preservation Ordinance.

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

Ayes: All (Gilliam, Derr, Cox, Shope, Telford and Ware)
Nays: None
Absent: (Anderson)

Margaret Telford moved to approve #CA13-61 with conditions as presented and with the approved variance allowed for the garage; Vick Cox seconded the motion which prevailed in a vote of:

Ayes: All (Gilliam, Derr, Cox, Shope, Telford and Ware)
Nays: None
Absent: (Anderson)

MINUTES

Margaret Telford made the motion to accept the June 26, 2013 minutes. Vick Cox seconded the motion, which prevailed by the following vote:

Ayes: All (Gilliam, Derr, Cox, Shope, Telford and Ware)
Nays: None
Absent: (Anderson)

ADJOURNMENT

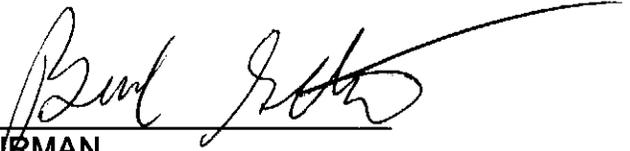
Ted Ware made a motion to adjourn the meeting. Sean Shope seconded the motion, which prevailed in the following vote:

Ayes: All (Gilliam, Derr, Cox, Shope, Telford and Ware)
Nays: None
Absent: (Anderson)

The meeting adjourned at 6:50 p.m.

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 28th DAY OF AUGUST,
2013.

APPROVED:


CHAIRMAN

ATTEST:


SECRETARY