

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, August 28, 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
Ashley Anderson	Commissioner
Vick Cox	Commissioner
Sean Shope	Commissioner
Margaret Telford	Commissioner
Ted Ware	Commissioner
Shane Wilbanks	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

The above constituting a quorum with Commissioner Alternate Chuck Voelker 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

There were no citizen comments.

ELECTION OF VICE-CHAIRMAN

Chairman Gilliam called for nominations for the Vice-Chairman.

Margaret Telford nominated and made the motion for R. Lee Derr to serve as vice-chairman; Ted Ware seconded the motion which prevailed in a vote of:

Ayes: All (Gilliam, Cox, Shope, Telford and Ware)
Nays: None
Absent: (Anderson and Cox were absent for this vote)

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:

#CA13-64 for property located at 210 West Wall Street;
#CA13-65 for property located at 708 East Texas Street;
#CA13-66 for property located at 625 East Wall Street;
#CA13-67 for property located at 404 South Main Street;
#CA13-68 for property located at 404 South Main Street;
#CA13-69 for property located at 624 South Main Street;
#CA13-70 for property located at 340 South Main Street;
#CA13-71 for property located at 340 South Main Street;
#CA13-72 for property located at 510 Smith Street and
#CA13-74 for property located at 814 South Main Street.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA13-75** for the property located at 116 (120) East Worth Street, legally described as Block 32, Lot 1A1-1B, 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:

A fire had destroyed the original Wm. Cameron & Company building in April 2012 creating a public safety hazard. Certificate of Appropriateness application #CA12-23 was submitted on May 10, 2012 by Adam Baker, to demolish the fire damaged structure. The building was demolished shortly after the fire occurred with the requirement a CA for demolition be obtained and approved by the

Historic Preservation Commission. At the May 2012 meeting of HPC, the Commission noted the demolition permit would require Historic Landmark Designation for the property and the rebuild of the building must be reviewed by the Commission.

On August 15, 2012 the Commission approved application #HL12-05 for Historic Landmark designation and Certificate of Appropriateness #CA12-43 for rebuild of the Cameron building. The approved plans would recreate the site's traditional appearance with the conditions the existing brick-scored wood siding be reinstalled on the west wall of the building in a 12' x 16' inset panel with an interpretive marker explaining its significance, exterior wood windows and wood doors and all exterior materials, finishes and paint colors would be Commission approved under a separate Certificate of Appropriateness.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness CA13-75 for the property located at 116 (120) East Worth Street with the revised previously Commission approved plans of August 15, 2012. Staff recommends approval of Certificate of Appropriateness #CA12-75 to reduce the square footage of the building with the conditions the existing brick-scored wood siding be reinstalled on the west wall of the building in a 12' x 16' inset panel with an interpretive marker explaining its significance, exterior wood windows and wood doors and all exterior materials, finishes and paint colors would be Commission approved under a separate Certificate of Appropriateness and a permit be obtained from the Building Department.

Chairman Gilliam noted the revised plans were now very similar to the original footprint. He called for the applicant to come forward; the applicant nor a representative were present. Vice-Chairman Derr questioned the outdoor area. Vick Cox said it was consistent with the original outdoor service area.

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

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

Margaret Telford made the motion to approve #CA13-75 with conditions as presented; Sean Shope seconded the motion which prevailed in a vote of:

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

Chairman Gilliam opened the **Public Hearing for #CA13-76** for the property located at 205 South Dooley Street, legally described as Block 100, Lot 1 & 2, 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:

Certificate of Appropriateness application #CA13-76 was submitted on August 16, 2013 by the owner Tony Dierolf to construct an addition to the house at 205 South Dooley Street. The house, located within the boundary of the Historic Grapevine Township is not landmarked but Design Review by the Commission is required of the proposed addition per the amendments to the Preservation Ordinance. The bungalow-style house was constructed in the early 1920's and was moved to the current site in the 1940s. It features a distinctive pyramidal roof and inset front porch.

Working with Historic Preservation staff and architect M. J. Wright, the owner has developed the proposed addition which includes attaching the garage to the house with living space above on the second floor.

RECOMMENDATION:

Staff recommends approval of Certificate of Appropriateness #CA13-76 as per the attached plans with conditions the Dutch gable roof design over the garage be replaced with a standard hip roof design to match the pyramidal roof of the existing house and a permit be obtained from the Building Department.

David Klempin asked the commissioners to note the building line on the three streets surrounding the property, each requiring a 30 foot setback; this is a hardship. This case has been before the Board of Zoning & Appeals and was approved on the past Monday evening. It was suggested to allow a variance at the existing building line of 14 feet, 7 inches rather than the required 30 foot setback. David said all efforts had been made to assist with a solution to rectify the massing and looming. David presented the last version of the plans presented after the agenda packets were mailed. He explained he was trying to get them to a 14 foot tall plate line with a 30 degree pyramidal roof repeating the pyramidal roof on the original house.

Chairman Gilliam called for a representative to speak and answer questions. The home's owner, Tony Dierolf came forward. Chairman Derr asked about the type of garage doors to be used, Mr. Dierolf said a carriage style door. Commissioner Shope questioned the dormers; the owner said they were needed for proper egress. David said the dormers looked "over" the neighbor's roof and did not interfere with their privacy. Commissioner Telford asked the rationale for going from the pyramidal roof to the new roof; Vice-Chairman Derr answered for more headroom. Commissioner Telford questioned mixing the different roof designs by bringing in the barn-like roof. Vice-Chairman Derr asked how deep

the balcony was; the architect answered 36 inches deep. Chairman Gilliam called for more questions, with no more questions raised, he thanked Mr. Dierolf.

Commissioner Ted Ware asked the elevations presented at the meeting be identified as "Alternative A".

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

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

Ashley Anderson made the motion to accept the "Alternative A" as presented with the variance to approve #CA13-76 with conditions as presented; Vick Cox seconded the motion which prevailed in a vote of:

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

MINUTES

Margaret Telford made the motion to accept the July 24, 2013 minutes. Vick Cox seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

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

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

The meeting adjourned at 6:50 p.m.

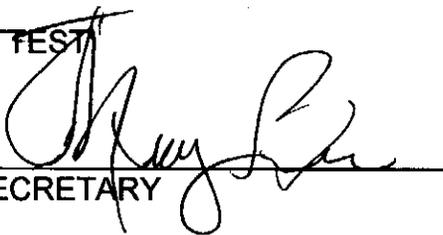
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 28th DAY OF AUGUST,
2013.

APPROVED:



CHAIRMAN

ATTEST



SECRETARY