

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 22, 2013 at 6:00 p.m. in the Grapevine Convention & Visitors Bureau, 2<sup>nd</sup> Floor Boardroom, 636 South Main Street, Grapevine, Texas, with the following members present to wit:

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
Chuck Voelker	Alternate

The above constituting a quorum with Chairman Burl Gilliam absent.

With the following city staff present:

Paul W. McCallum	Executive Director, Grapevine Convention & Visitors Bureau
David Klempin	Historic Preservation Officer
Mary Bush	Historic Preservation Secretary

**CALL TO ORDER AND WELCOME**

Vice-Chairman Lee Derr called the Public Hearing to order at 6:00 p.m.

**CITIZEN COMMENTS**

No comments from citizens were submitted.

## 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:

- #CA13-38 for property located at 337 South Main Street;
- #CA13-39 for property located at 216 West Wall Street;
- #CA13-40 for property located at 235 Austin Street;
- #CA13-41 for property located at 814 South Main Street;
- #CA13-42 for property located at 900 East Worth Street;
- #CA13-46 for property located at 105 South Main Street

## PUBLIC HEARING

Vice-Chairman R. Lee Derr opened the **Public Hearing for #CA13-43** for property located at 900 East Worth Street, legally described as Block 9, Lot 1 & 2, D. E. Box Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances). Vice-Chairman Derr called on David Klempin to present the case.

### RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA13-43 for the property located at 900 East Worth Street, Grapevine, Texas (known as the Historic Joe Box House) amended for the following items:

To renovate the interior of the existing house for modern living standards to include the following items:

- 1) Convert two-car garage into finished living space, remove garage doors and replace openings with siding, aluminum windows and shutters;
- 2) Construct a new two-car garage on east end of house with brick and 4" exposure wood siding to match original house;

as per the attached plans with the conditions a building permit be obtained from the Building Department.

### BACKGROUND:

Certificate of Appropriateness application #CA13-43 was submitted on April 29, 2013 by the owners Richard and Julie Payne to renovate the house at 900 East Worth Street and update it for modern living. The house was built in 1958 by J. J. Daniels for the Joe Box family. The property contains an additional lot with pool to the east of the house.

Working with Historic Preservation staff, the owner has developed a proposed new plan for the existing garage to serve as a home office, laundry room, walk-in

pantry and storage room. A bathroom accessible to the pool area would also be added. The new construction garage will be a side entry (no front entry). The rear yard will have the patio rebuilt to strengthen; a covered walkway to the new garage will tie in and match the existing roofing; and similar to the front porch columns are being sought for the covered walkway.

Staff recommends approval of Certificate of Appropriateness #CA13-43 with conditions for renovations to the Historic Joe Box House to follow the Design Guidelines established for the property located within the D. E. Box Historic District with the condition a building permit is obtained from the Building Department.

Vice-Chairman Derr called on Mr. Richard Payne to present his plans and answer the Commissioner's questions. Commissioner Margaret Telford questioned the access to the garage; Mr. Payne answered this was the purpose of the covered walkway and the plans also included an egress from bedroom for the rear exit to exterior. This would move a door opening location and reuse the original door for this exit.

Mr. Payne shared they were repairing the original marble tiles, keeping the original hardwood floors, removing where glued down flooring had been added and replacing to match the existing hardwood. He further explained they were saving the retro O'Keefe and Merritt stove for a soda shop look, re-using the original bay window and having the vintage Fisher built-in stereo system repaired.

Mr. Payne said he would file for a separate Certificate of Appropriateness approval for the replacement windows saying it was hard to find windows that were not the modern Low-E windows due to modern energy requirements. Double pane windows will allow him to remove the added storm windows.

Commissioner Telford commended Mr. Payne saying she appreciated his presenting all renovations for approval. Vice-Chairman Derr called for more questions. Mr. Payne asked about approvals and if he would need to come back. David Klempin answered yes, he would need go through the Certificate of Appropriateness process for the brick matching and the windows; Vice-Chairman Derr assured Mr. Payne he and David should continue to work together.

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

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

Margaret Telford made the motion to approve #CA13-43 with conditions as presented; Vick Cox seconded the motion which prevailed in a vote of:

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

Vice-Chairman R. Lee Derr opened the **Public Hearing for #CA13-44** for property located at 511 East Franklin Street, legally described as Block 112, Lot 3, College Heights Addition, Grapevine, Texas to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances). Vice-Chairman Derr called on David Klempin to present the case.

**RECOMMENDATION:**

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA13-44 for the property located at 511 East Franklin Street, legally described as Block 112, Lot 3, City of Grapevine as amended for the following items:

1. Construction of a new 1½ story Bungalow-style house with detached two-car garage as per submitted plans with the conditions all exterior materials, finishes, doors, windows, light fixtures and paint colors shall be approved under a separate Certificate of Appropriateness.

**BACKGROUND:**

Certificate of Appropriateness application #CA13-44 was submitted on April 29, 2013 by owner Colin Mc Dermott to construct a new 1½ story Bungalow-style house with detached garage to serve as the primary residence for his family. The first floor of the house contains a family room, dining room, study, master bedroom with bath, and a powder room. The second floor contains three bedrooms and two bathrooms. The house has been designed following the Design Guidelines established for the property and is to follow the criteria of the proposed amendments to the Preservation ordinance for the Historic Township properties.

This site was the former location of the Jesse Crowley House built in 1946. Certificate of Appropriateness #CA09-36 was submitted on July 8, 2009 by then owner Bruce Cureton who was approved to demolish the Jesse Crowley house and to construct a new 1½ story Bungalow-style house for his family with the conditions: wood windows and doors be used and all exterior materials, finishes and paint colors would be staff approved under a separate Certificate of Appropriateness.

The Crowley house was listed as a low priority on the Township Housing Inventory due to its loss of historic integrity. It featured minimal traditional style

with craftsman detailing. The house had a failed foundation, was in poor condition but could be rehabilitated. The owner provided documentation showing hardship to rehabilitate the house to serve the Cureton family needs. The Commission also approved Historic Landmark overlay #HL09-01 for the property, to record the history of the Jesse Crowley house and allow the Commission input on the development of the new house

Staff recommends approval of Certificate of Appropriateness #CA13-44 for the new 1½ story Bungalow-style house with detached two-car garage as per submitted plans with the conditions all exterior materials, finishes, doors, windows, light fixtures and paint colors shall be staff approved under separate Certificates of Appropriateness.

David Klempin asked the Commissioners to note side elevation A-3, the tall roofs step back before coming on up; Mr. McDermott had met all of the criteria for the proposed amendment now before Council.

Vice-Chairman Derr asked the context of the houses next door; David answered both were 25 feet back and the Guidelines read to "maintain existing setback". Commissioner Margaret Telford asked what was on the east side and if the proposed would be between two one-story homes; David answered yes it would be. The builder, Neal Cooper, stated the setback had been adjusted to a 30 foot setback by the Board of Zoning Appeals; there was access for a rear entry drive but the owner had chosen a front access drive to leave more room in the rear yard for children to play.

Commissioner Telford said the roof looked puffed up as though ready to explode; she also asked if trees would be removed for the driveway and was told no, it would go through the trees. She asked why the roofline had to go that high. Vice-Chairman Derr answered for function to get the roofline ridge high enough.

David said the architect had definitely tried to observe every step to meet the criteria of the proposed amendment. David said "but if it does not work, it does not work." Commissioner Ware added the roof is a trapezoid and this was not a dimensional drawing. David Klempin read a property notification letter from the next door neighbor in approval of the proposed house plans.

Margaret Telford moved to close the public hearing. R. Lee. Derr seconded the motion which prevailed in the following vote:

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

Nays: None

Absent: (Gilliam)

Ted Ware made the motion to approve #CA13-44 with conditions as presented; Ashley Anderson seconded the motion which prevailed in a vote of:

Ayes: 5 (Derr, Anderson, Cox, Shope and Ware)

Nays: 1 (Telford)

Absent: (Gilliam)

Vice-Chairman R. Lee Derr opened the **Public Hearing for #CA13-47** for property located at 320 South Church Street, legally described as Block 11, Lot 1B, South Church Street Addition, Grapevine, Texas to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances). Vice-Chairman Derr called on David Klempin to present the case.

**RECOMMENDATION:**

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA13-47 for the property located at 320 South Church Street, legally described as Block 11, Lot 1B, South Church Street Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Revisions to the previously approved plans to include extension of the original garage on the north side of the house, and revisions to the hip-roof over the rear additions to allow for expansion of the master bedroom in the rear wing of the house,

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

**BACKGROUND:**

Certificate of Appropriateness application #CA13-03 was submitted on January 13, 2013 by the applicant Susan Spori to renovate the rear wing of house and convert its existing living space back to the original garage, for use as vehicle storage; to remove existing overlay siding and restore original teardrop siding on the original house and garage building and reside the new additions matching teardrop siding; Remove concrete porch and porch columns and rebuild using wood flooring and turned-wood posts; and re-paint exterior of house in period appropriate colors. This request was approved at the January meeting of the Historic Preservation Commission. After meeting with contractors and securing bids for the proposed work, Ms. Spori further tailored the proposed plans to better suit her needs. On March 13, 2013 the Commission approved Certificate

of Appropriateness application #CA13-26 for revisions to the previously approved plans.

On May 8, 2013 Ms. Spori submitted #CA13-47 for additional revisions to the plans. In order to reduce costs, the rear wing bedroom and bath would remain and a garage extension would be built in the north side-yard of the house. The revised plan was prepared by the designer reflecting changes which are attached.

Staff recommends approval with conditions of Certificate of Appropriateness #CA13-47 for additional revisions to the previously approved plans, as per the attached plans with the conditions all exterior doors, windows, siding, trim, roofing, paint colors and light fixtures be approved on a separate Certificate of Appropriateness and a building permit be obtained from the Building Department.

David Klempin reminded all Susan Spori had moved from Seattle and found the 320 South Church Street property for her retirement home. Ms. Spori had returned with #CA13-47 to avoid gutting the property for a substantial financial savings.

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

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

Vick Cox made the motion to approve #CA13-47 with conditions as presented; Margaret Telford seconded the motion which prevailed in a vote of:

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

## **MINUTES**

Chuck Voelker made the motion to accept the April 24, 2013 minutes as written. Ted Ware seconded the motion, which prevailed by the following vote:

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

**ADJOURNMENT**

Margaret Telford made a motion to adjourn the meeting. Ashley Anderson seconded the motion, which prevailed in the following vote:

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

Nays: None

Absent: (Gilliam)

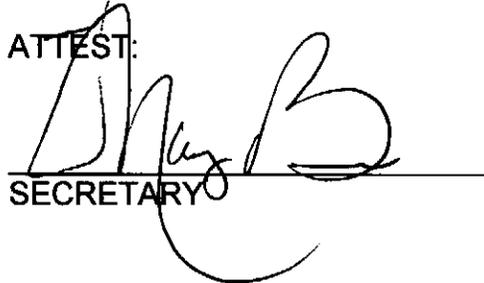
The meeting adjourned at 6:48 p.m.

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION  
OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 26 DAY OF JUNE, 2013.

APPROVED:

  
CHAIRMAN

ATTEST:

  
SECRETARY