

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, December 18, 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              |
| Chuck Voelker    | Alternate                 |
| Monica Hotelling | Planning & Zoning Liaison |

The above constituting a quorum with Chairman Burl Gilliam and City Council Liaison Shane Wilbanks absent.

With the following city staff present:

|               |                                 |
|---------------|---------------------------------|
| 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**

None

**WORK SESSION**

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

A. Approved Certificates of Appropriateness as follows:

- #CA13-62 for property located at 340 South Main Street;
- #CA13-89 for property located at 914 East Wall Street;
- #CA13-96 for property located at 120 South Main Street, Suite #50;
- #CA13-98 for property located at 215 West Hudgins Street;

#CA13-100 for property located at 334 South Main Street;  
#CA13-104 for property located at 420 North Main Street.

## **PUBLIC HEARING**

Vice Chairman Derr opened the **Public Hearing for #HL13-06** for the property located at 710 East Wall Street, legally described as Block 101 Lot 10 & Pt. Closed St. on S., 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.

### **BACKGROUND:**

The house at 710 East Wall street is located in the College Heights Addition and within the boundary of the Original Town Residential Historic District. The house was built in 1930 in the Craftsman bungalow style. Located to the rear of the house is a detached storage building.

The Craftsman bungalow style house is located on the south side of East Wall Street. This was the predominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920's. The Craftsman bungalow style, like the Prairie style, was quickly spread throughout the country by pattern books and popular magazines. The style features low pitched gabled roofs with a wide, unenclosed eave overhang. About one third of craftsman houses are built with a front gabled roof.

The house is thought to have been built on this site; it has pier and beam construction, wood lap siding, wood windows, doors and decorative bracket features. A double front facing gable feature contains the large front porch and the house roof line. The original craftsman style columns have been replaced with straight wood posts. The original wood shingle roof has been replaced with composition shingles. A small wood frame storage building is located in the backyard which is non-contributing to the significance of the original house.

Extensive renovation was completed in 2011 by David Smith. At that time the house's plumbing, electrical systems, the kitchen and bathroom were upgraded for modern standards. A carport/ pergola structure was added at the side of the house to provide protection for vehicles. On the interior, original bookcases, millwork and fireplace mantle have been preserved.

### **RECOMMENDATION:**

Staff recommends approval of the Historic Overlay #HL13-06 to record the history of the property and to allow the Historic Preservation Commission to have

input in the development and the preservation of the house. A set of the proposed design guidelines for the property were presented.

Vice Chairman Derr called on the homeowner, Audrea Weimer, to speak. Ms. Weimer said she preferred to live in an area of preservation but needed the renovation to add some square footage and much needed storage areas. She plans to have a two story garage with overhead storage, a cabana and to enlarge the master suite to include an en suite bath and closet.

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, Voelker and Ware)  
Nays: None  
Absent: (Gilliam)

Margaret Telford moved to approve #HL13-06; Ashley Anderson seconded the motion which prevailed in the following vote:

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

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Vice Chairman Derr opened the **Public Hearing for #CA13-106** for the property located 710 East Wall Street, legally described as Block 101 Lot 10 & Pt. Closed St. on S., 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.

#### BACKGROUND:

Certificate of Appropriateness application #CA13-106 was submitted on November 27, 2013 by the owner, Audrea Weimer, to construct a new bathroom addition on the original bungalow style house and to add a new two car detached garage and pool house in the rear yard of the property. The 880 square feet existing house was renovated in 2011 by builder David Smith. The electrical and plumbing systems and the existing bathroom and kitchen were upgraded for modern standards.

Modifications to the home are to allow the house to better serve the Weimer family's needs and requirements. Plans were prepared by Scott Buchanan of Innovative Home Designs. The additions and renovation have been designed to be consistent with the Craftsman bungalow style of the house.

#### RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA13-106 for the property located at  
December 18, 2013 HPC\Minutes\2013

710 East Wall Street to construct a new master bath and closet; to demolish the existing non-contributing storage building in rear yard; to construct a new two car detached garage and pool house in rear yard of property;

with the conditions all exterior windows, doors, lighting fixtures and all exterior materials, finishes and paint colors are to be approved under a separate Certificate of Appropriateness and a permit be obtained from the Building Department.

David Klempin said the presented plans met and followed the new preservation ordinance; he complimented the plans as excellent on the setback of the upper half story, the height and staying true to the bungalow style. Commissioner Margaret Telford said the backyard plans would leave very little green space; Ms. Weimer said the decking would surround an existing 40 year old tree and the existing carport slab would become crushed granite or something decorative. Chuck Voelker asked how much room would be left behind the proposed cabana; Ms. Weimer answered about 15 feet as this portion is the closed part of the alley as noted in the legal description.

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

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

Margaret Telford moved to approve #CA13-106 as presented; Ashley Anderson seconded the motion which prevailed in the following vote:

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

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Vice Chairman Derr opened the **Public Hearing for #CA13-105** for the property located at 514 East Texas Street, legally described as Block 106 Lots 3B & 4, 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.

**BACKGROUND:**

Certificate of Appropriateness application #CA13-105 was submitted on November 19, 2013 by the applicant Neal Cooper of Copper Street Homes to construct a new 15'5" x 23'3" addition to the rear of the existing house built in 1950. The house is located in the College Heights Addition and is not landmarked. The new addition is presented for Historic Preservation Commission review as per the requirements of the updated Historic Preservation December 18, 2013 HPC\Minutes\2013

Ordinance for properties located within the boundary of the Grapevine Historic Township.

The one story ranch style house was extensively renovated in 2010 by a previous owner. The proposed addition contains one additional bedroom and bathroom to enhance the function of the existing for the owner's needs.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA13-105 with conditions to construct a new 15'5" x 23'-3" addition at the rear of the existing house for interior living space to enhance the function of the existing house for the owner's needs

with the condition a permit be obtained from the Building Department.

David Klempin told the Commission Mr. Watkins had bought several properties in the Township. The house at 514 East Texas Street was purchased in foreclosure; it is in fairly good condition but does need some foundation work. The application presented would give the house a third bedroom and another bath; the plans presented followed the new ordinance. The builder, Neal Cooper was present for the review. Vice Chairman Lee Derr called on the builder to comment. Mr. Cooper said the addition was important as the house now only has two small bedrooms with one of those measuring only eight by ten foot.

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

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

Sean Shope moved to approve **#CA13-105** as presented; Ted Ware seconded the motion which prevailed in the following vote:

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

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Vice Chairman Derr opened the **Public Hearing for #CA13-107** for the property located at 841 East Texas Street, legally described as Block 2 Lot 11, D.E. Box 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.

BACKGROUND:

Certificate of Appropriateness application #CA13-107 was submitted on December 4, 2013 by the owner Neal Cooper to renovate the existing ranch style house built in 1965 and to construct a new two-car detached garage at the rear of the property.

The existing house contains 1,330 square feet of living area and a large two-car attached garage. The existing two-car garage would be renovated to serve as additional bedrooms for the house. A new two-car detached garage would be constructed in the rear yard of the house. A non-original gable porch roof on the front elevation would be removed to enhance the sleek contemporary lines of the Dutch gable roof of the original house. The Dutch gable roof would then be repeated on the new two car detached garage building with the exterior finished in No.105 wood siding.

Modifications to the home are to allow the house to better serve the family needs and requirements of prospective owners. Plans were prepared to be consistent with the Design Guidelines established for the D. E. Box Addition Historic District.

**RECOMMENDATION:**

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA13-107 for the property located at 841 East Texas Street to renovate the existing house to enclose the existing two-car garage and convert to bedrooms; install new windows and create new window openings in existing exterior walls; and to construct a new detached two-car garage in rear yard of the property

as per the attached plans with the condition a building permit is obtained from the building department.

David Klempin said Neal Cooper had purchased the house to renovate. The house would require a significant amount of work to bring it to modern standards; it would require some brick work, new windows and a free standing garage in the rear yard. The house had a fire some years ago and the finished interior is now bare bones inside; the ceiling would be opened up for more height. Mr. Cooper said the house has some major foundation problems to be repaired and the plans would bring the house to about 2,200 square feet. He would clean up the architecture while preserving the original look. The house was built eight years after the surrounding homes; it sits 50 feet from the street and the detached garage would be 30 feet from the rear of the house. Commissioner Ted Ware said he was surprised there had not been more work on this block as this was a nice big street.

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

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

Absent: (Gilliam)

Vick Cox moved to approve #CA13-107 as presented; Margaret Telford seconded the motion which prevailed in the following vote:

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

Nays: None

Absent: (Gilliam)

## MINUTES

Sean Shope made the motion to accept the minutes for the November 19, 2013 meeting; Vick Cox seconded the motion, which prevailed by the following vote:

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

Nays: None

Absent: (Gilliam)

## ADJOURNMENT

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

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

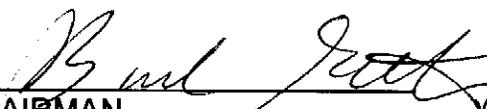
Nays: None

Absent: (Gilliam)

The meeting adjourned at 7:35 p.m

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 20<sup>th</sup> DAY OF NOVEMBER, 2013.

APPROVED:

  
CHAIRMAN

ATTEST:

  
SECRETARY