

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, January 22, 2014 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
Chuck Voelker	Alternate
Shane Wilbanks	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

The above constituting a quorum with no members 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

Chairman Burl Gilliam 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:

#CA13-99 for property located at 1331 West Wall Street;
#CA14-103 for property located at 613 Street

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA14-02** for the property located at 527 South Dooley Street, legally described as A 1029 Tr 2M Block 117, Lots 5& S6' of 6, Esther Moore Survey, 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 #CA14-02 was submitted on January 4, 2014 by the owners, Keith and Elizabeth Duplessie, to renovate and update the house at 527 south Dooley Street, known as the Historic Floyd Deacon House c. 1940, to serve as their family home. The house was originally built for the Floyd Deacon Family; their children Bill Deacon and Judy Deacon Jacobs were born and raised in this house. The house has been remodeled in certain areas through the years by other owners. It requires significant updating of its electrical, plumbing and HVAC systems. The second floor living area has been carved into several oddly proportioned rooms and passageways and needs to be restored.

A comprehensive package of information provided by the owner was attached with this Certificate of Appropriateness for review. The proposed work follows the Design Guidelines established for this property. The additions and renovation have been consistent with the Colonial Revival style of this house.

RECOMMENDATION:

Staff recommends approval of Certificate of Appropriateness # CA14-02 for renovations of the Floyd Deacon House to follow the Design Guidelines established for this property and with the conditions all exterior materials of siding, doors, windows material selections and exterior light fixtures be approved on a separate Certificate of Appropriateness and permits are obtained from the Building Department.

David Klempin explained the house needed electrical and plumbing work. Keith and Elizabeth Duplessie had planned a small addition in the rear on the ground

floor with a new deck; to raise the gable roof line to a higher pitch to allow for a new second floor master bedroom and bath; and to move the fireplace to restore to its original location.

Chairman Gilliam called on Mrs. Duplessie to speak. She said 10 – 15 percent of the restoration would be invested in the foundation; she planned for the home to not look like a remodeled home but to restore it so as to appear as a well maintained older home. Vice Chairman Derr noted the wood siding chimney was not appropriate; Mr. Duplessie said the chimney flue would be metal and could have a brick façade. All agreed the plan showing the wood façade chimney was an oversight and a brick façade would be appropriate to the chimney. Commissioner Vick Cox complimented the excellent application and proposed plans from the homeowners and their architect; Commissioner Margaret Telford agreed.

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

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

Margaret Telford moved to approve **#CA14-02** with the conditions as presented adding for the chimney façade be brick; Ashley Anderson seconded the motion which prevailed in the following vote:

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

.....

Chairman Gilliam opened the **Public Hearing for #CA14-03** for the property located at 129 South Main Street, legally described as Block 1, Lot 1, Hazlewood Commercial Building Addition, of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items. Chairman Gilliam called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA12-31 was submitted on June 13, 2012 by applicant Fred Meyer to demolish the existing structures and replace with a new mixed-use retail/office structure as per the attached plans. The property is located within the Main Street Commercial Historic District and is currently landmarked. At the September 5th meeting of the Historic Preservation Commission a new structure was approved designed to appear as several period-style buildings to reflect the context of the small scale retail buildings found along Main Street. An open air passage and second floor balcony bisect the building structure along Main and Jenkins Streets with parking located along Jenkins Street at the rear of the structure. On January 8, 2013 Certificate of
January 22, 2014 HPC\Minutes\2014

Appropriateness #CA13-04 was submitted for revisions to the approved mixed-use structure. These revisions included the creation of a vehicular drop-off point on the Main Street side of the building; adding a second floor to the one-story façade at the north end of the building; and angling the façade wall in the second floor balcony area to reflect the foot print of the first floor as per the attached plans.

At the September 25, 2013 meeting of the Historic Preservation Commission, the Commission approved #CA13-77 for revisions to the previously approved structure including: public safety enhancements along Main Street including a protective guard rail for pedestrians and minor alterations to the building facades with the conditions: the brick colors include more terracotta brick and mortar joints be of the design as those found on Main Street's historic buildings and a color rendering of these changes be presented on a display board to come back before the Commission for their approval.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve Certificate of Appropriateness #CA14-03** for the property located at 129 South Main Street, legally described as Block 1, Lot 1, Hazelwood Commercial Building Addition, of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Brick mortar specified joint selections with their locations indicated on the building elevations;
2. and a color rendering of the brick samples and the brick selections indicated on the building elevations;

to be presented on a display board as required by the Commission at the September 25, 2013 meeting for the then #CA13-77.

Staff recommended approval of Certificate of Appropriateness #CA14-03 for brick mortar joint selections with locations as indicated on the building elevations, and the required brick and brick color selections as indicated per attached drawings.

David Klempin noted some of the lighter blonde brick had been eliminated for a darker shade; and to note the aged look of the tumbled brick. P.W. McCallum said the applicant had worked closely with staff and the third presented selections were acceptable. David said there were now two joints being used, a "V" joint and a "Grapevine" joint. Of the five bricks being used, three were tumbled for an irregular, aged look; the final mortar joint and brick selections would give an aged look to the building. They noted their version of terra cotta was a darker more red and brown color, more appropriate to Historic Main Street. Chairman Gilliam said this last rendering was very appropriate for the gateway entrance to Grapevine's Main Street. Vice Chairman Derr questioned if the

awnings were metal; P.W. McCallum said no, Mr. Hazlewood had asked for canvas awnings.

Sean Shope 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, Voelker and
Ware)
Nays: None

Ashley Anderson moved to approve **#CA14-03** as now presented; Margaret Telford seconded the motion which prevailed in the following vote:

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

MINUTES

Vick Cox made the motion to accept the minutes from the December 18, 2013 meeting; Sean Shope seconded the motion, which prevailed by the following vote:

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

ANNOUNCEMENT

Sean Shope announced and congratulated City Council Liaison C. Shane Wilbanks on receiving the Ted Willhoite Award from the Grapevine Chamber of Commerce.

ADJOURNMENT

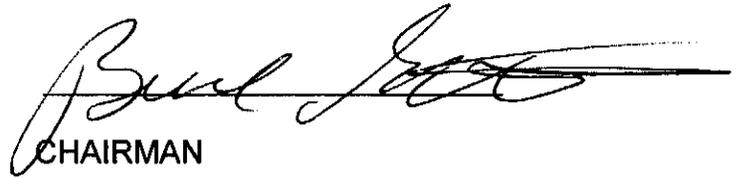
Ashley Anderson made the motion to adjourn the meeting. Margaret Telford seconded the motion, which prevailed in the following vote:

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

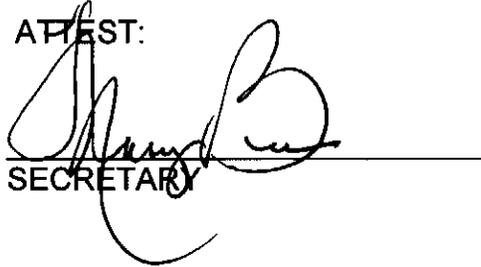
The meeting adjourned at 7:25 p.m

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

APPROVED:


CHAIRMAN

ATTEST:


SECRETARY