

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, February 26, 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

The above constituting a quorum with member(s) Monica Hotelling 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:

- #CA14-08 for property located at 405 Smith Street;
- #CA14-09 for property located at 520 South Main Street
- #CA14-11 for property located at 814 South Main Street.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA14-04** for the property located at 213 East College Street, legally described as Block 31, Lot 4R, Grapevine, City of, Grapevine, Texas 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 #CA14-04 was submitted on February 11, 2014 by the applicant Gary Skotnicki on behalf of property buyer Lemoine Wright to renovate the house at 213 East College Street, the Morrow House, c. 1925 and update it for modern living. The house was originally built to serve as the home for Morrow who owned the Tarrant County Bank on Main Street. The existing house is in near original c.1925 condition. The house requires significant updating of electrical, plumbing and HVAC systems and conversion of the office space for residential use. The Lemoine Wright family desires to purchase and adapt the house to serve as their family home. The additions and renovation have been designed to be consistent with the Craftsman Bungalow style of the house. A variance would be required to build the new outbuilding, as indicated in the plans, 892 square feet larger than the 200 square feet allowed by the Historic Preservation Ordinance.

RECOMMENDATION:

To convert the original 1925 Morrow House from office use back to a single family residential property and update it for modern living standards to include the following items:

1. Remove the infill room from the front porch and restore the original wrap-around porch;
2. Construct two bedrooms and bath addition to include a glass link to rear of house;
3. Construct new detached two-car garage and outdoor covered walkway connecting through glass link to original house;

4. Construct new outbuilding at rear of the property including two-car garage with storage area for owner needs;

as per the attached plans with the conditions building permits are obtained from the Building Department.

Upon review of this plan, Historic Preservation Officer David Klempin, Development Services Director Scott Williams and Convention & Visitors Bureau Director Paul W. McCallum unanimously recommend granting a variance for this request.

Present for this case were Lemoine and Judy Wright and their children, Joe and Balla Wright and Gary Scotnicki. They stated their family had been attached to this property for generations as the property backed up to Lemoine's grandmother's house and just to the west is a small house Judy and Lemoine lived in as newlyweds. Lemoine thanked staff for their help and their recommendation of Architect Gary Scotnicki; he said he wanted to do something special with the property. He would maintain the view from College Street keeping it open for the 150 feet to the rear of the property.

Council Liaison Shane Wilbanks commented on the size of this lot and noted the proposed plans would bring the property full circle; any time you can get a commercial property back to this quality of a residential home is very exciting for the Historic District. Commissioner Margaret Telford agreed with Shane and Commissioner Ted Ware said it was good to see this come full circle, as many years ago many prominent homes were made into businesses, this is so good to come back to residential!

Margaret Telford moved to close the public hearing; Vick Cox 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 **#CA14-04** as presented with conditions; 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 #HL14-01** for the property located at 232 Austin Street, legally described as Block 104, Lot N½ 7 & 8, College Heights Addition, of Grapevine to the Grapevine Historic Preservation February 26, 2014 HPC\Minutes\2014

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:

On February 3, 2014 property owner Lawrence Marshall submitted #HL14-01 for the vacant lot located at 232 Austin Street. The lot is located on the boundary line of the College Heights Historic District listed on the National Register of Historic Places. It is included in the Original Grapevine Township boundary and is eligible to be landmarked by the City of Grapevine. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of Grapevine. The surrounding contributing sites with structures erected between the years of 1889 and 1950, represent the efforts of many of Grapevine's leading merchants and professionals, as well as farmers and wage earners during the period of significance. This area provides some of the city's best examples of buildings associated with the people and events who made significant contributions to the history of Grapevine.

No house was ever built on this lot, originally owned by B. R. Wall, Grapevine's first City Secretary in 1907 and was serving as City Secretary when he purchased this lot in 1910. Two years later in 1912, B. R. Wall was elected Mayor of Grapevine, a position he held intermittently for 20 years. He is Grapevine's second longest serving mayor following Mayor William D. Tate who has now served for over 30 years. Mayor Wall sold this lot to Jack Hodges in 1942. In 1965, Jack and Ed Davis were Grapevine's first paid firefighters earning \$325 per month. The lot remained in the Hodges family ownership for 71 years.

RECOMMENDATION:

Staff recommends approval of the Historic Overlay #HL14-01 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 are attached. This was another exciting development with Mr. Marshall requesting to landmark this vacant lot platted in 1907 in the College Heights Addition and to build his home with input from the Commission. Mr. Marshall was present and stated his recognition of the importance of the preservation of the Historic Township.

Margaret Telford moved to close the public hearing for **HL14-01**; Vick Cox 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 **#HL14-01** as presented with conditions; Ted Ware 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 #CA14-07** for the property located at 232 Austin Street, legally described as Block 104, Lot N½ 7 & 8, College Heights Addition, Grapevine, Texas 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 #CA14-07 was submitted on February 7, 2014 by the owner Lawrence Marshall to construct a new period-style house following the City of Grapevine Design Guidelines for Historic Residential Structures. The building has been designed to adhere to the additional provisions of the Grapevine Historic Preservation ordinance adopted in June 2013.

This lot is located on the boundary line of the College Heights Historic District and is listed on the National Register of Historic Places. It is included in the Original Grapevine Township boundary and is in the process of being landmarked by the City of Grapevine. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of Grapevine. The surrounding contributing sites with structures erected between the years of 1889 and 1950, represent the efforts of many of Grapevine's leading merchants and professionals, as well as farmers and wage earners during the period of significance. This area provides some of the city's best examples of buildings associated with people and events who made significant contributions to the history of Grapevine.

RECOMMENDATION

Staff recommends approval of Certificate of Appropriateness #CA14-07 with the conditions for construction of the new house to follow the Design Guidelines established for the property located within the College Heights Addition and with the condition Historic Landmark Application #HL14-01 is approved for the property and all exterior materials to include roofing, siding and trim, doors, windows and all exterior light fixtures be staff approved under a separate Certificate of Appropriateness and a building permit is obtained from the Building Department.

David Klempin said the design architect on this project was Russell Moran. He complimented the contextual drawings presented and the setback; as the house to the north is close to the street and the proposed home set back half way for

great placement on this lot. There is an easement behind homes in the area. This plan capitalizes on paving the easement for access to the property. Chairman Gilliam called for any questions for Mr. Marshall or discussion. Commissioners Telford and Cox asked about the dormer set in the steep roof, if it met the ordinance and the height of the chimney. David Klempin answered yes, they did conform to the ordinance.

Vick Cox moved to close the public hearing; Ted Ware 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 **#HL14-07** as 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

Mr. Lawrence thanked the Commission and asked them to keep up the good work.

.....

Chairman Gilliam opened the **Public Hearing for #CA14-05** for the property located at 521 East Worth Street, legally described as Block 108, Lot 6, College Heights Addition, Grapevine, Texas 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 #CA14-05 was submitted on January 11, 2014 by the owner Simon Dirnberger to construct a new two-car detached garage with storage area, in the rear yard of the property. The existing 1,270 square feet house on the property was originally built by Annie McCollum in 1907. The house is not currently landmarked but is of importance to the history of the development of the City of Grapevine. The Grapevine Historic Preservation ordinance requires this proposed structure, located within the boundary of the Historic Grapevine Township, be reviewed by the Historic Preservation Commission for appropriateness.

The proposed 864 sq. ft. garage has an access door from the rear of the house and a two-bay wide garage door facing the rear driveway easement access. The garage with storage is needed by the owner who works on and maintains vintage

cars, motorcycles and a sailboat at his home. Plans were prepared by his brother, St. Louis architect Nathan Dirnberger, to follow the requirements of the Preservation ordinance. The Folk-Victorian style structure with hip-roof is compatible with the massing and scale of the McCollum House. The structure's usage of materials and details were selected to visually match those of the existing house. The total square footage of the house and garage is 2,134 sq. ft. This area is within the maximum 3,400 square feet living area allowed for the property.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA14-05 for the property located at 521 East Worth Street, to construct a new detached two-car garage with storage area, in the rear yard of the property; as per the attached plans with the condition a building permit is obtained from the Building Department.

David reminded the Commission the existing house was 1,270 square feet and this property is not landmarked at this time; this case is to be considered only for the 864 square feet garage meeting the ordinance. Mr. Dirnberger is well within the 3,400 square feet limit and could possibly add a future wing over to the proposed garage as living area. The proposed garage has a hip roof design similar to the existing house. Chairman Gilliam called on the applicant to speak or answer any questions the Commission had. Commissioner Ted Ware asked Mr. Dirnberger if the garage would be for personal use only; Mr. Dirnberger said yes he had a hobby of collecting older vehicles. Commission Alternate Chuck Voelker asked what would show from the street; David Klempin answered nothing as there is not enough room on either side of the house for even a driveway, this is why the rear easement access had become so valuable.

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

Vick Cox moved to approve **#CA14-05** as presented; Sean Shope seconded the motion which prevailed in the following vote:

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

Nays: None

.....

UPDATE

David Klempin gave an update on the Love Chapel Church of God in Christ (Love Chapel) and the various efforts to save this part of Grapevine's history, the Historic Preservation Commission had worked on saving the church in 2009 with a historic overlay. Commissioner Margaret Telford said this was so important, we were losing a part of our (Grapevine's) history and it is now saved. Discussion followed.

MINUTES

Sean Shope made the motion to accept the minutes from the January 22, 2014 meeting; Ted Ware seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

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

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

The meeting adjourned at 6:55 p.m

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

APPROVED:



CHAIRMAN

ATTEST:


SECRETARY