

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, November 28, 2018, at 6:00 p.m. in the Grapevine City Hall, 2nd Floor Council Chambers, 200 South Main Street, Grapevine, Texas with the following members present to wit:

Sean Shope	Chairman
Ashley Anderson	Commissioner
Eric Gilliland	Commissioner
Jason Parker	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Paula Wilbanks	Commissioner Alternate
Paul Slechta	City Council Liaison

The above commissioners constituted a quorum with Commissioner(s) Vick Cox absent.

With the following city staff present:

Paul W. McCallum	Executive Director, Grapevine Convention & Visitors Bureau
Paula Newman	Managing Director of Administration & Operations,
Matthew Boyle	City of Grapevine Attorney
David Klempin	Historic Preservation Officer
Mary Bush	Historic Preservation Secretary

CALL TO ORDER

Chairman Shope welcomed all and called the meeting to order at 6 p.m. in the City Council Chambers.

CITIZEN COMMENTS

Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments by completing a Citizen Appearance Request form. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

WORK SESSION

Staff Approved Certificates of Appropriateness as follows:

- #CA18-107 for property located at 120 South Main Street, Suite #40;
- #CA18-110 for property located at 403 East Worth Street;
- #CA18-111 for property located at 403 East Worth Street;
- #CA18-113 for property located at 220 East Franklin Street;
- #CA18-114 for property located at 120 South Main Street, Suite #50;
- #CA18-115 for property located at 420 East College Street;
- #CA18-116 for property located at 924 East Worth Street;
- #CA18-118 for property located at 814 South Main Street;
- #CA18-119 for property located at 911 East Worth Street;
- #CA18-120 for property located at 629 East Wall Street;
- #CA18-121 for property located at 221 Austin Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #HL18-03** open for the property located at 620 Estill Street, Block 103 Lot 4, College Heights Addition, City of Grapevine, Texas, to conduct a public hearing relative to an application for a Historic Overlay and take any necessary action.

Chairman Shope called on David Klempin to present the case.

BACKGROUND:

On November 19, 2018, applicant Neal Cooper submitted an application for Historic Landmark Overlay #HL18-03, for property located at 620 Estill Street, City of Grapevine. The property was vacant and was recently purchased by Neal Cooper for the purpose of constructing a new period style house with attached garage to satisfy the request of a new buyer.

The Historic Landmark Designation for the property included five of twelve categories of historic significance to the City of Grapevine Historic Preservation Ordinance. The house is located in the College Heights Addition established in 1907 when Grapevine became an incorporated Town. The addition is a cohesive grouping of residential buildings, set in a historically appropriate natural and man-made landscape, representative of the late nineteenth and early twentieth century residential history of Grapevine.

The original owners were Mr. and Mrs. Gottlob Huber who built the house and lived there for nine years. Mr. Huber was a retired farmer, born in Germany and had come to the United States as a child. One of his sons, Herbert Huber, served on the Grapevine City Council in the 1960s. Significant owners of the property were W. E. (Ed) Keeling and Grady Wood Keeling publishers of the Grapevine Sun for over 80 years. The original house contained a large living, dining, kitchen area, one bedroom and one bath.

To the rear of the house, an addition was constructed after 2000 containing a large bedroom with covered porch.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve** the proposed Historic Landmark Subdistrict overlay to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for following property addressed as 620 Estill Street, legally described as Block 4 Lot 103, College Heights Addition, Grapevine, Texas.

Staff recommended approval of the Historic Overlay #HL18-03 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development of the property. A set of the proposed Design Guidelines for the property were included in the agenda packet.

Chairman Shope called on the applicant, Neal Cooper, to speak. Mr. Cooper stated doubts about the integrity of the property and the history of the property; Commissioner Telford explained the Keeling family noted as significant had been the publishers of the *Grapevine Sun Newspaper* for over 80 years; and the Huber family were instrumental in the founding of Grapevine’s First United Methodist Church. Mr. Cooper passed photographs to the Commission to review 20 of the 21 homes he had built or added additions to.

Margaret Telford moved to close the Public Hearing for #HL18-03; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)
Absent: Cox
Nays: (None)

Margaret Telford made the motion to approve the Historic Overlay for #HL18-03; Eric Gilliland seconded the motion prevailing in a vote of:

Ayes: 5 (Shope, Gilliland, Telford, Voelker and Wilbanks)
Absent: Cox
Nays: 2 (Anderson and Parker)

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PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA18-112** open for the property located at 620 Estill Street, legally described as Block 103, Lot 4, College Heights Addition, Grapevine, Texas to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Grapevine, Texas, to conduct a public hearing relative to an application for demolition of the house and take any necessary action.

Chairman Shope called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA18-112 was submitted on October 5, 2018 by the applicant Neal Cooper of Copper Street Homes to demolish the existing house and construct a new house with an attached two-car garage. The plans for the new house with attached garage were developed by architect Russell Moran following Design Guidelines established for the property.

The house was originally built in 1952 for Gottlob Huber, his wife and five children. Later significant owners include W.E. and Grady Wood Keeling, publishers of the *Grapevine Sun* for over 80 years; Edward T. Simmons and Arthur Glenn Simmons, prominent community leaders and dairy farmers in Grapevine; well-known and respected Grapevine business leader L.W. Parker, father of Phil Parker, the owner of Willhoite's Restaurant and Kenneth and Laura Mae Griffin. Kenneth served in the Army Air Corps in World War II as a B-29 flight engineer, after the Korean War he became a police officer for the City of Dallas. Laura Mae's father, Cleve Crowley, was a member of the Grapevine Rabbit Twister band. The study of the house for the Historic Land marking scored five designation merits.

Historic Preservation Staff met with the applicant to develop a preservation plan retaining the foot print of the original house, its walls, roofline and eaves. Staff was unable, within the preservation ordinance, to agree with the owner on a demolition plan limited to retaining the original house and adding an addition to the rear of the original house.

Per the Preservation Ordinance, a garage attached to the main house is included in the total living area calculation. The total living area as proposed for the house and the 462 square foot attached garage totals 3,314 square feet. The covered front porch of 51 square feet, and the new covered patio addition of 283 square feet are not to be included in the maximum square feet (as per the Preservation Ordinance).

The property lot size is 7,000 square feet and the building coverage is 40 percent, (maximum 40 percent lot coverage). Total building size of the proposed house and the attached garage is 3,314 square feet (within the ordinance maximum of 4,100 square feet). Building height is 29 feet.

RECOMMENDATION:

Staff recommended **denial** of Certificate of Appropriateness #CA18-112 as per the attached plans with no agreed upon demolition plan submitted for the preservation of the original front façade walls, roofline and eaves.

The Preservation Ordinance protects the existing original homes of the Historic Township. The Commission has favored the addition to the rear of Historic Township homes; but to maintain the original integrity and streetscape recognizable as the original house.

Chairman Shope called on the applicant, Neal Cooper, to speak. Mr. Cooper stated doubts about the integrity of the property saying he had done his due diligence; he had done 21 houses in the Township; landmarked 20 properties; had 75 percent attendance at the Commission’s meeting; was a member of the Board of Appeals; and probably holds the most researched information of the Township, and did not understand not demolishing the existing house. The preservation of the original house, to incorporate into the new house, would not be satisfactory to his customer/client.

The Commissioners questioned seeing any preservation of the original house for the streetscape, Mr. Cooper said he had written the proposa. Commissioner Telford asked to retain parts of the original structure, Mr. Cooper said it does not always work out to save, as in this particular case. Council Liaison Paul Slechta noted he and the commissioners were all familiar with the quality of his work and commended him for it – but this house was not in disrepair to demolish. The Commission called on Mr. Cooper to incorporate the existing house into his work for this property.

Chairman Shope stated he gave Mr. Cooper all the credit for his execution of advocacy; he called for a motion.

Margaret Telford moved to close the Public Hearing for #CA18-112; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)
Absent: Cox
Nays: (None)

Margaret Telford stated they would like to see plans from Mr. Cooper. She made the motion to deny the application #CA18-112 for demolition; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)
Absent: Cox
Nays: (None)

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PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA18-122** open for the property located at 514 East Texas Street, legally described as Block 106 Lot 3B & 4, College Heights Addition, Grapevine, Texas to the Grapevine Historic Preservation Ordinance

91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items and take any necessary action.

Chairman Shope called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA18-122 was submitted on October 23, 2018 by the applicant Neal Cooper of Copper Street Homes to remodel the existing house, at 514 East Texas Street preserving the existing streetscape view; to construct a new addition with a partial second floor to the rear of the house; to construct a new 465 square foot detached two-car garage; with a connecting breezeway; and covered patio. The new owners, Chuck and Lisa Pacioni, desire to adapt the house to serve as a home for their family. The plans were designed by Architect Russell Moran.

Historic Preservation Staff met with the applicant and owner to review plans for these changes. The total living area of the existing 1,576 square foot house with the proposed 1,177 square foot addition totals 2,753 square feet. This is within the 3,400 maximum square feet established by the Preservation Ordinance. The proposed covered porch, new patio and walkway would total 352 square feet and are not to be included in the maximum square feet, per the Preservation Ordinance.

The property lot size is 10,497 square feet and the building coverage is 28.2% (maximum 40% lot coverage). Total building coverage would be 3,570 square feet to include the 2,753 square foot house; 465 square foot detached garage; and the 352 square foot covered porch, patio and walkway areas (within the ordinance maximum of 4,100 square feet). Building height is 24 feet.

RECOMMENDATION:

Staff recommends approval of Certificate of Appropriateness #CA18-122 as per the attached plan and drawings to remodel the existing house preserving the existing streetscape view, to construct an addition to the rear of the existing house with a partial second floor; to construct a 465 square foot detached two-car garage with a connecting breezeway and a covered patio at the rear of the house as per the attached plan and drawings with the condition a building permit be obtained from the Building Department.

Chairman Shope called on the applicant Neal Cooper to speak. Mr. Cooper said the foundation would need significant work. Chairman Shope asked if the dormer was of use, Mr. Cooper said it was only decorative.

Chuck Voelker moved to close the Public Hearing for #CA18-122; Ashley Anderson seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)

Absent: Cox

Nays:(None)

Margaret Telford made the motion to approve #CA18-122 with conditions, as presented; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)
Absent: Cox
Nays: (None)

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MINUTES

Chuck Voelker made the motion to approve the minutes of the October 24, 2018 meeting as reported; Eric Gilliland seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Cox, Gilliland, Parker, Telford, Voelker and Wilbanks)
Absent: Anderson
Nays: (None)

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ADJOURNMENT

Eric Gilliland made the motion to adjourn the meeting; Ashley Anderson seconded the motion, which prevailed in the following vote:

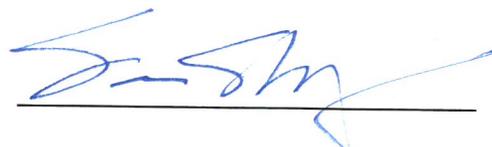
Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)
Absent: Cox
Nays: None

The meeting adjourned at 7:10 p.m.

<http://www.grapevinetexas.gov/1059/Meeting-Videos>

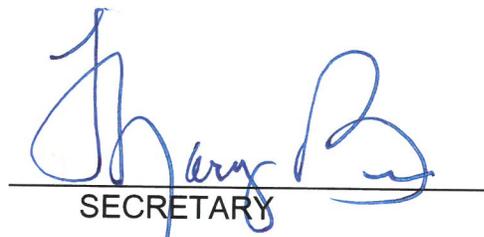
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 19TH DAY OF DECEMBER 2018.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY