

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, April 24, 2019, 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
Chuck Voelker	Commissioner
Paula Wilbanks	Commissioner Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	P & Z Liaison

The above commissioners constituted a quorum with Commissioner(s) Vick Cox, Eric Gilliland, Jason Parker and Margaret Telford absent.

With the following city staff present:

Paul W. McCallum	Executive Director, Grapevine Convention & Visitors Bureau
Paula Newman	Managing Director of Administration & Operations
John 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. He thanked the Commission Liaison City Councilman Paul Slechta, City Attorney John Boyle and the commissioners for their presence. Chairman Shope reminded all the Nash Farm *Farm to Fork Experience* would be Friday evening, April 26, 2019.

CITIZEN COMMENTS

Ryan Gradke, 807 East Texas Street
 Scott Thiel, 823 East Texas Street

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:

A. Approved Certificates of Appropriateness as follows:

- #CA19-11 for property located at 530 South Main Street;
- #CA19-16 for property located at 852 East Texas Street;
- #CA19-18 for property located at 924 East Worth Street;
- #CA19-19 for property located at 129 South Main Street;
- #CA19-22 for property located at 321 Turner Road;
- #CA19-23 for property located at 318 Turner Road;
- #CA19-24 for property located at 406 South Main Street;
- #CA19-28 for property located at 318 East Worth Street;
- #CA19-29 for property located at 834 East Texas Street;
- #CA19-30 for property located at 815 East Texas Street;
- #CA19-31 for property located at 604 East Northwest Highway.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-12** open for the property located at 815 East Texas Street, Block 2 Lot 15, D. E. Box Addition, Grapevine, Texas, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Chairman Shope called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA19-27 was submitted on March 27, 2019 by the applicant, Amy Pham of True Blue Acquisitions, LLC, for construction of a new addition to the rear of the house; replacement of all existing aluminum windows with new aluminum windows and to construct a new two-car detached garage in the rear yard of the house. The original house was constructed in 1950 for Ed and Dr. Edith Pewitt, well-known Grapevine area educators, as their first Grapevine home. The minimal traditional house has a simple rectangular plan. An original one car attached garage at the front of the house to the left of the front door was previously enclosed as living area.

The proposed plans for the new addition and garage were developed by D & L Design Development Services following the Design Guidelines developed for the D. E. Box Addition Historic District and the 2013-23 Historic Preservation Ordinance.

The total living area of the house with the addition would be 2,466 square feet which is less than the 3,400 square feet permitted and the garage is 500 square feet, which is allowed by Ordinance. The covered front porch of 182 square feet and new 81 square

foot outdoor deck are not included in the maximum square feet (as per the Preservation Ordinance).

Staff reviewed the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria with regard to the property and found the proposed work to be in compliance except for the Item 9 New Additions: "The new work will be differentiated from the old." On the east elevation, the new addition is not differentiated from the original house. To remediate this discrepancy with the Secretary of Interior Standards, staff recommended on the east elevation of the house, the new addition be set back 18 inches at the point where the new structure joins the existing structure, to demarcate the original house from the new addition.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-27 for the property located at 815 East Texas Street to construct a new 927 square foot addition to the rear of the original 1,539 square foot 1951 Ed and Dr. Edith Pewitt House; to replace all existing aluminum windows in the house with new PlyGem one-over-one, double pane aluminum windows; to remove the existing non-contributing storage sheds in northwest corner of rear yard; to construct a new 500 square foot detached two-car garage in the rear yard of the house; and a new driveway to the street;

as per the attached plans and specifications with the conditions the new addition be set back 18 inches at the point where the new structure joins the existing structure to demarcate the original house from the new addition; and a building permit is obtained from the Building Department; and all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

Chairman Shope called on the applicant Amy Pham to speak. Ms. Pham said she was aware of the 18 inches setback where the original house met with the new rear addition and was good with this. Commissioner Alternate Paula Wilbanks questioned Ms. Pham if it would be possible to save the big tree, Ms. Pham said she would try and would know more after the demolition of the two non-contributing sheds. Commissioner Wilbanks thanked her. Chairman Shope asked Mr. Thiel if his Citizen Comments had been answered by the presentation; Mr. Thiel introduced himself as the next door neighbor to the east, saying he was concerned about the driveway drainage and added he hoped they would save the tree and the crape myrtle. Ms. Pham answered there would be no change in the grade.

Commissioner Chuck Voelker commented it was nice Ms. Pham, as the homeowner, was agreeable to the 18 inches set-back. Mr. Klempin answered yes, Ms. Pham came in to inquire before purchasing and had correctly followed the ordinances for properties in the Township.

Chuck Voelker moved to close the Public Hearing for #CA19-27; Paula Wilbanks seconded the motion prevailing in a vote of:

Ayes: 4 (Shope, Anderson, Voelker and Wilbanks)
Absent: Cox, Gilliland, Parker and Telford
Nays: 0

Commissioner Voelker suggested to Ms. Pham regarding the trees and plants, she might want to bring in an arborist to qualify moving the garage.

Paula Wilbanks made the motion to approve #CA19-27 with the 18 inches setback and with the conditions as presented; Chuck Voelker seconded the motion prevailing in a vote of:

Ayes: 4 (Shope, Anderson, Voelker and Wilbanks)
Absent: Cox, Gilliland, Parker and Telford
Nays: 0

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MINUTES

Chuck Voelker made the motion to approve the minutes of the March 27, 2019 meeting as written; Ashley Anderson seconded the motion which prevailed in the following vote:

Ayes: 4 (Shope, Anderson, Voelker and Wilbanks)
Absent: Cox, Gilliland, Parker and Telford
Nays: 0

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ADJOURNMENT

Chuck Voelker made the motion to adjourn the meeting; Paula Wilbanks seconded the motion, which prevailed in the following vote:

Ayes: 4 (Shope, Anderson, Voelker and Wilbanks)
Absent: Cox, Gilliland, Parker and Telford
Nays: 0

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The meeting adjourned at 6:36 p.m.

Meetings may be viewed at: <http://www.grapevinetexas.gov/1059/Meeting-Videos>

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 22ND DAY OF MAY 2019.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY