

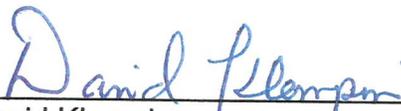
AGENDA
REGULAR MEETING
GRAPEVINE HISTORIC PRESERVATION COMMISSION
CITY HALL COUNCIL CHAMBERS, 2ND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051
WEDNESDAY, FEBRUARY 27, 2019, 6:00 P.M.

- I. CALL TO ORDER
- II. CITIZENS COMMENTS
- III. WORK SESSION
 - A. Approved Certificates of Appropriateness as follows:
 - #CA18-92 for property located at 321 Turner Road;
 - #CA19-01 for property located at 129 South Main Street, Suite #260;
 - #CA19-04 for property located at 129 South Main Street, Suite #150.
- IV. PUBLIC HEARING
 - A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA19-03 for property located at 620 Estill Street, Block 103, Lot 4, City of Grapevine and take any necessary action.
- V. MINUTES
 - A. Commission to consider the minutes of the January 23, 2019 Regular Meeting.
- VI. ADJOURNMENT

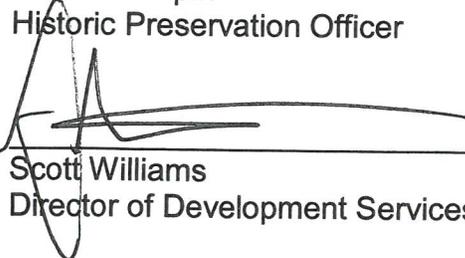
If you plan to attend this public meeting and have a disability that requires special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on March 27, 2019 in the Council Chambers 2nd Floor, Grapevine City Hall, 200 South Main Street, Grapevine, Texas 76051.

In accordance with Texas Government Code, Chapter 551.001 et seq acts of the 1993 Texas Legislature, the Grapevine Historic Preservation Commission agenda was prepared and posted on the 21st day of February 2019 at 5:00 p.m.



David Klempin
Historic Preservation Officer



Scott Williams
Director of Development Services/Building Official

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER ^{WDL}
SCOTT WILLIAMS, BUILDING OFFICIAL
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, FEBRUARY 27, 2019

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-03
COLLEGE HEIGHTS ADDITION
620 ESTILL STREET
GRAPEVINE, TX 76051
NEAL COOPER, OWNER/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **deny** Certificate of Appropriateness #CA19-03 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:

1. Staff has determined that the Applicant's proposed project constitutes a demolition of the existing 934 square foot house based on the five points of demolition listed below:
 - The entire roof is to be removed;
 - All eaves and gables are to be removed;
 - Three sides of the perimeter wall are to be removed;
 - The entire floor system of the house is to be removed;
 - The pier and beam foundation of the entire house is to be removed;

Staff recommends denial of the Certificate of Appropriateness because submitted plans do not retain the original house in the streetscape view.

BACKGROUND:

In October 2018 owner/applicant Neal Cooper of Copperstreet Homes submitted Historic Landmark overlay #HL18-03 and #CA18-112 to landmark the property and request demolition of the existing house. 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 house for the Historic Land marking scored five designation points of merit. At the November 28, 2018 Historic Preservation Commission meeting the Commission **approved** Historic Landmark Overlay **#HL18-03** for the property.

Certificate of Appropriateness application **#CA18-112** to demolish the existing house and construct a new house with an attached two-car garage was **denied** by the Historic Preservation Commission for the following reasons:

- Owner failed to develop a preservation plan retaining the foot print of the original house, its walls, roofline and eaves;
- Owner failed to retain the original house and streetscape and create a new addition to the rear of the house.

The garage, being attached, to the main house was included in the total living area calculation. The total living area as proposed for the house and the 462 square foot attached garage totaled 3,314 square feet. The covered front porch of 51 square feet, and the new covered patio addition of 283 square feet were 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 proposed building coverage was 40 percent, (maximum 40 percent lot coverage). Total building size of the proposed house and the attached garage was 3,314 square feet (within the ordinance maximum of 4,100 square feet). Building height was 29 feet.

On December 20, 2018 the Owner notified Historic Preservation Staff he had withdrawn his application for Historic Landmark Overlay **#HL18-03** for the property and he would not be going forward with it. Staff accepted the Owner's withdrawal of application for Historic Landmark Overlay **#HL18-03**.

On January 15, 2019, application for Certificate of Appropriateness **#CA19-03** was submitted by the Owner for the same project with a slight modification to the front elevation only, bumping out the front elevation eight inches thereby filling in (changing) the front porch (streetscape). Staff has reviewed the plans and found the following:

- The entire roof is to be removed;
- All eaves and gables are to be removed;
- Three sides of the perimeter wall are to be removed;
- The entire floor system of the house is to be removed;
- The pier and beam foundation of the entire house is to be removed.

Based on these items staff concluded that the scope of work constituted a demolition for which a Certificate of Appropriateness is required. Section 7.(d)(1)(b) of Appendix G requires the submittal of a drawing showing the street facing elevations of the proposed structure along with the elevations of adjacent structures. The Commission's review of Certificate of Appropriateness for properties within the Township which do not have an HL overlay includes a review of the streetscape. The submitted plans do not retain the original house in the streetscape view. The Historic Grapevine Township District Ordinance recognizes the unique identity of individual properties within the Township. The Ordinance further denotes that additions to existing structures and the

construction of new structures within the Township without regard to design features compatible with the surrounding environment could endanger the integrity of the Township. The proposed structure does not meet these provisions. For these reasons staff recommends the Historic Preservation Commission **deny** Certificate of Appropriateness **#CA19-03** based on the Applicant's failure to preserve the streetscape of the original structure.

JAN 15 2019

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 1/15/2019

Number #CA19-03

Property Owner Name, Address & Phone Number

COPPER STREET HOMES
P.O. BOX 1025
GRAPEVINE, TX 76051

Phone:

Mobile: 817-727-3467

Email: NEAL@COPPERSTREETHOMES.COM

Property Address (include any suite number)

620 ESTILL

Applicant Name, Address & Phone Number

NEAL COOPER
404 E WALL ST
GRAPEVINE, TX 76051

Phone:

Mobile 817-727-3467

Email: NEAL@COPPERSTREETHOMES.COM

Legal Description

Block 103 Lot 4

Subdivision COLLEGE HEIGHTS ADDITION

Tenant Name/Occupancy/Use COPPER STREET HOMES / SINGLE FAMILY RESIDENCE

Request/Description of Work to Be Done

RENOVATION AND EXPANSION FROM 526 SQ FT TO A TWO STORY 2852 SQ FT HOME WITH ATTACHED GARAGE OF 466 SQ FT. CONVERSION OF FOUNDATION FROM PIER AND BEAM TO SLAB ON GRADE. 931/09 ST PA TAD WORK

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Grapevine's Historic Overlay District Ordinances and Building Codes. APPROVAL OF A CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF OTHER REQUIRED BUILDING PERMITS.

Signed x [Signature] Owner or Contractor

Print Name NEAL COOPER

Approved-Staff HPC

Approved with Conditions: Office Use

Denied

x _____ Chair - Historic Preservation Commission

x _____ Historic Preservation Officer

x _____ Building Official

Date _____

THIS IS NOT A BUILDING PERMIT. A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY THE BUILDING DEPARTMENT BEFORE STARTING WORK.

DELIVER TO: HISTORIC PRESERVATION DEPARTMENT
636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

OFFICE 817-410-3556

JAN 15 2019

This form must be completed by the applicant for
NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS
SITE & BUILDING PLAN REQUIREMENTS

CASE NO. #CA 19-03
DATE 2/6/19 WDK

Reference: Ordinance No. 2013-23 www.grapevinetexas.gov/documentcenter/view/381

The following information is required for properties with Historic Landmark Subdistrict Overlays and/or properties located within the boundary of the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: 2/6/19 Time: 3:00 PM
Contact: (817.410.3197 817.410.3185)

- 1. Survey Plan
- 2. Site Plan
- 3. Floor Plans
- 4. Elevations
- 5. Roof Plan
- 6. Street Facing Elevations of proposed structure with building elevations of structures on adjacent properties.
- 7. Photographs of any elevation for any building or structure to be altered or demolished.

Property Lot Size 7000 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2852 A/C w/o GARAGE
3318 A/C + GARAGE ATTACHED

Building Coverage (40% max) 40%

Building Height (35 ft. max) 29'-0"

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. _____ (Attached is included within the 3,400 sq. ft. max) 466

Storage Shed (200 sq. ft. max) 0

For Commercial Uses:

Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces _____

ADA Parking Spaces _____

Easements _____

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PLEASE NOTE this page is for ALL NEW CONSTRUCTION & ADDITION APPLICATIONS for PUBLIC HEARING:

- 1. THE ABOVE INFORMATION MUST BE COMPLETE; WITH
- 2. ALL REQUIRED ATTACHMENTS COMPLETED; AND
- 3. A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS RECOMMENDED SIX WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION.



TARRANT APPRAISAL DISTRICT

01/30/2019

Account #: 00563579
Georeference: 7670-103-4
Property Location: 620 ESTILL ST

Jurisdictions:

011 CITY OF GRAPEVINE
220 TARRANT COUNTY
906 GRAPEVINE-COLLEYVILLE ISD
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

Owner Information

COPPER STREET HOMES LLC
PO BOX 1025
GRAPEVINE, TX 76099-1025

5-Year Value History

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Table with 5 columns: Year, Improvement Market, Land Market, Total Market, Total Appraised. Rows for years 2015-2019.

A zero value indicates that the property record has not yet been completed for the indicated tax year
† Appraised value may be less than market value due to state-mandated limitations on value increases

Property Data

Legal Description: COLLEGE HEIGHTS ADDITION- GRPVN Block 103 Lot 4
Deed Date: 07-16-2018
Instrument: D218167503
Year Built: 1952
Agent: None

State Code: A Residential SingleFamily

Approximate Size †††: 934
Land Acres ♦: 0.1726
Land Sqft ♦: 7,522

Notice Sent:
Protest Deadline:

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Exemptions



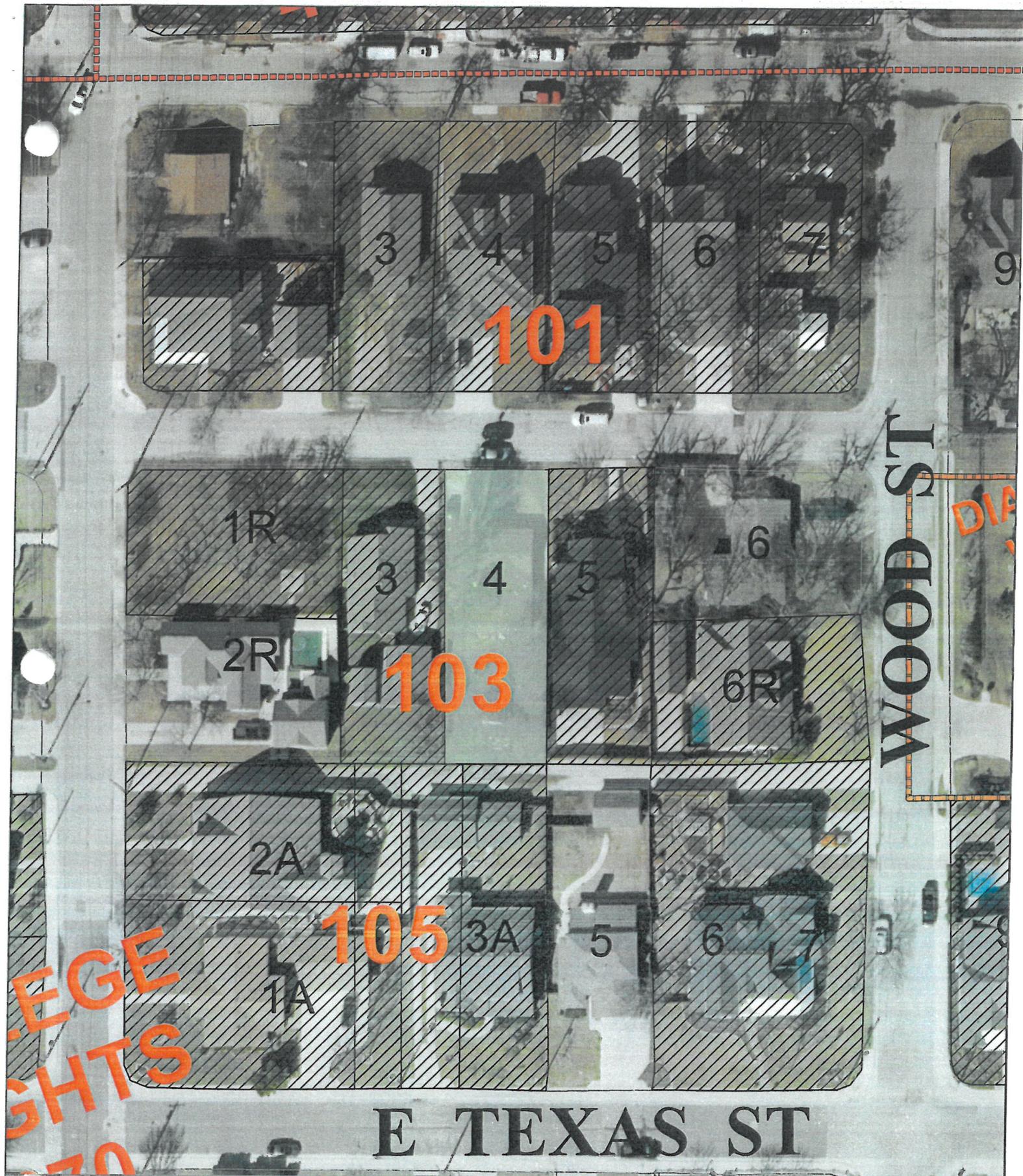


- Legend**
-  Landmarked Property
 -  Initial Selection
 -  City Limits
 -  Parcels
 -  Zoning
 -  Streets

#CA19-03
620 Estill Street
 2/1/2019

0 25 50 100
 Feet

 1 inch = 60 feet



Legend

-  Landmarked Property
-  Initial Selection
-  City Limits
-  Parcels
-  Zoning

#CA19-03
 620 Estill Street

2/1/2019



1 inch = 60 feet

ESTILL ST

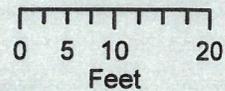


Legend

-  Parcels
-  Streets

#CA19-03
620 Estill Street

2/21/2019



1 inch = 20 feet

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 27, 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
Vick Cox	Vice Chairman
Ashley Anderson	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) Eric Gilliland absent.

With the following city staff present:

Paul W. McCallum	Executive Director, Grapevine Convention & Visitors Bureau
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. He called for a moment of silence in memory of Ted R. Ware, former Mayor Pro Tem; and Historic Preservation Commission Liaison 1991 – 2008 and Commissioner 2009 – 2018.

CITIZEN COMMENTS

Jim Niewald of 626 East Wall Street;
Dale Ander of 613 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:

- #CA18-92 for property located at 321 Turner Road;
- #CA19-01 for property located at 129 South Main Street, Suite #260;
- #CA19-04 for property located at 129 South Main Street, Suite #150.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-03** open for the property located at 620 Estill Street, Block 103 Lot 4, Grapevine, City of, 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.

David Klempin read the owner’s withdrawal of application letter received on Monday afternoon, February 25, 2019; stating Certificate of Appropriateness #CA19-03 was to be withdrawn from the February 27, 2019 Historic Preservation Commission meeting.

MINUTES

Commissioner Jason Parker asked to have the minutes as written to include the names of Commissioner Chuck Voelker as he was in attendance; and on page 3, #CA18-134 to add the name Cox in approval of the motion with the conditions as presented. The minutes were corrected to reflect the above amendments.

Vick Cox made the motion to approve the minutes of the January 23, 2019 meeting as amended; Chuck Voelker seconded the motion which prevailed in the following vote:

- Ayes: 7 (Shope, Anderson, Cox, Parker, Telford, Voelker and Wilbanks)
- Absent: 1 (Gilliland)
- Nays: 0

ADJOURNMENT

Jason Parker made the motion to adjourn the meeting; Margaret Telford seconded the motion, which prevailed in the following vote:

- Ayes: 7 (Shope, Anderson, Cox, Parker, Telford, Voelker and Wilbanks)
- Absent: 1 (Gilliland)
- Nays: 0

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The meeting adjourned at 6:20 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 27TH DAY OF MARCH 2019.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY