

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, December 19, 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
Vick Cox	Commissioner
Eric Gilliland	Commissioner
Jason Parker	Commissioner
Margaret Telford	Commissioner
Paula Wilbanks	Commissioner Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

The above commissioners constituted a quorum with Commissioner(s) Chuck Voelker 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

There were no 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:

#CA18-72(b) for property located at 426 East Texas Street;
 #CA18-123 for property located at 420 East College Street;
 #CA18-124 for property located at 907 East Texas Street;
 #CA18-126 for property located at 220 East Franklin Street;
 #CA18-127 for property located at 924 East Worth Street;
 #CA18-128 for property located at 214 East College Street;
 #CA18-129 for property located at 911 East Worth Street;
 #CA18-130 for property located at 1285 West Wall Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #HL18-04** open for the property located at 409 East Worth Street, Block 34 Lot E60'4, Grapevine, 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 December 13, 2018, applicant Cindy Madden submitted an application for Historic Landmark Overlay #HL18-04, for the property located at 409 East Worth Street, City of Grapevine. The Historic Landmark Designation for the property includes five of twelve categories of historic significance to the City of Grapevine Historic Preservation ordinance. The house is located in the Original Town plat established in 1907 when Grapevine became an incorporated Town.

The house is a small wood-frame, traditional, single-story home, 952 square feet in size with the front yard encircled by a traditional white picket fence. Built originally as four small rooms, it has since been added onto to accommodate a more modern lifestyle. This modest Folk house is typical of the post-railroad era in American history. The main section of the house is a simple four-square plan covered by a medium to steep pitch pyramidal roof. A front porch, 16 feet wide, provides shade, protection from the elements and a small sitting area.

At least eleven families have called this residence "home." Beginning with S.A. and Laura Walden, who built the original wood-frame house in 1913 according to Tarrant County deed records. Robert Stark purchased the home in November of 1943. Less than four years later, Grapevine resident and a widow, Maud Borah Trigg purchased the home, where she lived until her death in 1975. Maud's grandparents, Lee and Catherine Borah, were some of the area's earliest settlers, coming to the Grapevine Prairie from Kentucky in 1856.

Myrtle V. Wright purchased the home from Maud Trigg's estate in 1976. Robert William Miron purchased the home four years later; Robert and Inger Thompson bought the home in 1988, then Matthew and Karen Yeager purchased the home in 1995. In 2005 Cindy Madden purchased the home and resides there.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve** #HL18-04 for the proposed Historic Landmark Subdistrict overlay to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following property addressed as 409 East Worth Street, legally described as Block 34, Lot E60'4, City of Grapevine 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 are attached.

Vick Cox moved to close the Public Hearing for #HL18-04; Margaret Telford seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Wilbanks)
Absent: Voelker
Nays: 0 (None)

Ashley Anderson made the motion to approve the Historic Overlay for **#HL18-04**; Eric Gilliland seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Wilbanks)
Absent: Voelker
Nays: 0 (None)

.....

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA18-131** open for the property located at 218 Ruth Street, legally described as Block 1, Lot 3, D.E. Box Addition, Grapevine, Texas to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended.

Chairman Shope called on David Klempin to present the case:

BACKGROUND:

Certificate of Appropriateness application #CA18-131 was submitted on November 20, 2018 by the applicants Steve and Becky Porcari to remove the vinyl overlay siding and restore the original #105 wood siding; reconstruct the garage walls and replace the existing garage door; and to construct two new room additions on the back of the house in the rear yard of the property. The plans for the project were prepared by Melchin

Residential Design of Plano, Texas to follow the Design Guidelines established for the D. E. Box Addition Historic District.

Historic Preservation Staff met with the owner on November 29, 2018 to review the plans. The total living area of the existing 1,507 square foot house with the proposed 540 square foot addition totals 2,047 square feet. This is within the 3,400 maximum square feet established by the Preservation Ordinance. The covered patio of 164 square feet is not to be included in the maximum square feet, per the Preservation Ordinance.

The property lot size is 11,115 square feet and the building coverage is 21% (maximum 40% lot coverage). Total building coverage would be 2,308 square feet to include the house; attached garage; and the covered porch (within the ordinance maximum of 4,100 square feet). Building height is 16 feet.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA18-131 for the property located at 218 Ruth Street, Block 1, Lot 3, D. E. Box Addition, Grapevine, Texas to remove vinyl overlay siding and restore original wood siding; to reconstruct the garage walls and replace the existing garage door; and to construct two new room additions on the back wall of the house in the rear yard; as per the attached plan and drawings with the condition all exterior materials, finishes, paint colors, doors and door hardware, windows, exterior wall, window and door framing and garage and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness and a building permit be obtained from the Building Department.

Chairman Shope called on Mrs. Becky Porcari for her comments. Mrs. Porcari said they had lived in Grapevine for 18 years and happy to own a home here. Commissioner Telford said this had been the home of a longtime resident, Mrs. Dawson; Steve Porcari purchased the house from Liz Harrison.

Margaret Telford moved to close the Public Hearing for #CA18-131; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Wilbanks)
Absent: Voelker
Nays: 0 (None)

Margaret Telford made the motion to approve application **#CA18-131** with conditions as presented; Vick Cox seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Wilbanks)
Absent: Voelker
Nays: 0 (None)

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA18-132** open for the property located at 603 East Worth Street, legally described as Block 109 Lot 1 & 2, 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:

The Historic Millican House received its Historic Landmark Designation in 1999. Certificate of Appropriateness application #CA18-132 was submitted on November 20, 2018 by the owner Theresa Meyer for plans to relocate the existing one-car detached garage to the east side of the rear yard; construct a new two-car detached garage on the west side of property with access from Austin Street; to demolish two non-original additions on the east side of the house and replace them with a new addition to contain a master suite, laundry, half bath and mudroom; to replace three exterior doors with windows on the front of the house; and to reconstruct the original chimney and fireplace on the east side of the house. The plans for the project were prepared by architect Russell Moran of Plano, Texas following the Design Guidelines established for the Millican House. The existing out buildings including gazebo, greenhouse and one-car garage would remain on the property.

Historic Preservation Staff met with the owner on November 27, 2018 to review plans for these changes. The total living area of the existing 1,820 square foot house with the proposed 150 square foot addition totals 2,000 square feet. This is within the 3,400 maximum square feet living area established by the Preservation Ordinance. The house of 2000 square feet, new two-car garage of 495 square feet, existing one-car garage of 252 square feet, and greenhouse of 221 square feet total 2,968 square feet. This is within the ordinance maximum of 4,100 square feet.

The property lot size is 13,689 square feet and the building coverage is 21.6% (maximum 40% lot coverage). Building height is 13 feet.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA18-132 for the property located at 603 East Worth Street, legally described as Block 109, Lot 1 & 2, 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: to relocate the existing one-car detached garage to east side of rear yard of property; to construct a new 495 square foot two-car detached garage on the west side of property with vehicular access from Austin Street; to demolish two non-original additions on the east side of the house and replace them with a new addition containing a master suite,

laundry room, half bath and mudroom; to replace three exterior doors with windows on front of the house; and to reconstruct the original chimney and fireplace on the east side of the house; as per the attached site plan, demolition plan and drawings with the condition all exterior materials, finishes, paint colors, doors and door hardware, windows, exterior wall, window and door framing and garage and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness and a building permit be obtained from the Building Department.

Margaret Telford moved to close the Public Hearing for #CA18-132; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Wilbanks)
Absent: Voelker
Nays: 0 (None)

Margaret Telford made the motion to approve #CA18-132 with conditions, as presented; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford and Wilbanks)
Absent: Voelker
Nays: 0 (None)

.....

MINUTES

Eric Gilliland made the motion to approve the minutes of the November 28, 2018 meeting as reported; Vick Cox seconded the motion which prevailed in the following vote:

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

.....

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, Cox, Gilliland, Parker, Telford and Wilbanks)
Absent: Voelker
Nays: 0 None

The meeting adjourned at 7:10 p.m.

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

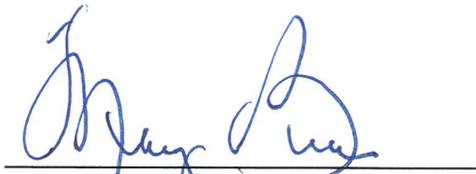
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF
THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 23RD DAY OF JANUARY 2019.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY