

AGENDA
REGULAR MEETING
GRAPEVINE HISTORIC PRESERVATION COMMISSION
CITY HALL COUNCIL CHAMBERS, 2ND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051
WEDNESDAY, APRIL 24, 2019, 6:00 P.M.

I. CALL TO ORDER

II. CITIZENS COMMENTS

III. WORK SESSION

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.

IV. PUBLIC HEARING

A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA19-27 for property located at 815 East Texas Street, Block 2, Lot 15, D. E. Box Addition, City of Grapevine and take any necessary action.

V. MINUTES

A. Commission to consider the minutes of the March 27, 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 May 22, 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 19th day of April 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 *WOK*
SCOTT WILLIAMS, BUILDING OFFICIAL *SW*
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, APRIL 24, 2019

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-27
HISTORIC 1951 ED and DR. EDITH PEWITT HOUSE
815 EAST TEXAS STREET
D. E. BOX ADDITION HISTORIC DISTRICT
TRUE BLUE ACQUISITIONS, LLC, PROPERTY OWNER
AMY PHAM, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-27 for the property located at 815 East Texas Street, legally described as Block 2, Lot 15, D. E. Box Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Construct a new 927 square foot addition to the rear of the original 1,539 square foot 1951 Ed and Dr. Edith Pewitt House;
2. Replace all existing aluminum windows in the house with new Ply Gem one-over one, double pane aluminum windows;
3. Remove existing non-contributing storage sheds in northwest corner of rear yard;
4. Construct a new 500 square foot detached two-car garage in the rear yard of the house with new driveway to the street;

as per 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.

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 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 review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) with regard to the property found the proposed work to be in compliance except for 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 recommends 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.

Staff recommends the Historic Preservation Commission approve with conditions #CA19-27 for construction of a new addition, replacement of the existing aluminum windows with new aluminum windows, removal of the non-contributing storage sheds, construction of new garage and driveway as per 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; 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.

SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION OF HISTORIC STRUCTURES

REHABILITATION IS DEFINED *as the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values.*

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MAR 27 2019

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 3/27/19

Number # CA19-27

Property Owner Name, Address & Phone Number

TRUE BLUE ACQUISITIONS LLC
815 EAST TEXAS STREET
GRAPEVINE, TX 76051

Phone:

Mobile:

Email:

Property Address (include any suite number)

815 E. Texas Street
Grapevine, TX 76051

Applicant Name, Address & Phone Number

Amy Pham
4111 Cascade Sky Dr.
Arlington, TX 76015

Phone:

Mobile 817.455.7025

Email: amypham@moondancepropertyinvestors.com

Legal Description

Block 2 D.E. Lot 15

Subdivision

Tenant Name/Occupancy/Use

N/A /vacant

Request/Description of Work to Be Done

- 1) addition of 927 sq. ft. to existing home
2) add. of 500 sq. ft. detached garage in rear of lot w/ 100 sq. ft. concrete driveway
3) removal of 2 trees that are in the path of the above proposed driveway & garage (see attached drawings)
4) demo/removal of 2 sheds in backyard (pics attached)
5) replacement of all existing windows (not original) with new aluminum windows

Drawings/Sketches Attached

Photographs Attached

Yes No

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 Amy Pham

Office Use

Approved-Staff HPC

Approved with Conditions:

Denied

Chair - Historic Preservation Commission

Historic Preservation Officer

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

MAR 27 2019

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

CASE NO. #CA 19-27
DATE 3/27/19

Reference: Ordinance No. 2013-23 www.grapevintexas.gov/documentcenter/view/881

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: 3/19/19 Time: 11:30
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 14,656 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2,648

Building Coverage (40% max) 21.8%

Building Height (35 ft. max) 13'7"

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

Storage Shed (200 sq. ft. max) N/A

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.



03/27/2019

Account #: 00251887
Georeference: 3150-2-15
Property Location: 815 E TEXAS ST

Jurisdictions:

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

Owner Information

TRUE BLUE ACQUISITIONS LLC
815 E TEXAS ST
GRAPEVINE, TX 76051

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.

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2019	\$0	\$0	\$0	\$0
2018	\$101,422	\$180,000	\$281,422	\$158,316
2017	\$103,076	\$180,000	\$283,076	\$143,924
2016	\$187,114	\$67,300	\$254,414	\$128,876
2015	\$89,100	\$50,000	\$139,100	\$117,160

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: BOX, D E ADDITION Block 2 Lot 15 **State Code:** A Residential SingleFamily
Deed Date: 03-11-2019
Instrument: D219052385 **Approximate Size †††:** 1,525
Year Built: 1951 **Land Acres ♦:** 0.3364
Agent: None **Land Sqft ♦:** 14,656

Notice Sent:
Protest Deadline:

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

Exemptions

- HOMESTEAD GENERAL 11.13(b)



Legend

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

#CA19-27
 815 East Texas Street
 4/10/2019

0 25 50 100
 Feet

1 inch = 60 feet

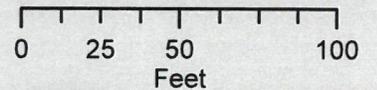


Legend

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

#CA19-27
 815 East Texas Street

4/10/2019



1 inch = 60 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, March 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
Eric Gilliland	Commissioner
Jason Parker	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Paula Wilbanks	Commissioner Alternate

Monica Hotelling	P & Z Liaison
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The above commissioners constituted a quorum with no Commissioner(s) absent.

With the following city staff present:

Paula Newman	Managing Director of Administration & Operations, 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 announced Love Chapel Pastor Robert Redmon had passed on and would be missed. The upcoming Spring Into Nash event will be at Nash Farm on April 13, 2019.

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:

A. Approved Certificates of Appropriateness as follows:

- #CA19-05 for property located at 603 East Worth Street;
- #CA19-06 for property located at 210 West Wall Street;
- #CA19-07 for property located at 129 South Main Street, Suite #260;
- #CA19-08 for property located at 851 East Worth Street;
- #CA19-10 for property located at 311 Smith Street;
- #CA19-14 for property located at 312 West Wall Street;
- #CA19-15 for property located at 611 South Main Street, Suite #103;
- #CA19-20 for property located at 814 East Wall Street;
- #CA19-21 for property located at 312 South Main Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-12** open for the property located at 512 Estill Street, Block 102 Lot 4R1, 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:

Chairman Shope called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA19-12 was submitted on February 24, 2019 by the applicant Neal Cooper of Copper Street Homes to revert to the previously approved plat established by the Historic Preservation Commission under #CA16-48 and #CA16-49 on May 25, 2016. With Lot(s) 3 and 4 to remain with the existing house; and the revised Lot 5R1 (516 Estill Street) to include 10 feet of Lot 4; as per the attached plan with the condition the final plat is approved by the Grapevine Planning and Zoning Commission and Grapevine City Council.

The applicant intends to construct a new period style house on the Lot 5R1 (516 Estill Street) following the requirements established under Ordinance 2013-23 for non-landmarked buildings.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-12 for the property located at 512 Estill Street, legally described as Block 102, Lot 4R1, (Original Lots 3, 4, 5), College Heights Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

To revert to the previously approved plat established by the Historic Preservation Commission under #CA16-48 and #CA16-49 on May 25, 2016.

Lot(s) 3 and 4 to remain with the existing house; and the revised Lot 5R1 (516 Estill Street) to include 10 feet of Lot 4; as per the attached plan with the condition the final plat is approved by the Grapevine Planning and Zoning Commission and Grapevine City Council.

Chairman Shope called for the applicant Mr. Cooper to speak regarding the case as presented; Mr. Cooper of 404 East Wall Street came forward and thanked the City Manager and city staff for their help on the above revised plat.

Margaret Telford moved to close the Public Hearing for #CA19-12; Ashley Anderson seconded the motion prevailing in a vote of:

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

Margaret Telford made the motion to approve #CA19-12, with conditions as presented; Eric Gilliland seconded the motion prevailing in a vote of:

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

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PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-13** open for the property located at 516 Estill Street, Block 102 Lot 5R1, 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:

Chairman Shope called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA19-13 was submitted on February 24, 2019 by the applicant Neal Cooper for construction of a new period-style home on revised Lot 5R1. Plans for the new home were developed by Architect Russell Moran to follow the updated 2013-23 Historic Preservation Ordinance for non-landmarked buildings.

The total living area of the proposed house was 2,922 square feet combined with the 478 square foot attached garage totals 3,400 square feet; the maximum allowed by the Preservation Ordinance. The covered front porch of 51 square feet, and the new covered patio addition of 328 square feet are not included in the maximum square feet (as per the Preservation Ordinance). The total building size of the house including the second floor and the attached garage is 3,779 square feet (within the ordinance maximum of 4,100 square feet). The property lot size is 8,400 square feet and the proposed building coverage is 34 percent, (maximum 40 percent lot coverage). Building height is 29 feet.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-13 for the property located at 516 Estill Street, legally described as Block 102, Lot 5R1, College Heights Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

To construct the new period-style home on revised Lot 5R1 as per the attached plans with the condition a building permit is obtained from the Building Department.

Staff noted the house plan formerly proposed for 620 Estill Street was nearly identical to the plan as presented to be built for the same client here at 516 Estill Street. This lot was wider and offered more open space on the east. The Commission verified the architects plan in context of other homes was labeled #514 and should be corrected to read #512, staff acknowledged the Commission was correct. Commissioner Voelker questioned the location of the second floor, Mr. Cooper said it was moved forward to stagger *in and out* street view to fit well with #518 second floor set back, therefore proposed #516 comes forward.

Vick Cox moved to close the Public Hearing for #CA19-13; Jason Parker seconded the motion prevailing in a vote of:

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

Absent: None

Nays: 0

Ashley Anderson made the motion to approve #CA19-13, with conditions as presented; Margaret Telford seconded the motion prevailing in a vote of:

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

Absent: None

Nays: 0

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MINUTES

Chuck Voelker made the motion to approve the minutes of the February 27, 2019 meeting as written; Eric Gilliland seconded the motion which prevailed in the following vote:

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

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ADJOURNMENT

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

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

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The meeting adjourned at 6:24 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 24TH DAY OF APRIL 2019.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY