

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, July 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
Jason Parker	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Paula Wilbanks	Alternate
Paul Slechta	City Council Liaison

The above commissioners constituted a quorum with Commissioner(s) Vick Cox, Ashley Anderson and Eric Gilliland absent.

With the following city staff present:

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

CALL TO ORDER

Chairman Shope welcomed all and thanked all for their attendance and support.

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.

No comments were made.

OATH OF OFFICE

The Oath of Office was administered by Historic Preservation Secretary Mary Bush to Chairman Sean Shope and Commissioner Alternate Paula Wilbanks; Vice Chairman Vick Cox and Commissioner Eric Gilliland were absent and will need to take the Oath of Office.

WORK SESSION

Staff Approved Certificates of Appropriateness as follows:

A. Approved Certificates of Appropriateness as follows:

- #CA19-52 for property located at 419 South Main Street;
- #CA19-62 for property located at 314 West College Street;
- #CA19-63 for property located at 129 South Main Street, Suite #130;
- #CA19-64 for property located at 150 West College Street, Suite #115;
- #CA19-65 for property located at 235 Austin Street;
- #CA19-66 for property located at 120 South Main Street, Building B, Suite #10;
- #CA19-67 for property located at 405 South Main Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-61** open for the property located at 530 East Worth Street, legally described as Block 110 Lot 8, 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 #CA19-61 was submitted on June 11, 2019 by the applicant, Jason Drew of Sugarloaf Homes, for the construction of a new 901 square foot addition to the rear of the house and a new detached two-car garage at the rear of the property.

The Claudia Andrews Millican Perlick House is typical of the modest Bungalow style houses constructed in Grapevine during the early part of the twentieth century. Constructed in 1917, the house retains several hallmarks of the style. These include the rectangular massing with a prominent front gable and lower gabled porch. Other bungalow features found on this house include the triangular brackets under the gables and exposed rafter tails.

Plans for the new additions were developed by architect Russell Moran to follow the 2013-23 Historic Preservation Ordinance and Design Guidelines for landmarked properties. The total living area including the original 1,103 square foot house and the

new addition of 901 square feet is 2,027 square feet. The existing covered front porch of 112 square feet and the new covered porch of 30 feet are not included in the maximum square feet (as per the Preservation Ordinance). The new detached garage is 424 square feet. The property lot size is 7,000 square feet and the proposed building coverage is 35 percent (maximum 40 percent). Building height is 15'-4".

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) with regard to the property found the work to be in compliance with the Criteria's ten points.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve Certificate of Appropriateness #CA19-61 for the property located at 530 East Worth Street, legally described as Block 110 Lot 8, 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:

1. To construct a new 901 square foot addition to the rear of the house;
2. To construct a new two-car detached garage at the rear of the property with access from Austin Street;

as per attached plans with the conditions all exterior materials including roofing, siding and trim, doors and door hardware, windows and light fixtures be staff approved under 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 #CA19-61; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 5 (Shope, Parker, Telford, Voelker and Wilbanks)
 Absent: 3 (Cox, Anderson and Gilliland)
 Nays: 0

Chairman Shope called for discussion, Commissioner Telford noted the detached sun room had been the garage.

Margaret Telford made the motion to approve with conditions as presented #CA19-61; Chuck Voelker seconded the motion prevailing in a vote of:

Ayes: 5 (Shope, Parker, Telford, Voelker and Wilbanks)
 Absent: 3 (Cox, Anderson and Gilliland)
 Nays: 0

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PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-60** open for the property located at 822 East Wall Street, legally described as Block 2 Lot 3, 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 #CA19-60 was submitted on June 11, 2019 by applicant Vincent O'Conner of O. C. Construction Company for demolition of the existing 396 square foot one-car detached garage. The garage is structurally deteriorated with rotted wood framing and a failed foundation. Historic Preservation staff visited the property and confirmed the deteriorated condition of the building walls, framing and foundation.

Plans for the new garage were developed following the 2013-23 Historic Preservation Ordinance and Design Guidelines for landmarked properties. Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria with regard to this property found the work to be in compliance with the criteria ten points.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve** Certificate of Appropriateness #CA19-60 for the property located at 822 East Wall Street, legally described as Block 2 Lot 3, 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. To demolish and build a new detached one-car garage in existing location;

as per attached plans with the conditions the garage be constructed a minimum of 10 feet from the house as per the zoning requirement; all exterior materials including roofing, siding and trim, doors and door hardware, windows and light fixtures be staff approved under a separate Certificate(s) of Appropriateness; and a building permit be obtained from the Building Department.

The new one-car garage will be built in the same location as the original one-car garage and will not change the streetscape. Commissioner Telford agreed it would be good to not fear the garage falling in on the car. As the applicant nor owners were present, Chairman Shope asked HPO Klempin if the homeowners were happy, he answered yes they would build back with the 8 feet, plus two feet.

Margaret Telford moved to close the Public Hearing for #CA19-60; Jason Parker seconded the motion prevailing in a vote of:

- Ayes: 5 (Shope, Parker, Telford, Voelker and Wilbanks)
- Absent: 3 (Cox, Anderson and Gilliland)
- Nays: 0

Jason Parker made the motion to approve with conditions as presented #CA19-60; Margaret Telford seconded the motion prevailing in a vote of:

- Ayes: 5 (Shope, Parker, Telford, Voelker and Wilbanks)
- Absent: 3 (Cox, Anderson and Gilliland)
- Nays: 0

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PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-70** open for the property located at 214 East College Street, legally described as Block 15 Lot 3 and 4B, City of Grapevine, 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 #CA19-70 was submitted on June 26, 2019 by the applicant, Jason Drew of Copperstreet Homes, for restoration of the original windows in the Historic Hollingsworth House, the relocation of three windows from the rear of the building and replacement windows as specified.

The house was constructed in 1908 for Dr. Orlando O. Hollingsworth and his wife, lone Dorris, daughter of Dr. Thomas Benton Dorris who lived next door. Dr. Hollingsworth served as Mayor of Grapevine from 1917-1918 during the World War I years. The Hollingsworth family resided there until 1974 when lone Hollingsworth passed on.

In the late 1970's the house was sold and converted to serve as an office building as it still is now; over 40 years of commercial use has taken its toll on the house. Original windows and siding remain; however, the windows were not properly maintained over the years which has led to deterioration of window sills and sash.

Staff review of the Certificate of Appropriateness relative to the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria require an evaluation be done for each window to assess condition and any necessary repairs required. The evaluation of these windows was presented.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve** Certificate of Appropriateness #CA19-70 for the property located at 214 East College Street, legally described as Block 15, Lot 3 & 4B, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Restoration of the original windows on the front, the east and west elevations of the house and install the wavy glass;
2. Relocate three original windows from the rear of the building to the dormer on the front of the house and install wavy glass;
3. Replace 15 wood windows on the rear of the house using JELD-WEN wood windows; replace 5 wood windows on the east and 5 wood windows on the west end of the house using JELD-WEN Wood Windows;

as per the attached drawings and photos with the condition a permit be obtained from the Building Department.

Applicant Jason Drew stated the deterioration was from a lack of maintenance through the years and agreed to the use of the wavy glass as did the new owner Mr. Jerry Nichols. A replacement JELD-WEN window sample was presented to the Commission.

Margaret Telford moved to close the Public Hearing for #CA19-70; Chuck Voelker seconded the motion prevailing in a vote of:

Ayes: 5 (Shope, Parker, Telford, Voelker and Wilbanks)
 Absent: 3 (Cox, Anderson and Gilliland)
 Nays: 0

Commissioner Jason Parker stated his appreciation to Mr. Drew for his care to save the original windows as possible.

Margaret Telford made the motion to approve with conditions as presented #CA19-70; Jason parker seconded the motion prevailing in a vote of:

Ayes: 5 (Shope, Parker, Telford, Voelker and Wilbanks)
 Absent: 3 (Cox, Anderson and Gilliland)
 Nays: 0

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MINUTES

Jason Parker made the motion to approve the minutes of the June 22, 2019 meeting as written; Paula Wilbanks seconded the motion which prevailed in the following vote:

Ayes: 5 (Shope, Parker, Telford, Voelker and Wilbanks)
 Absent: 3 (Cox, Anderson and Gilliland)

Nays: 0

ADJOURNMENT

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

Ayes: 5 (Shope, Parker, Telford, Voelker and Wilbanks)
Absent: 3 (Cox, Anderson and Gilliland)
Nays: 0

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The meeting adjourned at 6:47 p.m.

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

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 25TH DAY OF SEPTEMBER 2019.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY