AGENDA
REGULAR MEETING
GRAPEVINE HISTORIC PRESERVATION COMMISSION
CITY HALL COUNCIL CHAMBERS, 2ND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051
WEDNESDAY, OCTOBER 24, 2018, 6:00 P.M.

I. CALL TO ORDER

II. CITIZENS COMMENTS

III. WORK SESSION

A. Approved Certificates of Appropriateness as follows:

#CA18-84 for property located at 314 West College Street;
#CA18-85 for property located at 709 South Main Street;
#CA18-87 for property located at 365 East Hudgins Street;
#CA18-89 for property located at 424 South Main Street;
#CA18-90 for property located at 426 South Main Street;
#CA18-93 for property located at 507 South Church Street;
#CA18-95 for property located at 518 Estill Street;
#CA18-96 for property located at 924 East Worth Street;
#CA18-97 for property located at 629 West College Street
#CA18-99 for property located at 518 Estill Street;
#CA18-100 for property located at 504 West College Street;
#CA18-101 for property located at 528 South Dooley Street;
#CA18-102 for property located at 129 South Main Street, Suite #200;
#CA18-103 for property located at 629 West College Street;
#CA18-104 for property located at 129 South Main Street, Suite #150;
#CA18-105 for property located at 428 East Wall Street;
#CA18-108 for property located at 338 South Main Street.

IV. PUBLIC HEARING

A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA18-109, for property located at 312 West Wall Street, Block 14, Lot 14A1A, City of Grapevine and take any necessary action.

VI. MINUTES

A. Commission to consider the minutes of the August 22, 2018 Regular Meeting.

VII. 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 November 28, 2018 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 October 2018 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 WDK
SCOTT WILLIAMS, BUILDING OFFICIAL
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, OCTOBER 24, 2018

SUBJECT: CERTIFICATE OF APPROPRIATENESS **#CA18-109**
WEST WALL STREET HISTORIC DISTRICT
#HL04-01, ORDINANCE #2004-41
SHOPE HOUSE
312 WEST WALL STREET
GRAPEVINE, TX 76051
GREGG BLATT, OWNER
JOSH ARCHER, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA18-109 for the property located at 312 West Wall Street, legally described as Block 14, Lot 14A1A, Starr 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. Remove the existing non-original storage shed, located in the rear yard of the house;

2. Lift the existing house and move it to the front of the lot, at the front setback line;

3. Construct a new addition to the sides and rear of the existing house, while retaining all four original corners of the house, as indicated on first floor plan;

4. Construct a new detached 499 square foot two-car garage building at the rear of the property;

   as per attached plan and drawings with the conditions that a building permit is obtained from the Building Department.

BACKGROUND:
Certificate of Appropriateness application #CA18-109 was submitted on October 1, 2018 by the applicant Josh Archer of M.J. Wright Architects to relocate the house at 312 West Wall Street, the Shope House, and construct a new addition to the sides and rear of the house and to construct a new two-car detached garage. The house was originally built in 1956 and is in near original condition. The new owner, Gregg Blatt, desires to adapt the house to serve as a home for his family. The plans for the new additions and the new detached garage were developed following Design Guidelines established for the Shope House, a contributing structure to the West Wall Street Historic District.

Historic Preservation Staff met with the applicant to develop a preservation plan that retains the original foot print and original exterior walls as indicated on the floor plan. The demolition plan indicates the specific walls to be removed from the house to allow for the new additions.

The total living area of the existing 878 square foot house and the 2,014 square foot addition totals 2,892 square feet. This is within the 3,400 maximum square feet established by the Preservation Ordinance. The covered front porch of 136 square feet, the new covered terrace addition of 159 square feet, and the breezeway of 120 square feet are not included in the maximum square feet as per the Preservation Ordinance.

The property lot size is 12,500 square feet and the building coverage is 33.12%, (maximum 40% lot coverage). Total building size of house with detached garage with storage is 4,014 square feet, within the ordinance maximum of 4,100 square feet. Building height is 17'-10".

Staff recommends approval of Certificate of Appropriateness #CA18-109 as per the attached plan and drawings to construct a new addition to the sides and rear of the house and a new two-car detached garage 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 of Appropriateness, and a Building Permit is obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 10/1/18

Number #CA18-109

Property Owner Name, Address & Phone Number
Gregg Blatt
312 W. Wall Street
Grapevine, TX
Phone:
Mobile: 214-704-3200
Email: blatt@gmail.com

Applicant Name, Address & Phone Number
MJ. Wright Architects
8233 Mid Cities Blvd, Suite "A"
NRH, TX 76180
Phone: 817-268-5555
Mobile
Email: jla@mjwright.com

Property Address *(include any suite number)*
312 W. Wall St.

Legal Description
Block 14 Lot 14A
Subdivision Starr Addition

Tenant Name/Occupancy/Use Single Family Residence

Request/Description of Work to Be Done
Renovation / Addition

Drawings/Sketches Attached
X Yes o No

Photographs Attached
X Current o Historic

Material Sample(s) Attached *(please list)*
Shingles, Siding, Brick

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 _____ *Owner or Contractor*

Print Name Josh Archer

Office Use

o Approved- Staff ____ HPC ____

o Approved with Conditions:

o 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

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

CASE NO. #CA18-109
DATE 9/10/18

Reference: Ordinance No. 2013-23 www.grapevinetexas.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: 9/10/18 **Time:** 9:30
Contact: (817.410.3197 817.410.3185)
10/11/18 TIME: 9:00-10:00 AM WOIL
REVIEW OF CHANGES.

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 ~~11,526~~ 12,600 WOIL Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2892

Building Coverage (40% max) ~~34.83~~ 33.12% WOIL

Building Height (35 ft. max) 17'-10"

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 499 (Attached is included within the 3,400 sq. ft. max) _____

Storage Shed (200 sq. ft. max) _____

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.**

#CA 18-109

TARRANT APPRAISAL DISTRICT

10/19/2018

Account #: 04542754
Georeference: 40230-14-14A1A
Property Location: 312 W WALL ST

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

Owner Information
GBKB PARTNERS LLC
1717 MISTLETOE DR
FLOWER MOUND, TX 75022

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 †
2018	$30,000	$180,000	$210,000	$210,000
2017	$47,732	$180,000	$227,732	$227,732
2016	$81,323	$57,400	$138,723	$138,723
2015	$21,300	$37,500	$58,800	$58,800
2014	$21,300	$37,500	$58,800	$58,800

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: STARR ADDITION Block 14 Lot 14A1A
Deed Date: 09-30-2016
Instrument: D216233702
Year Built: 1956
Agent: None

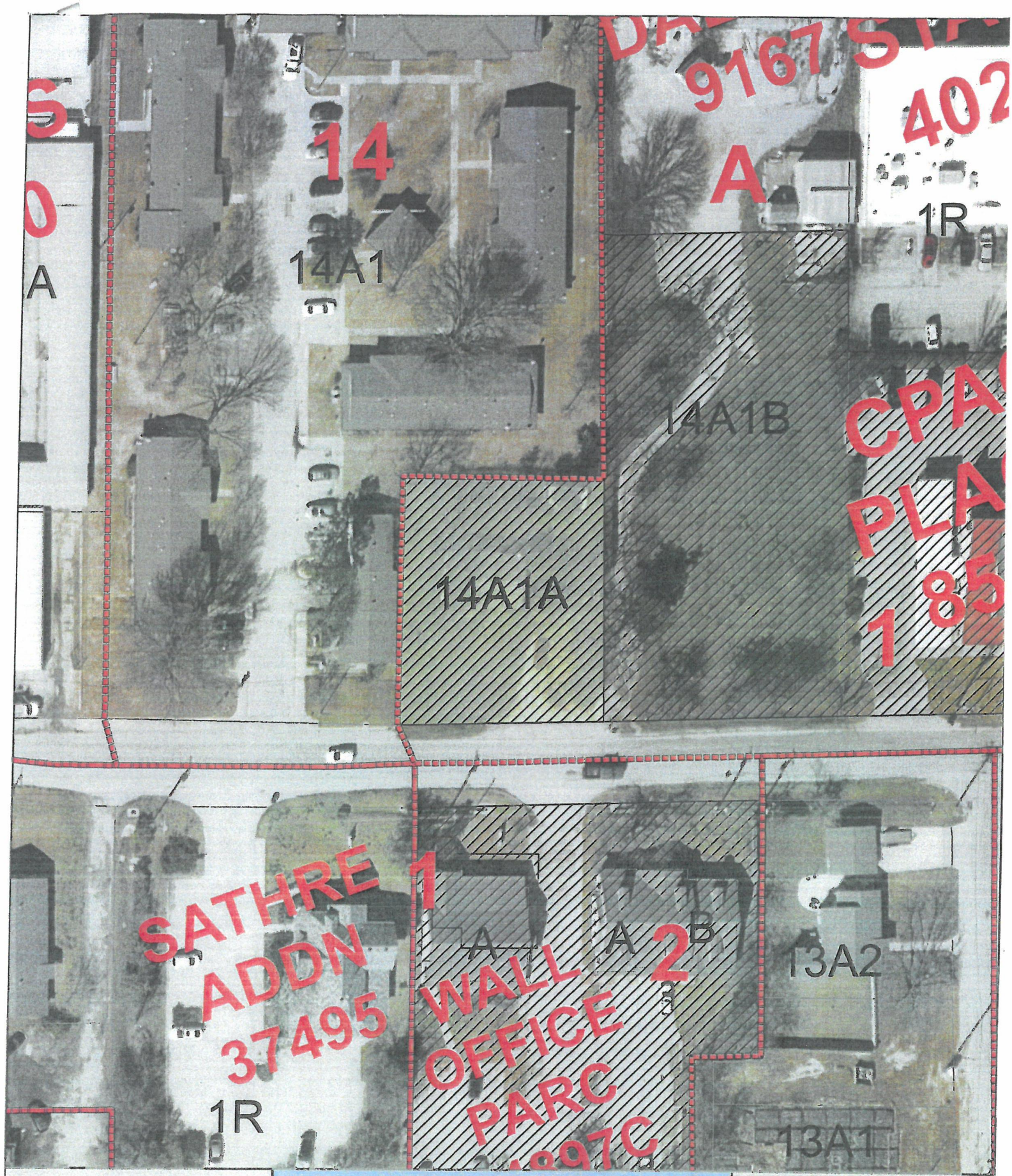
Notice Sent: 03-30-2018
Protest Deadline: 05-15-2018

State Code: A Residential SingleFamily

Approximate Size †††: 925
Land Acres ♦: 0.2869
Land Sqft ♦: 12,500

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

Exemptions



Legend

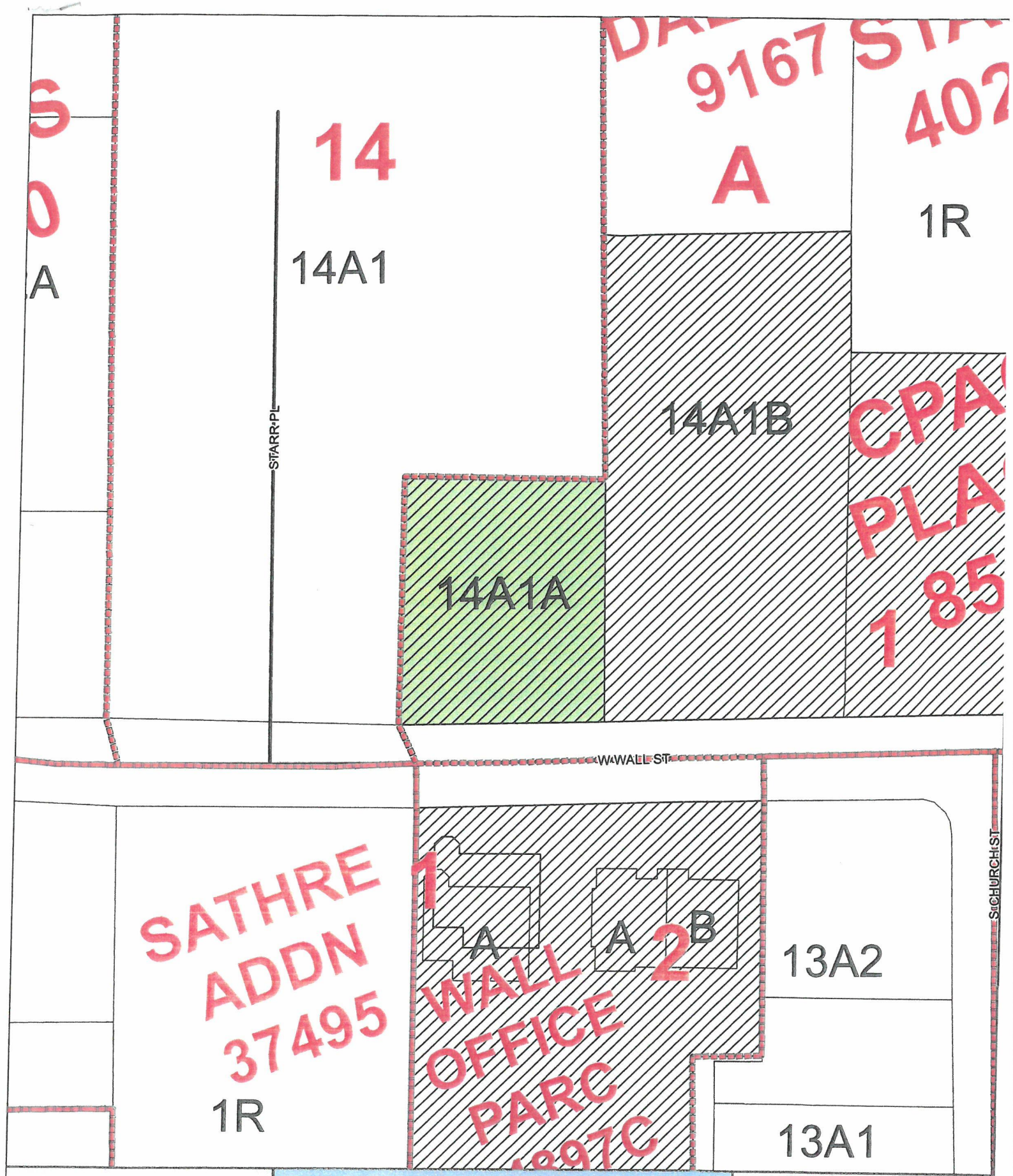
- Landmarked Property
- Initial Selection
- City Limits
- Parcels
- Zoning

#CA18-109
312 West Wall Street

10/18/2018

0 25 50 100
Feet

1 inch = 60 feet



Legend

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

#CA18-109
312 West Wall Street

10/18/2018

0 25 50 100
Feet

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, August 22, 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
Vick Cox	Vice Chairman
Ashley Anderson	Commissioner
Eric Gilliland	Commissioner
Jason Parker	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Paula Wilbanks	Commissioner Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

The above commissioners constituted a quorum with no Commissioner(s) 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 called the meeting to order at 6 p.m. in the City Council Chambers.

OATH OF OFFICE

The Oath of Office for the Historic Preservation Commission was administered to reappointed Commissioners Anderson and Parker.

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.

Mr. R. Dale Hall, 994-B Shadybrook Drive, asked for more consideration and respect for the history and the people who had lived in each and every home, before tearing down any more homes.

WORK SESSION

Public Hearing Process, Appendix G

City Attorney Matthew Boyle reviewed the Commission procedure and protocol for the opening and closing, or continuation to a date certain, of the Public Hearing case and the importance of inquiring of others wishing to approach the podium to speak.

City Attorney Boyle addressed the Question and Answer session of staff recommendations, the applicant/owner presentation, and public statements for or against the case being heard. He then briefed the Commission on taking action with a motion followed by a second; explaining the deliberation process was for the Commission only, and gave several different scenarios to span different situations.

Attorney Boyle recommended to keep the process tight and clear; he then answered questions from the commission.

Staff Approved Certificates of Appropriateness as follows:

#CA18-61 for property located at 840 East Wall Street;
#CA18-79 for property located at 907 East Texas Street;
#CA18-80 for property located at 846 East Worth Street;
#CA18-81 for property located at 430 South Main Street;
#CA18-82 for property located at 604 East Northwest Highway, Suite #101;
#CA18-83 for property located at 736 East Wall Street;
#CA18-86 for property located at 629 West College Street;
#CA18-87 for property located at 129 South Main Street, Suite #110;
#CA18-88 for property located at 412 East Franklin Street;
#CA18-89 for property located at 424 South Main Street;
#CA18-90 for property located at 426 South Main Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA18-74** open, as tabled from the July 25, 2018 meeting for the property located at 314 East Franklin Street, legally described as Block 30, E70'2 & 12' ALLEY, Grapevine, City of, Grapevine, Texas and take any necessary action.

Chairman Shope called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA18-74 was submitted on June 25, 2018 by the applicant Josh Archer of M. J. Wright Architects on behalf of property owners Allan and Rose Paxton to demolish the existing house and the contributing outbuilding at 314 East Franklin Street, the 1940 Yancey-Stark House. The house and outbuilding served as the home place for Mr. and Mrs. Robert Stark. #HL18-02 Historic Overlay was approved by unanimous vote at the July 25, 2018 meeting of the Commission. #CA18-74 for demolition of the house and outbuilding was tabled to the August 22, 2018 meeting to give the property owner the opportunity to consider other options.

The Historic Landmark Designation for the property included eight of twelve categories of historic significance to the City of Grapevine Historic Preservation ordinance. The original house contains a large living room, a dining/kitchen area, small den, one bedroom and a hall bath. A second bedroom and bath were later added to the rear of the house. The existing Stark outbuilding located at the rear of the property is a contributing structure to the City of Grapevine's Original Town National Register Historic District, 1998. The cultural and historic significance for the City of Grapevine as this is the place from which Mr. Stark broadcast to the Pitcairn Islanders for over two decades.

The house and outbuilding are in deteriorated condition. The house and contributing outbuilding require significant exterior restoration, foundation repairs and updating of electrical, plumbing and HVAC systems. The total living area of the Yancey-Stark House is 1,028 square feet and the original outbuilding is approximately 750 square feet. On August 10, 2018, City of Grapevine Development Director Scott Williams made a site visit and determined both structures could be classified as "dangerous buildings" by Chapter 7 of the Grapevine Code of Ordinances, and ordered to be repaired or demolished by the Building Official.

Historic Preservation staff contacted H.D. Snow House Moving, Inc., who determined the outbuilding could be lifted, repaired and placed on a new foundation. He provided an estimate as to the cost of this work.

Historic Preservation staff contacted Historic Preservation Architect Gary Skotnicki, founding partner of ArchiTexas with 40 years of historic preservation experience, who made a site visit and photographed the structures. Mr. Skotnicki has determined the house could provide a useful shell for an expanded residence; the pier and beam foundation with repair could be brought up to a level condition; all mechanical, electrical and plumbing systems could be replaced, meeting present day standards. The house could be re-sided, new wood windows installed and interior ceilings could be vaulted. The structure shell reuse would offer a cost savings to the building project on a per square foot basis.

Mr. Skotnicki determined the outbuilding could be lifted and placed on a new foundation in its current location. The outbuilding could be connected to the house or to a new one-

car garage with a freestanding covered walkway, allowing for a new use related to the main house.

On Friday, August 17, 2018 a meeting was held by staff at the CVB Headquarters building with the applicant, their builder and architect; Scott Williams, Building Official; Sean Shope, HPC Chairman and David Klempin, Historic Preservation Officer to present this information. Discussion followed on the deteriorated conditions of the house and outbuilding, costs for lifting and restoring the buildings. The eight points of the historic significance to the history of the City of Grapevine were addressed. The discussion resulted in a preservation plan being developed for the property. The preservation plan was presented as:

1. Removal of the two outbuilding additions, lifting and restoring the original 20 feet by 20 feet radio building in its original location on to a new foundation;
2. Construction of a new detached garage building to the west of the radio building, and restore the driveway to its original location;
3. Demolition of the Stark house;
4. Construction of a new house replicating the exterior appearance, with the 25 feet front yard setback of the original house. The street scape view would remain largely the same as today, but with the house shifted to the east. The house would be clad in #105 wood siding to match the siding of the original house and outbuilding.

A revised site plan reflecting the preservation plan of the August 17, 2018 meeting was presented for the Commission's review.

The proposed house would contain 1,968 square feet of living area plus the restored original 400 square foot radio outbuilding, totaling 2,368 square feet; within the 3,400 square foot living area as per the Preservation Ordinance. (The new covered porch addition of 68 square feet, covered terrace of 273 square feet and the breezeway of 164 square feet are not to be included in the maximum square feet allowed by the Preservation Ordinance.) The new detached garage and shop building to be 500 square feet. The total size of the house, restored radio outbuilding and new garage with shop is 2,868 square feet, within the maximum of 4,100 square feet allowed by of the Preservation Ordinance. Building height is 14.5 feet. The property lot size is 9,430 square feet and the building coverage would be 35.76%, (maximum 40% lot coverage).

RECOMMENDATION:

Staff recommends the Historic Preservation Commission to **approve with conditions** Certificate of Appropriateness #CA18-74 to:

1. Demolish the original 1940 Yancey-Stark House;
2. Demolish the additions at each end and restore the original outbuilding in its original location at the rear of the property; as it is a contributing structure to the Original Town National Register Historic District;

3. Construct a new one-story house replicating the style of the original house; and
4. Construct a new garage and shop in the rear yard, to the west of the original outbuilding.

Historic Preservation staff recommended to **approve with conditions** Certificate of Appropriateness #CA18-74 to demolish the original 1940 Yancey-Stark House; demolish additions at each end and restore the existing radio outbuilding in its original location at the rear of the property, as it is a contributing structure to the Original Town National Register Historic District; construct a new one-story house replicating the style of the original house; construct a new garage and shop to the west of the original radio outbuilding; as per the attached plans with the conditions all exterior materials including roofing, siding and trim, doors, windows, and light fixtures be staff approved under a separate Certificate(s) of Appropriateness and a building permit is obtained from the Building Department.

Discussion followed between the Commission and Mr. Paxton and then the applicant, Josh Archer.

CITIZEN COMMENTS

Melva Stanfield, 318 Pebble Brook Drive, agreed with Mr. Hall's comments saying it could have been her late husband's comments; she asked the Commission to stand their ground and follow the Preservation Ordinance to save this house.

Frances Jensen, 4331 Country Lane, said the homes in the National Register District have a story; and replicating is not the same as the real thing, please save the house.

Deborah Fiffick, 324 East Franklin, spoke for the applicant to demolish the house and build a new structure.

Curtis Ratliff, 220 Blevins Street, said replicas do not respect the ordinance; we need to follow the guidance of former Chairman Burl Gilliam who walked the walk of preservation as a building owner.

Linda Ratliff, 220 Blevins, asked who buys in the Historic District and does not know what they are buying; then goes to HPC to tear down?

Rose Paxton, P.O. Box 1305, Red Oak, Texas, said when Grapevine property comes on the market it sells fast, saying she never wanted an old house.

Margaret Telford made the motion to close the public hearing for #CA18-74; Ashley Anderson seconded the motion which prevailed in the following vote:

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

Commissioner Parker noted there are funds available in the Grapevine Township for revitalization projects.

Scott Williams, Director of Building Services was brought forward for comments, he said the Building Department does not specify whether a building be demolished or repaired; the point is that it must comply with the building code to insure the safety of the public.

Commissioner Eric Gilliland noted the importance of the property contributing to the National Register and the eight of 12 points to sanction Historic Landmarking. Commissioner Anderson noted the significant consideration applauding the efforts of all coming from far apart with staff recommending from denial to approval.

Chairman Shope called for a motion. Ashley Anderson made the motion to approve #CA18-74 with conditions as presented; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 4 (Shope, Anderson, Parker and Voelker)
Absent: None
Nays: 3 (Cox, Gilliland and Telford)

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MINUTES

Chuck Voelker made the motion to approve the minutes of the July 25, 2018 meeting as reported; Eric Gilliland seconded the motion which prevailed in the following vote:

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

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ADJOURNMENT

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

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

The meeting adjourned at 7:37p.m.

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 24TH DAY OF OCTOBER 2018.

APPROVED:

_____

CHAIRMAN

ATTEST:

_____

SECRETARY