

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, June 27, 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
Chuck Voelker	Commissioner
Jason Parker	Commissioner Alternate
Paul Slechta	City Council Liaison

The above commissioners constituted a quorum with Commissioner(s) Margaret Telford 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 AND WELCOME

Chairman Sean Shope welcomed all, recognizing Grapevine Heritage Foundation Liaison Balla Wright and the absence of Commissioner Ted Ware, acknowledging his longtime service to the City of Grapevine and now retirement. Chairman Shope noted today was Ted's 66th Wedding Anniversary adding, *usually when a good man - there is a good woman beside him*; wishing them both a Happy 66th Anniversary.

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:

- #CA18-41 for property located at 208 South Dooley Street;
- #CA18-42 for property located at 208 South Dooley Street;
- #CA18-45 for property located at 851 East Worth Street;
- #CA18-46 for property located at 924 East Worth Street;
- #CA18-47 for property located at 235 Austin Street;
- #CA18-48 for property located at 604 East Northwest Highway;
- #CA18-49 for property located at 629 East Wall Street;
- #CA18-51 for property located at 420 East College Street;
- #CA18-52 for property located at 851 East Worth Street;
- #CA18-53 for property located at 702 East Northwest Highway;
- #CA18-54 for property located at 604 East Northwest Highway, Suite #101;
- #CA18-55 for property located at 129 South Main Street, Suite #200;
- #CA18-56 for property located at 408 East Texas Street;
- #CA18-57 for property located at 807 East Texas Street;
- #CA18-59 for property located at 129 South Main Street, Suite #150
- #CA18-60 for property located at 216 West Wall Street.

PUBLIC HEARING

Chairman Shope opened the **Public Hearing for #CA18-50** for the property located at 924 East Worth Street, legally described as Block 9 Lot 3R, D.E. Box Addition, Grapevine, Texas and take any necessary action.

Chairman Shope called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA18-50 was submitted on May 4, 2018 by the applicant, Dat Nguyen, for construction of a new covered play pavilion, a trellis, a new fence with sliding driveway gate and alterations to the existing driveway pavement at the historic D.E. Box House. These modifications were requested to adapt the D. E. Box House for use as primary residence for the Nguyen family of two adults and five children.

The proposed plans were developed by Architect Scott A. Marek of Marek Architecture following the Historic Preservation Appendix G Ordinance 2013-23 & the Design Guidelines of #HL10-09 Ordinance 2011-58, for the D.E. Box Addition Historic District. The proposed covered play pavilion is 665 square feet in size.

The existing residence and attached garage are 4,273 square feet, exceeding the maximum 3,400 square feet for the primary structure. No expansion of the existing residence is proposed or permitted. The Preservation Ordinance permits a detached garage not to exceed 500 square feet, and a detached storage building not to exceed 200 square feet. The applicant proposes to construct a detached 665 square foot play pavilion. Staff feels this pavilion is no different than a detached garage/storage building,

and this interpretation is consistent with previous cases. The open trellis has historically not been interpreted to be a roofed structure, but rather a landscape feature. However, the applicant must understand that no other structures or expansions shall be permitted in the future.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA18-50 for the property located at 924 East Worth Street, legally described as Block 9 Lot 3R, 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 construct a 665 square foot covered play pavilion, a 525 square foot trellis, a new fence with sliding driveway gate and removal of a portion of the existing driveway paving;

as per the attached plans, with the conditions a variance is granted for an additional accessory structure; a permit is obtained from the Building Department; and all exterior materials, finishes, paint colors, doors and door hardware, and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

As the existing area is now all paved, Mr. Nguyen planned to remove areas of the existing asphalt paving for landscaping and the proposed trellis is to not be covered. The variance has been approved by the Historic Preservation Officer David Klempin, Building Director Scott Williams and the Executive Director Paul W. McCallum, as the lot is over 31,000 square feet and the proposed coverage of the lot would be 15 percent, staff recommends approval with the condition of no future structures to be approved on this property; and the trellis could not later be modified with a solid roof. Staff pointed out the beautiful architectural drawings noting the trellis for privacy and the play pavilion at 10 feet tall appears as a garden structure and not competing with the house.

Staff recommended approval for all with the conditions the variance be granted with no future expansions and the trellis not be modified with a solid roof in the future.

Chairman Shope called the architect and owner to speak. Architect Scott Marek stated the size of the Nguyen family with five children warranted more play space; the trellis would add some privacy and soften the landscape. It was designed to let the existing house stand on its own. Commissioner Voelker asked why the 665 square foot area and not the 500 square feet. The variance again was the 500 square feet plus the 200 square foot outbuilding equaled 700 square feet, thus allowing the 665 square feet.

Mr. Nguyen told the commissioners his children range in age from the oldest at 15 years old down to his youngest at age two, the children need more outdoor time. He thanked the Commission.

Vick Cox made the motion to close the public hearing for #CA18-50; Ashley Anderson seconded the motion which prevailed in the following vote:

Ayes: 6 (Shope, Anderson, Cox, Gilliland, Voelker and Parker)
Absent: Telford
Nays: None

Discussion followed, Chairman Shope asked the commissioners if they were in agreement to approve with the conditions as stated; no one disagreed.

Vick Cox made the motion to approve #CA18-50 as presented with the conditions to include the variance, for no solid roofing to cover the trellis, and no future structure may be added to this property; Ashley Anderson seconded the motion which prevailed in the following vote:

Ayes: 6 (Shope, Anderson, Cox, Gilliland, Voelker and Parker)
Absent: (Telford)
Nays: None

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MINUTES

Eric Gilliland made the motion to approve the minutes of the June 27, 2018 meeting as reported; Chuck Voelker seconded the motion which prevailed in the following vote:

Ayes: 6 (Shope, Anderson, Cox, Gilliland, Voelker and Parker)
Absent: (Telford)
Nays: None

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ADJOURNMENT

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

Ayes: 6 (Shope, Anderson, Cox, Gilliland, Voelker and Parker)
Absent: (Telford)
Nays: None

The meeting adjourned at 6:30 p.m.

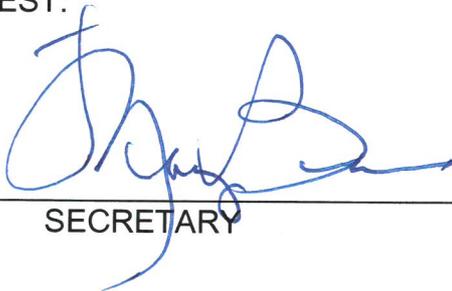
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 25TH DAY OF JULY 2018.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY