

AGENDA
REGULAR MEETING
GRAPEVINE HISTORIC PRESERVATION COMMISSION
CITY HALL COUNCIL CHAMBERS, 2ND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051
WEDNESDAY, JANUARY 23, 2019, 6:00 P.M.

I. CALL TO ORDER

II. CITIZENS COMMENTS

III. WORK SESSION

A. Approved Certificates of Appropriateness as follows:

#CA18-133 for property located at 722 West College Street.

IV. PUBLIC HEARING

A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA18-134 for property located at 316 Barton Street, Block 1, Lot 24R, City of Grapevine and take any necessary action.

V. MINUTES

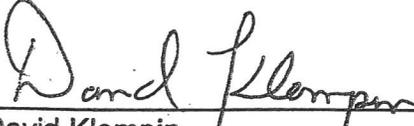
A. Commission to consider the minutes of the December 19, 2018 Regular Meeting.

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 February 27, 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 18th day of January 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
SCOTT WILLIAMS, BUILDING OFFICIAL
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, JANUARY 23, 2019

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA18-134
1970 METAL BUILDING
ORDINANCE #2010-11, #HL10-03
316 BARTON STREET
GRAPEVINE, TX 76051
FABIEN GOURY, OWNER/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA18-134 for the property located at 316 Barton Street, legally described as Block 1, Lot EPT 23 & 24, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Renovate the existing 1970 metal building to serve as the Chez Fabien Event Center, an off-site meeting/dining facility for the Chez Fabien Restaurant located at 316 South Main Street in Grapevine, Texas;

as per the attached plans, with the condition a conditional use permit is approved for this use by the Grapevine Planning and Zoning Board and City Council; a building permit is obtained from the Building Department; and all exterior materials, finishes, paint colors, hardware, and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

BACKGROUND:

Certificate of Appropriateness application #CA18-134 was submitted on December 18, 2018 by the owner/applicant Fabien Goury to renovate the existing 1970 metal building to serve as Chez Fabien Event Center, an off-site meeting/dining facility for the Chez Fabien Restaurant located at 316 South Main Street in Grapevine. The proposed plans were developed by architect Gary D. Land following the Historic Preservation Appendix G Ordinance 2013-23 & the Design Guidelines of #HL10-03, Ordinance #2010-1158.

This prefabricated building occupying the site was erected in 1970. The building's exterior walls and roof are made of metal components. Windows and doors are aluminum and steel. The interior is one large open area with one restroom. A series of rental storage units were also constructed along the south side of the property. The building is a non-contributing structure to the historic Grapevine Township.

The existing building is 1,440 square feet in size and the storage units are 2,000 square feet in size. No expansion of the existing building is proposed. The property lot size is 15,369 square feet and the building with storage units coverage is 22%.

Proposed changes to the exterior of the building include adding a new window on the south wall; replacing the front door with a double door; replacing the front windows with new windows; and enclosing the existing mansard roof canopy to visually unify the building appearance. The interior would be reconfigured into one space with an adjoining catering serving kitchen, with a corridor leading to a storage closet and two restrooms.

Staff recommends approval of Certificate of Appropriateness #CA18-134 to renovate the existing 1970 metal building to serve as Chez Fabian Event Center, an off-site meeting/dining facility for Chez Fabien Restaurant located at 316 South Main Street; as per the attached plans, with the condition a conditional use permit is approved for this use by the Grapevine Planning and Zoning Board and City Council; a building permit is obtained from the Building Department; and all exterior materials, finishes, paint colors, hardware, and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

DEC. 3, 2019
work

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 03-12-18

Number #CA18-134

Property Owner Name, Address & Phone Number

Fabien Goury
326 EAST TEXAS STREET
GRAPEVINE TX 76051

Phone: 817-239-7116

Mobile: 817-239-7116

Email: Fabien.goury@gmail.com

Property Address (include any suite number)

VACANT BUILDING
316 BARTON STREET
GRAPEVINE, TX 76051

Applicant Name, Address & Phone Number

Fabien Goury
326 E TEXAS STREET
GRAPEVINE TX 76051

Phone: 817-239-7116

Mobile: 817-239-7116

Email: Fabien.goury@gmail.com

Legal Description

Block 1 Lot 242

Subdivision CITY OF GRAPEVINE

Tenant Name/Occupancy/Use

HPC REVIEW
#HL10-03, ORDINANCE # 2010-11

Request/Description of Work to Be Done

Reboot counter top serving kitchen

Drawings/Sketches Attached

Yes No

Photographs Attached

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 Fabien Goury

Approved-Staff HPC Approved with Conditions: _____

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. #CA 18-134
DATE DEC. 7, 2018

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: 12/7/18 Time: 3:00 PM
Contact: (817.410.3197 817.410.3185)

- 1. Survey Plan
- 2. Site Plan
- 3. Floor Plans 1/16/19 WDR
- 4. Elevations REVISION
- 5. Roof Plan
- 6. Street Facing Elevations 1/16/19 WDR 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 15,369 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 1,440 SQ. FT. MAIN BUILDING

Building Coverage (40% max) 2270 2000 SQ. FT. STORAGE UNITS PER TAD.

Building Height (35 ft. max) 12'

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

Storage Shed (200 sq. ft. max) _____

For Commercial Uses:

Impervious Area _____ % of Lot *EXISTING SURFACES

Open/Green Space Area _____ % of Lot EXISTING

Parking Spaces 14 1/16/19 WDR

ADA Parking Spaces _____

Easements _____

=====

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.



12/17/2018

Account #: 41517040
Georeference: 16060-1-24R
Property Location: 316 S BARTON ST

Jurisdictions:

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

Owner Information

GOURY FABIEN
326 E TEXAS ST
GRAPEVINE, TX 76051-5405

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 | \$93,369 | \$107,583 | \$200,952 | \$200,952 |
| 2017 | \$109,735 | \$107,583 | \$217,318 | \$217,318 |
| 2016 | \$106,384 | \$107,583 | \$213,967 | \$213,967 |
| 2015 | \$74,817 | \$107,583 | \$182,400 | \$182,400 |
| 2014 | \$74,817 | \$107,583 | \$182,400 | \$182,400 |

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: GRAPEVINE, CITY OF Block 1 Lot 24R
Deed Date: 03-01-2012
Deed Page: 0000000
Deed Volume: 0000000
Instrument: D212055447
State Code: F1 Commercial
Agent: DONDRA HEIKKINEN

Site Number: 80877098
Site Name: 316 BARTON
Class: MW - Warehouse-Self Storage
of Parcels: 1
Primary Building:
Building Name: 316 / 41517040
Building Type: Commercial
Year Built: 1982

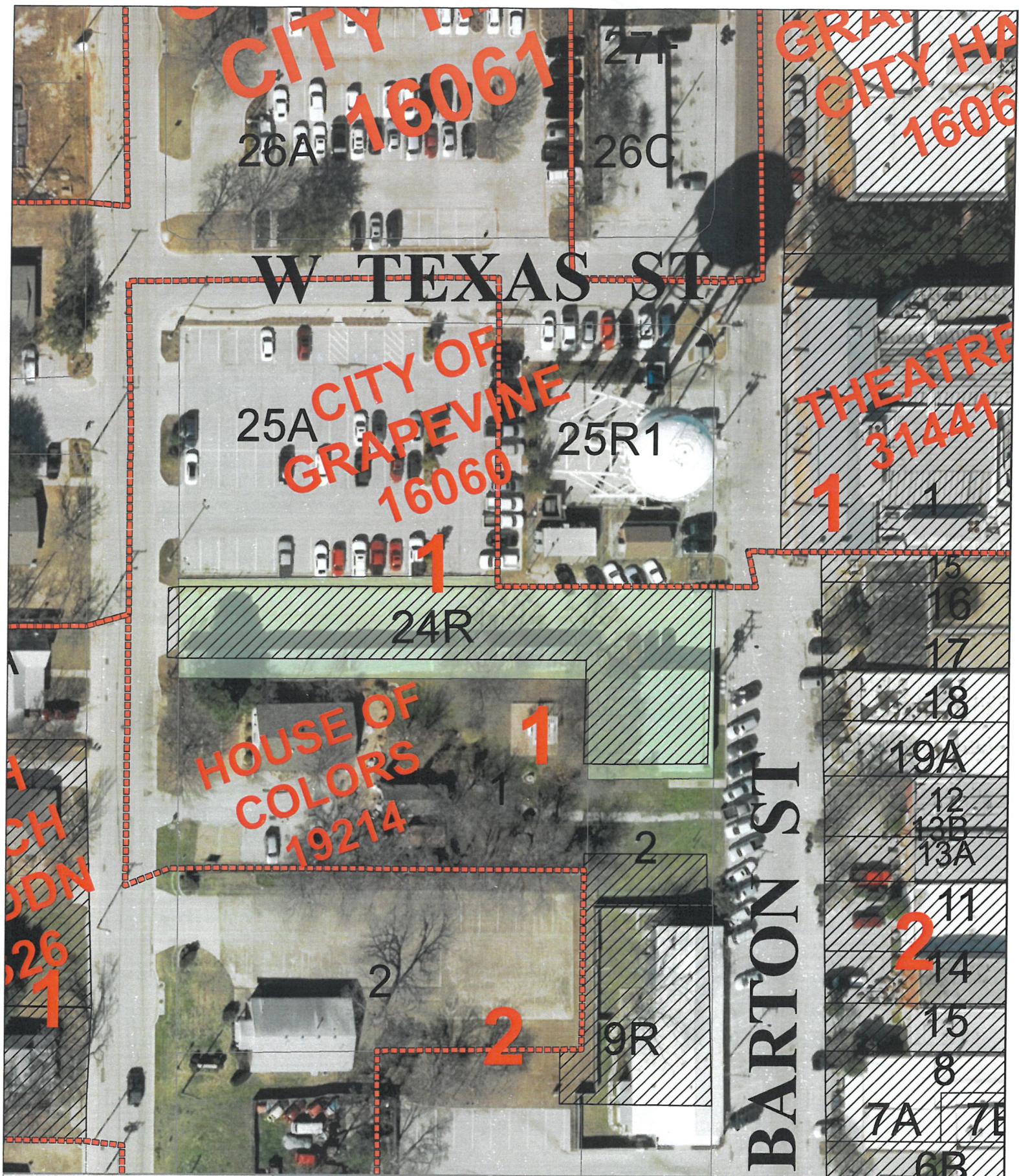
Notice Sent: 05-16-2018
Protest Deadline: 06-15-2018

Gross Building Area †††: 3,440
Net Leasable Area †††: 3,440
Land Sqft ♦: 15,369
Land Acres ♦: 0.3528

††† Rounded

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

Exemptions



CITY OF GRAPEVINE
16061

GRAPEVINE CITY HALL
16060

W TEXAS ST

CITY OF GRAPEVINE
16060

THEATRE
31441

HOUSE OF COLORS
19214

BARTON ST

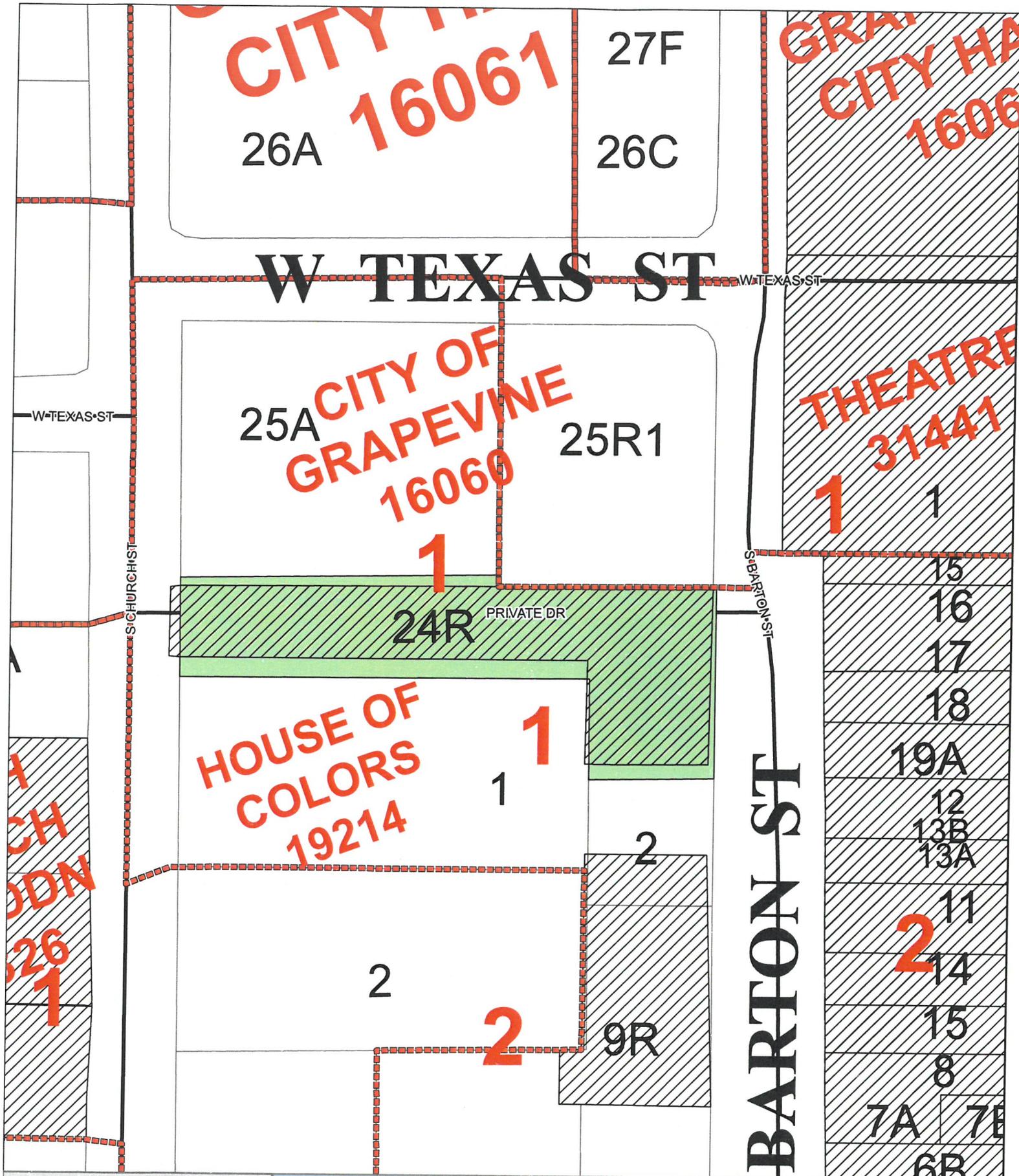
Legend

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

#CA18-134
316 Barton Street
1/10/2019

0 25 50 100
Feet

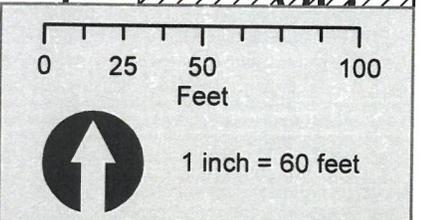
1 inch = 60 feet



Legend

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

#CA18-134
316 Barton Street
 1/10/2019



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)

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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)

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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)

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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: 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