

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, January 26, 2022 at 6:00 p.m. in the Grapevine City Hall, 2<sup>nd</sup> Floor Council Chambers, 200 South Main Street, Grapevine, Texas with the following members present to wit:

Sean Shope	Chairman
Jim Niewald	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Paula Wilbanks	Commissioner
Ashley Anderson	Commissioner
Eric Gilliland	Commissioner
Paul Slechta	City Council Liaison
Monica Hotelling	Planning and Zoning Liaison

The above commissioners constituted a quorum with all Commissioner(s) present.

With the following city staff present:

Paul W. McCallum	Executive Director, Grapevine Convention & Visitors Bureau
Matthew Boyle	City of Grapevine Attorney
David Klempin	Historic Preservation Officer (HPO)
Donna Farmer	Historic Preservation Secretary

### **WELCOME**

Chairman Shope thanked and welcomed everyone for being present. He commented on Grapevine as being the Christmas Capital of Texas and how great it is!

### **CALL TO ORDER**

Chairman Shope called the meeting to order at 6 p.m.

### **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.*

*Chairman Shope called for any citizens comments; there were none.*

## WORK SESSION

Approved Certificates of Appropriateness as follows:

#CA22-01 for property located at 309 South Main Street;  
#CA22-02 for property located at 713 East Texas Street;

## PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA21-75** open for the property located at 603 East Worth Street, legally described as Block 109, Lot 1 & 2, College Heights Addition, City of Grapevine, Texas to take the following items:

Chairman Shope called on David Klempin to present the case.

### BACKGROUND:

Certificate of Appropriateness application #CA21-74 was submitted in December 22, 2021 by the applicant Theresa A. Meyer to construct a new addition to the rear of the house containing a new den. The plans for the project were prepared by architect Russell Moran of Plano, Texas following the Design Guidelines established for the historic Millican House.

Historic Preservation staff met with the owner on December 22, 2021 to review plans for the addition. The existing 2,145 square foot house along with its detached 267 square foot study building total 2,412 square feet. Together with the proposed 208 square foot den would total 2,619 square feet. This is within the 3,400 maximum square feet living area established by the Preservation Ordinance. The house of 2,619 square feet, new two-car garage of 484 square feet and potting shed of 188 square feet total 3,291 square feet. This is within the ordinance maximum of 4,100 square feet.

The property lot size is 14,000 square feet and the building coverage is 23% (maximum 40% lot coverage). Building height is 14 feet.

### RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA21-75 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:

1. Construct a new one room 208 square foot addition containing a new den to the rear of the existing 2,145 square foot house;

as per the attached drawings with the condition all exterior materials, paint colors, doors and door hardware, windows, 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 asked if the applicant was present and would like to speak on the case. Theresa Meyer came forward and stated the plan was within the existing parameters to acquire additional needed space. She mention the historic details of the exterior and interior would be continued on the new addition.

Chairman Shope called for any other questions; there were none.

Margaret Telford made the motion to close the Public Hearing for #CA21-75; Chuck Voelker seconded the motion prevailing in a vote of:

Ayes: 5 (Shope, Niewald, Wilbanks, Gilliland, Anderson)  
Nays: 0 (None)

Margaret Telford made the motion to approve #CA21-75 with conditions as presented; Chuck Telford seconded the motion prevailing in a vote of:

Ayes: 5 (Shope, Niewald, Wilbanks, Gilliland, Anderson)  
Nays: 0 (None)

## **MINUTES**

Margaret Telford made the motion to approve the minutes from the December 15, 2021 meeting as written, Jim Niewald seconded the motion which prevailed in the following vote:

Ayes: 5 (Shope, Anderson, Gilliland, Voelker and Wilbanks)  
Nays: 0

**ADJOURNMENT**

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

Ayes: 5 (Shope, Niewald, Anderson, Voelker and Wilbanks)  
Nays: 0

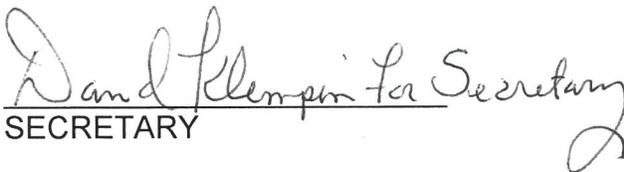
Meetings may be viewed at: <http://www.grapevinetexas.gov/1059/Meeting-Videos>

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 26th DAY OF JANUARY 2022.

APPROVED:

  
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CHAIRMAN

ATTEST:

  
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SECRETARY