

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas met in a Public Hearing on Wednesday, March 2, 2022 at 6:00 p.m. in the Grapevine City Hall, 2nd floor Council Chambers located at 200 South Main Street, Grapevine Texas with the following members present:

Sean Shope	Chairman
Chuck Voelker	Commissioner
Ashley Anderson	Commissioner
Paula Wilbanks	Commissioner
Paul Slechta	City Council Liaison
Monica Hotelling	Planning & Zoning Commission Liaison

Constituting a quorum with Commissioners Eric Gilliland, Jim Niewald, Margaret Telford and Darren Temple being absent.

With the following City staff present:

Matthew C.G. Boyle	City Attorney
P.W. McCallum	Director of the Convention and Visitors Bureau
David Klempin	Historic Preservation Officer
Tara Brooks	City Secretary

## CALL TO ORDER

Chairman Shope called the meeting to order at 6:00 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.*

There was no one wishing to speak during Citizen Comments.

## WORK SESSION

Approved Certificates of Appropriateness as follows:

#CA22-07 for property located at 814 East Wall Street.

## PUBLIC HEARING

Chairman Shope declared the Public Hearing open for #CA21-74 for the property located at 404 East Wall Street, legally described as Lot 2A, G.E. Hurst Subdivision, City of

Grapevine, to the Grapevine Historic Preservation Ordinance No. 91-73 (Appendix G – Grapevine Code of Ordinances), as amended, for the following items:

1. Construct a third structure, a 240 square foot detached stone building, 12' x 20' x 1'-7" high at ridge, in the rear yard of the house;
2. Construct a new fourth structure, a 432 square foot pavilion, 18' x 24 x 14'-10" high, in the rear yard of the house;
3. Construct a new six-foot high wrought iron fence, 280 feet in length, in the rear yard of the house;
4. Construct a new three-foot high, wood two-rail, post and rail fence 277 feet in length, in the front yard of the house.

Chairman Shope called on Historic Preservation Officer David Klempin to present the case.

#### BACKGROUND:

Certificate of Appropriateness application #CA21-74 was submitted by the owner/applicant Neal Cooper on December 21, 2021 to construct a new 12' x 20' x 10'-7" high at ridge, detached stone building in the rear yard of the house and construct a new 18' x 24' x 14'-10" high at the ridge pavilion in the rear yard of the house; at the original George Hurst House built in 1908.

A variance was granted to construct the detached 932 sq. ft. garage at the rear of the property, accessed from Wall Street. The garage combined the 500 square foot maximum garage with the 200 square foot maximum storage building and 136 square feet of space of the maximum living area of the house for a total of 936 square feet for a garage/workshop building. Although the garage exceeded 500 square feet, the total area of the house, garage and storage was below the maximum allowed for all structures (3,400 square feet main structure, 500 square feet garage, and 200 square feet storage), therefore, meeting the intent of the ordinance. The Convention and Visitors Bureau Director, Historic Preservation Officer and the Development Services Director recommended approval.

The 2013 Preservation Ordinance set the maximum size for three structures as: house at 3,400 square feet; garage at 500 square feet and storage buildings at 200 square feet. The applicant was already granted a variance to combine the maximum allowed storage building square footage, the maximum allowed garage square footage and a portion of the allowed house square footage to construct a much larger garage/workshop building structure of 936 square feet.

The house at 2,779 square feet, garage/workshop at 936 square feet, proposed detached stone building at 240 square feet and proposed pavilion at 432 square feet total 4,387 square feet, which is over the maximum of 4,100 square feet for all structures allowed per the Preservation Ordinance.

## RECOMMENDATION:

Staff recommended the Historic Preservation Commission deny #CA21-74 for plans to construct a new third structure, a 240 square foot detached stone building, and construct a new fourth structure, a 432 square foot pavilion, in the rear yard of the house.

Staff recommended the Historic Preservation Commission approve, with conditions, the following items on Certificate of Appropriateness #CA21-74: construct a new six-foot high wrought iron fence, 280 feet in length, in the rear yard of the house and construct a new three-foot high, wood two-rail, post and rail fence 277 feet in length in the front yard of the house.

Chairman Shope called on the applicant/property owner Neal Cooper who described the history of the property and then stated the reasons the commission should approve the proposed plan: the size of the lot, the amount of lot coverage, the construction of the structures, the location of the structures, and the definition of "pavilion". He also compared this plan to the approved plans at 603 East Worth that has four structures.

Mr. Cooper answered questions from the Commission.

The Commission discussed whether the pavilion is a structure and the number of structures on a lot.

David Eubank, 405 East Texas Street, Grapevine spoke in support of this item.

Historic Preservation Officer Klempin answered questions from the Commission regarding 603 East Worth. He stated the existing structures on the lot were historic and a preservation plan was created to save the structures.

The Commission and Mr. Klempin discussed the intent of the ordinance regarding the number of structures on a lot and the number of variances approved on one property.

City Attorney Matthew C.G. Boyle answered questions about the number of structures. It is the prerogative of the Commission to determine if it is historically relevant and is it appropriate. The Commission is not required to follow the recommendation of staff, but staff's recommendation was based on their understanding of the intent of Appendix G and the Historic Preservation ordinance.

Mr. Cooper offered to change the pavilion to a pergola.

The Commission and Historic Preservation Officer Klempin discussed the pergola. Mr. Klempin stated that a pergola is not objectionable from a historic preservation standard since it is not considered a structure because it does not have a solid roof.

The Commission expressed a desire to see the plans for the pergola.

City Attorney Boyle stated that either a pavilion or pergola would require a Certificate of Appropriateness which would require review of architectural details prior to a decision by the Commission.

Historic Preservation Officer Klempin expressed concerns about allowing the applicant to have a second variance to build to the maximum, when he has already received a variance to combine the maximum square footage into the existing garage.

Commission Anderson made a motion to continue the public hearing to the March 23, 2022 regular scheduled meeting; Commissioner Voelker seconded the motion prevailing in a vote of:

Ayes: 4 (Shope, Voelker, Anderson, and Wilbanks)

Nays: 0

## MINUTES

Commissioner Voelker made a motion to approve the minutes from the January 26, 2022 Regular Meeting as written; Commissioner Wilbanks seconded the motion which prevailed in the following vote:

Ayes: 4 (Shope, Voelker, Anderson, and Wilbanks)

Nays: 0

## ADJOURNMENT

Commissioner Voelker made a motion to adjourn the meeting at 6:57 p.m.; Commissioner Anderson seconded the motion which prevailed in the following vote:

Ayes: 4 (Shope, Voelker, Anderson, and Wilbanks)

Nays: 0

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

Passed and approved by the historic preservation commission of the City of Grapevine, Texas, this the 23rd day of march, 2022.

APPROVED:



CHAIRMAN

ATTEST:

  
SECRETARY