

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, April 27, 2022
6:00 pm

Welcome

1. Call to Order

2. Citizen Comments

Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with staff. A member of the public may address the Historic Preservation Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

3. Work Session

- A. Approved Certificates of Appropriateness as follows:
#CA22-11 for property located at 630 East Worth Street
#CA22-12 for property located at 521 Estill Street;
#CA22-19 for property located at 224 Ruth Street;
#CA22-20 for property located at 326 South Main Street.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA22-06 for property located at 840 East Texas Street, legally described as Block 5, Lot 6, D. E. Box Addition and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness # CA22-21 for property located at 326 East Texas Street, legally described as Abstract 422, Tract 63B, Dooley, William Survey, take any necessary action.

5. Minutes

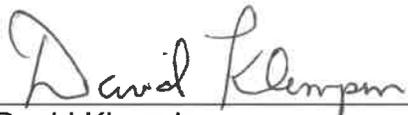
- A. Commission to consider the minutes of the March 23, 2022 rescheduled Regular Meeting.

6. Adjournment

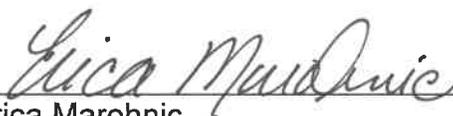
If you plan to attend this public meeting and have a disability requiring special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on May 25, 2022 in the 2nd Floor Council Chambers, Grapevine City Hall, 200 South Main Street, Grapevine, Texas 76051.

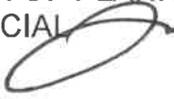
In accordance with Texas Government Code, Chapter 551.001 et seq acts of the 1993 Texas Legislature, the Grapevine Historic Preservation Commission agenda was prepared and posted on the 22nd day of April 2022 at 5:00 p.m.



David Klempin
Historic Preservation Officer



Erica Marohnic
Director of Planning Services

MEMO TO: HISTORIC PRESERVATION COMMISSION
FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER ^{WDK}
ERICA MAROHNIC, DIRECTOR OF PLANNING & ZONING SERVICES ^{EM}
DON DIXSON, BUILDING OFFICIAL 

MEETING DATE: WEDNESDAY, APRIL 27, 2022

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-06
1953 MAYOR H. M. COSNAHAN HOUSE
D. E. BOX ADDITION HISTORIC DISTRICT
#HL2010-09, ORDINANCE #2011-58
JAMES GRAVATT RESIDENCE
840 EAST TEXAS STREET
JAMES GRAVATT, OWNER/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA22-06 for the property located at 840 East Texas Street, legally described as Block 5, Lot 6, 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. Install solar panels on the south facing roof of the Historic 1953 Mayor H. M. Cosnahan House;

as per the attached plan with the conditions the panels be placed in rectangular shaped configuration with no zig-zag shapes allowed; panels shall not be visible from the street view; panel color shall closely match the roof shingle color; all associated conduits and components to be painted to match roof, siding and wall color; the final placement plan from the installer to be staff approved on a separate Certificate of Appropriateness; and a permit be obtained from the Building Department.

BACKGROUND:

On February 9, 2022 Mr. James Gravatt submitted Certificate of Appropriateness #CA22-06 with Historic Preservation Officer David Klempin to install solar panels on the 1953 Mayor H. M. Cosnahan House in the D. E. Box Addition Historic District. A plan showing the location of the panels on the rear roof was submitted with the application.

Solar panel use in Texas must conform to Texas Property Code Section 202.010. A property owner cannot be prohibited from installing a solar energy device as defined by Texas Tax Code Section 171.107. However, there are exceptions including:

Solar panels may not extend higher than the roofline, must conform to the slope of the roof, and must be parallel to the roofline. Solar panels that are ground-mounted may not extend above the homeowner's fence. Solar panels may not be installed without prior approval.

With regard to Historic Districts and landmarked properties, residential solar installations must be situated so they are screened from view from public streets.

Staff recommends the Commission **approve with conditions** Certificate of Appropriateness **#CA22-06** to install solar panels on the south facing roof of the Mayor H. M. Cosnahan house with the conditions the panels be placed in rectangular shaped configuration with no zig-zag shapes allowed; panels shall not be visible from the street view; panel color shall closely match the roof shingle color; all associated conduits and components to be painted to match roof color, siding and wall color; the final placement plan from the installer be staff approved on a separate Certificate of Appropriateness; and a permit be obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 2/4/2022

Number #CA 22 06

Property Owner Name, Address & Phone Number

James Gravat
840 E TEXAS ST
GRAPEVINE, TX 76051

Phone: 817-938-3204

Mobile:

Email: Jay @ Rock-nz construction.com

Property Address (include any suite number)

840 EAST TEXAS
GRAPEVINE, TX 76051

Applicant Name, Address & Phone Number

Same as
←

Phone:

Mobile:

Email:

Legal Description

Block 5 Lot 6

Subdivision DE Box ADDITION
HISTORIC DISTRICT

Tenant Name/Occupancy/Use RESIDENTIAL PROPERTY

Request/Description of Work to Be Done

Add Solar Panels to Rear of Home

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 [Signature]
Owner or Contractor

Print Name James Gravat

Approved-Staff HPC

Approved with Conditions: _____

Denied

Chair - Historic Preservation Commission

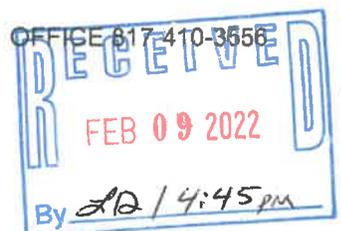
Historic Preservation Officer

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



Account #: 00252085

Location

Property Address: 840 E TEXAS ST [Interactive Map](#)
City: GRAPEVINE
Zipcode: 76051
Georeference: 3150-5-6
Neighborhood Code: 3G030K
Latitude: 32.9384927856
Longitude: -97.0675193843
TAD Map: 2132-460
MAPSCO: TAR-028K

Property Data

Legal Description: BOX, D E ADDITION Block 5 Lot 6 **State Code:** A Residential SingleFamily
Jurisdictions: 011 CITY OF GRAPEVINE
220 TARRANT COUNTY
906 GRAPEVINE-COLLEYVILLE
ISD
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE
Approximate Size †††: 2,075
Land Acres ♦: 0.3508
Land Sqft ♦: 15,282
Pool: N

Year Built: 1952

Agent: None

††† Rounded

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

Owner Information

Current Owner:
GRAVATT JAMES THOMAS
840 E TEXAS ST
GRAPEVINE, TX 76051

Deed Date: 02-07-2020
Instrument: D220033495

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
TRINITY SUMMIT INVESTMENTS LLC	10-23-2019	<u>D219244859</u>		
DALLAS METRO HOLDINGS LLC	10-22-2019	<u>D219242199</u>		
KOLB EVELYN A	03-31-2015	<u>D215106982</u>		
KOLB JOHN PAUL	12-31-1900	00000000000000	0000000	0000000

Values

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. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2022	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2021	\$232,929	\$221,109	\$454,038	\$454,038
2020	\$192,240	\$180,000	\$372,240	\$372,240
2019	\$182,112	\$180,000	\$362,112	\$245,540
2018	\$116,014	\$180,000	\$296,014	\$223,218
2017	\$117,848	\$180,000	\$297,848	\$202,925

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

Exemptions

- HOMESTEAD GENERAL 11.13(b)

* Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older.



Legend

-  Landmarked Property
-  City Limits
-  Zoning

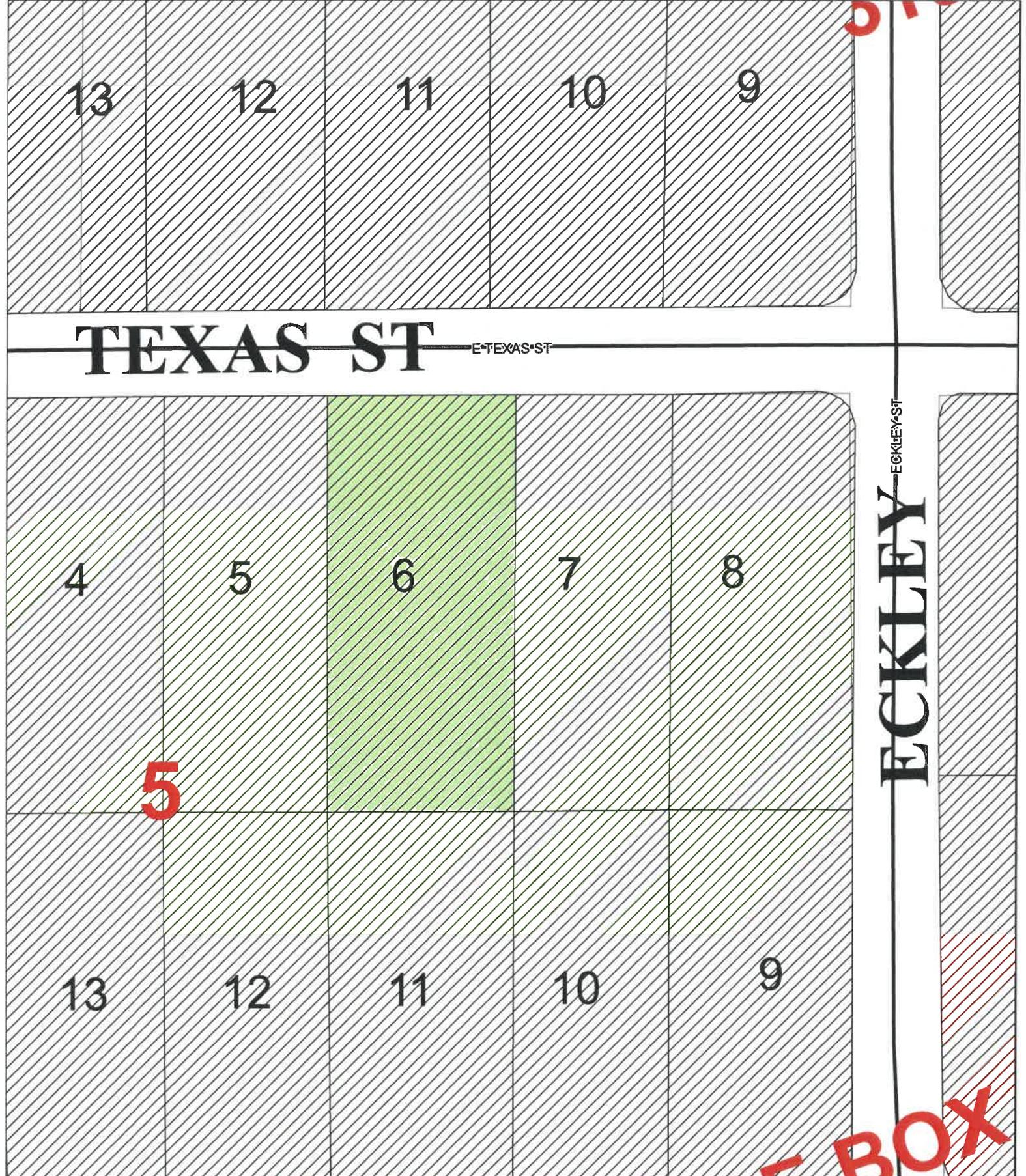
#CA22-06
840 East Texas Street

4/21/2022

0 25 50 100
Feet

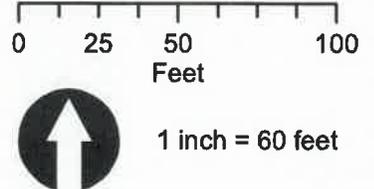


1 inch = 60 feet



- Legend**
-  Landmarked Property
 -  City Limits
 -  Zoning
 -  Streets

#CA22-06
840 East Texas Street
 4/21/2022



MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WDK*
ERICA MAROHNIC, DIRECTOR OF PLANING AND ZONING *EM*
SERVICES
DON DIXSON, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, APRIL 27, 2022

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-21
HISTORIC JACKSON HOUSE, #HL06-02, ORDINANCE #2006-67
GOURY RESIDENCE
326 EAST TEXAS STREET
FABIEN AND JASMINE GOURY, OWNERS/APPLICANTS

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA22-21 for the property located at 326 East Texas Street, legally described as Abstract 422, Tract 63b, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Construct a new 366 square foot one-story addition on the east side of the existing house, containing a master bedroom and bath;

as per the attached plans which follow the Design Guidelines established for the property, with the conditions all exterior materials, windows, doors and door hardware, and light fixtures be approved under a separate Certificate of Appropriateness and that a building permit is obtained from the Building Department.

BACKGROUND:

Certificate of Appropriateness application #CA22-21 was submitted by the owners Fabien and Jasmine Goury on February 22, 2022 to construct a new one-story master bedroom and bath addition to the east side of the existing house. Plans for the new addition were prepared by architect Gary D. Land following the Design Guidelines established for the landmarked property.

The streetscape photos show the area of the new addition which is located in the side yard of the house.

Historic Preservation staff David Klempin met with Building Department and Planning and Zoning staff and City Attorney and verified the house with the new addition, being less than 3,400 square feet, would not be required to be reviewed by the Board of Zoning Adjustment.

The existing house is 2,160 square feet and with the new addition of 366 square feet totals 2,526 square feet, which is within the 3,400 maximum square feet allowed by the Preservation Ordinance. The lot size is 25,528 square feet and the building coverage is 20.2% which is less than the maximum allowed coverage of 40%.

Staff recommends approval of #CA22-21 for plans for the new as per the attached plans following the Design Guidelines established for the property, with the conditions all exterior materials, windows, doors and door hardware, and light fixtures be approved under a separate Certificate of Appropriateness and that a building permit is obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 04-12-22

Number CA22-21

Property Owner Name, Address & Phone Number

526. EAST TEXAS ST
GRAPEVINE TEXAS 76051

Phone: 817-239-7116

Mobile:

Email: Fabien Gouvy@gmail.com

Property Address (include any suite number)

Applicant Name, Address & Phone Number

SAME

Phone:

Mobile:

Email:

Legal Description

Block _____ Lot _____

Subdivision Droley, William Survey
Abstract 422 Tract 03B

Tenant Name/Occupancy/Use

Request/Description of Work to Be Done

Add on on East Side of House For Bedroom

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

wood siding + window - roof sample

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 Gouvy

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
RECEIVED
APR 18 2022
By LD/2:54

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

CASE NO. #CA 22-21
DATE _____

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: 2/22/22 Time: 8:00 pm
Contact: (817.410.3197 817.410.3185)

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 25,528 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2160

Building Coverage (40% max) 20.2%

Building Height (35 ft. max) _____

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

Storage Shed (200 sq. ft. max) 250

For Commercial Uses:

Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces _____

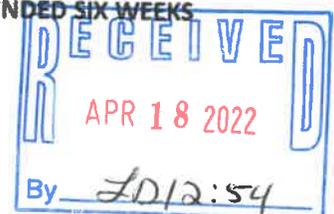
ADA Parking Spaces _____

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.



Account #: 03852601

Location

Property Address: 326 E TEXAS ST Interactive Maps

City: GRAPEVINE

Zipcode: 76051

Georeference: A 422-63B

Neighborhood Code: 3G030K

Latitude: 32.9385523173

Longitude: -97.0749060497

TAD Map: 2126-460

MAPSCO: TAR-028J

Property Data

Legal Description: DOOLEY, WILLIAM SURVEY

Abstract 422 Tract 63B

State Code: A Residential SingleFamily

Jurisdictions: 011 CITY OF GRAPEVINE

220 TARRANT COUNTY

906 GRAPEVINE-COLLEYVILLE

ISD

224 TARRANT COUNTY

HOSPITAL

225 TARRANT COUNTY

COLLEGE

Approximate Size †††: 2,851

Land Acres †: 0.5000

Land Sqft †: 21,780

Pool: Y

Year Built: 1947

Agent: None

Notice Sent: 04-15-2022

Notice Value: \$705,931

Protest Deadline: 05-16-2022

††† Rounded

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

Owner Information

Current Owner:
BOHSALL YASMINE
BOHSALL FABIEN GOUR
316 S MAIN ST
 GRAPEVINE, TX 76051-5319

Deed Date: 06-13-2001
Deed Volume: 0014952
Deed Page: 0000155
Instrument: 00149520000155

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
GRAPEVINE PROPERTIES INC	06-06-1985	00082040001278	0008204	0001278
BETTINGER DAVID R;BETTINGER GARY BALL	06-23-1981	00071800000238	0007180	0000238

Values

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. [Tarrant County Tax Office Account Information](#)

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2022	\$458,849	\$247,082	\$705,931	\$437,292
2021	\$420,132	\$247,082	\$667,214	\$397,538
2020	\$435,212	\$216,000	\$651,212	\$361,398
2019	\$417,722	\$216,000	\$633,722	\$328,544
2018	\$349,600	\$216,000	\$565,600	\$298,676
2017	\$354,300	\$216,000	\$570,300	\$271,524

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

Exemptions

- HOMESTEAD GENERAL 11.13(b)

* Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older.

ORIGINAL
TOWN OF
GRAPEVINE
16060

38

2A

MILLCREEK
PLACE
ADDN
26149

1

E TEXAS ST

TR 62C
.26 @

TR 63B
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TR 63
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TR 62
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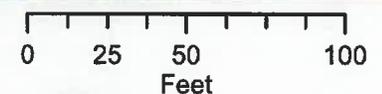
34

J TR
4

- Legend**
-  Landmarked Property
 -  City Limits
 -  Zoning

#CA22-21
326 East Texas Street

4/21/2022



1 inch = 60 feet

ORIGINAL
TOWN OF
GRAPEVINE
16060

38
2A

MILLIGAN
PLACE
ADDN 2
26149

1

2

1

E TEXAS ST

B
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TR 63B
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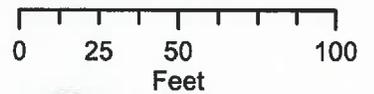
3

4

- Legend**
-  Landmarked Property
 -  City Limits
 -  Zoning
 -  Streets

#CA22-21
326 East Texas Street

4/21/2022



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 a Public Hearing on Wednesday, March 23, 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
Jim Niewald	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Ashley Anderson	Commissioner
Eric Gilliland	Commissioner
Darren Temple	Commissioner
Paul Slechta	City Council Liaison
Monica Hotelling	Planning & Zoning Commission Liaison

Constituting a quorum with Commissioner Paula Wilbanks 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 810 East Wall Street.
- #CA22-11 for property located at 630 East Worth Street.
- #CA22-12 for property located at 521 Estill Street.

PUBLIC HEARING

4A. Certificate of Appropriateness #CA21-74 for property located at 404 East Wall Street.

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.

At the rescheduled March 2, 2022 meeting of the Grapevine Historic Preservation Commission, the Commission voted to table Certificate of Appropriateness #CA21-74 to the March 23, 2022 Regular meeting of the Commission. This was voted to allow the applicant Neal Cooper time to develop an alternative pergola with open-air roof to replace the proposed pavilion with a solid roof.

On Tuesday, March 15, 2022 Historic Preservation Officer David Klempin contacted the applicant requesting the alternative pergola drawings. Neal Cooper informed Mr. Klempin he had decided to stick with the original plans and have a vote taken on his original proposal submission for a new third structure, a stone building and a new fourth structure a pavilion with a solid roof.

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 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".

Mr. Cooper answered questions from the Commission.

Commissioner Telford made a motion to close the public hearing; Commissioner Niewald seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Voelker, Anderson, Gilliland and Temple)

Nays: 0

The public hearing was closed.

The Commission discussed the request.

City Attorney Matthew C.G. Boyle answered questions from the Commission regarding the definition of a pavilion.

David Klempin answered questions from the Commission regarding the structures at 603 East Worth Street. He stated that several of the structures were deemed historical structures.

Commissioner Voelker made a motion to deny Certificate of Appropriateness #CA21-74; Commissioner Niewald seconded the motion.

The Commission discussed the motion.

Commissioner Voelker amended his motion to deny Certificate of Appropriateness #CA21-74 regarding the construction of the detached stone building and pavilion and approve the construction of the six foot high wrought iron fence in the rear yard and the three foot high, wood tow-rail post fence in the front of the house; Commissioner Niewald amended his second of the motion was prevailed in the following vote:

Ayes: 7 (Shope, Niewald, Telford, Voelker, Anderson, Gilliland and Temple)

Nays: 0

4B. Certificate of Appropriateness #CA22-04 for property located at 422 Austin Street.

Chairman Shope declared the public hearing open for Certificate of Appropriateness #CA22-04 for the property located at 422 Austin Street, legally described as Block 112, Lot(s) 5, 6, 7 and 8, College Heights 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. Re-plat four existing lots, lot 5, 6, 7 & 8 into three larger lots, lot 5A, 6A and 7A;

as per the attached Amended Final Plat document, with the condition the Planning and Zoning Commission and City Council approve the final plat.

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

BACKGROUND:

Historic Preservation Staff David Klempin met with the applicant Cole Curtis on November 15, 2021 regarding a proposed re-plat of four existing lots on East Franklin Street into three larger lots. Current Public Works right-of-way standards along Austin Street would require a deeper setback from Austin Street for any new construction. The loss of width would preclude the construction of four separate houses but would allow for three.

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures. Ten criteria with regard to the proposed re-plat, found the proposal in compliance with the Standards.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve with conditions #CA22-04 to replat four existing lots, lot 5, 6, 7 and 8 of the College Heights Addition into three larger lots, lot 5A, 6A and 7A with the condition the Planning and Zoning Commission and City Council approve the final plat.

Chairman Shope invited Applicant Matthew Zonker to present this item. Mr. Zonker made a brief presentation.

Commissioner Telford made a motion to close the public hearing; Commissioner Temple
Ayes: 7 (Shope, Niewald, Telford, Voelker, Anderson, Gilliland and Temple)
Nays: 0

The public hearing was closed.

Historic Preservation Officer Klempin and Mr. Zonker answered questions from the Commission. The intended use of the property is residential.

Commissioner Telford made a motion to approve #CA22-04, with conditions; Commissioner Temple seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Voelker, Anderson, Gilliland and Temple)
Nays: 0

4C. Historic Landmark Designation #HL22-01 for property located at 422 Austin Street.

Chairman Shope declared the public hearing open for Historic Landmark #HL22-01 for a proposed Historic Landmark Subdistrict overlay to the Grapevine Historic Preservation Ordinance No. 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following properties address as:

1. 422 Austin Street, legally described as Block 112, Lot 5, 6, 7 and 8 (5A, 6A, 7A) College Heights Addition, City of Grapevine.

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

BACKGROUND:

On March 10, 2022 applicants Cole Curtis and Matthew Zonker of Franklin Ave, LLC submitted an application for Historic Landmark Overlay #HL22-01, for 4 properties, Block 112, Lots 5, 6, 7 and 8, (5A, 6A, 7A).

The property at 422 Austin Street consists of four lots, one of which has a small two-room brick structure and the other three lots are vacant. The lots were recently purchased by Franklin Ave, LLC for the purpose of re-platting the four lots into three larger lots and to construct new period appropriate residential houses on the lots. The small two-room brick structure would be removed for the construction of a new single-family house.

The Historic Landmark Designation for the property includes five of twelve categories of historic significance to the City of Grapevine Historic Preservation ordinance. The properties are located in the College Heights Addition. The College Heights Addition was established in 1907 when Grapevine became an incorporated Town. The Addition is a cohesive grouping of residential buildings, set in a historically appropriate natural and man-made landscape, representing the late nineteenth and early twentieth century residential history of Grapevine.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve the proposed Historic Landmark Subdistrict overlay.

Commissioner Voelker made a motion to close the public hearing; Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Voelker, Anderson, Gilliland and Temple)

Nays: 0

The public hearing was closed.

Mr. Kemplin and Applicant Matthew Zonker answered questions from the Commission.

Commissioner Telford made a motion to approve Historic Landmark #HL22-01; Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Voelker, Anderson, Gilliland and Temple)

Nays: 0

4D. Certificate of Appropriateness #CA22-08 for property located at 422 Austin Street.

Chairman Shope declared the public hearing open for Certificate of Appropriateness #CA22-08 for the property located at 422 Austin Street, legally described as Block 112, Lot 8, (7A), College Heights 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. Demolish the existing brick structure and build a new period-style 2-story residence with detached 2-car garage;

as per the attached plans, with the conditions the Planning and Zoning Commission and City Council approve the re-plat of the lot, a permit is obtained from the Building Department and all exterior materials, windows, doors and door hardware, exterior light fixtures and paint colors be approved under a separate Certificate of Appropriateness.

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

BACKGROUND:

Certificate of Appropriateness application #CA22-08 was submitted on January 15, 2022, by the applicant Matthew Zonker to demolish the existing brick structure and build a new 2-story period-style house on Lot 8 (7A).

The existing structure contains two rooms, a small kitchenette and a toilet. It was built in the 1960s to serve as an office for the Ticknor Properties, an owner/operator of multiple apartment buildings in the Original Town of Grapevine. It has a brown brick veneer exterior with wood trim, a front porch and a flat roof. The building is in a deteriorated condition.

Staff reviewed the Secretary of Interior Standards for Rehabilitation of Historic Structures. Ten criteria find the building to be a non-contributing structure to the College Heights Addition.

Plans for the new house and detached garage were prepared by architect Russel Moran following Design Guidelines established for the property.

The total living area including the house is 2,887 square feet, within the maximum 3,400 square feet allowed by the Preservation Ordinance. The new detached 2-car garage is 499 square feet, within the maximum of 500 square feet. The property lot size is 9,800 square feet and the proposed building coverage is 34.2 percent (maximum 40 percent lot coverage). The impervious area is 43.8 percent (maximum 60 percent lot coverage). The building height is 30'-1".

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve #CA22-08, with conditions, to construct a new period-style 2-story residence with detached 2-car garage as per the submitted plans, with the conditions the Planning and Zoning Commission and City Council approve the re-plat of the lot, a permit is obtained from the Building

Department and all exterior materials, windows, doors and door hardware, exterior light fixtures and paint colors be approved under a separate Certificate of Appropriateness.

Mr. Klempin and Applicant Matthew Zonker answered questions from the Commission. The Commission determined the proposed structures are under the coverage guidelines.

Commissioner Voelker made a motion to close the public hearing; Commissioner Telford seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Voelker, Anderson, Gilliland and Temple)
Nays: 0

The public hearing was closed.

The Commission discussed this item.

Commissioner Temple made a motion to approve Certificate of Appropriateness application #CA22-08, with conditions; Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Voelker, Anderson, Gilliland and Temple)
Nays: 0

4E. Certificate of Appropriateness #CA22-05 for property located at 422 Austin Street.

Chairman Shope declared the public hearing open for Certificate of Appropriateness application #CA22-05 for the property located at 519-521 Franklin Street, legally described as Block 112, Lots 5 and 6 (5A), College Heights 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. Construct a new period-style 2-story residence with detached garage on the lot;

with the conditions that the Planning and Zoning Commission and City Council approve the re-plat of the lot, a permit is obtained from the Building Department and all exterior materials, windows, doors and door hardware, exterior light fixtures and paint colors be approved under a separate Certificate of Appropriateness.

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

BACKGROUND:

Certificate of Appropriateness application #CA22-05 was submitted on January 24, 2022, by the applicant Cole Curtis to build a new period-style 2-story residence with detached 2-car garage on the lot. Plans were prepared by architect Russel Moran following Design Guidelines established for the property.

The total living area including the house is 3,387 square feet, within the maximum 3,400 square feet allowed by the Preservation Ordinance. The new detached garage with workshop is 498 square feet, within the maximum of 500 square feet. The property lot size is 9,100 square feet and the proposed building coverage is 38.5 percent (maximum 40 percent lot coverage). The impervious area is 50.8 percent (maximum 60 percent lot coverage). The building height is 30'-1".

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures determined ten criteria with regard to the proposed plans, find the proposal in compliance.

Historic Preservation Staff recommended the Historic Preservation Commission approve, with conditions, #CA22-05 to construct a new period-style 2-story residence on the vacant lot; as per the submitted plans, with the conditions the Planning and Zoning Commission and City Council approve the re-plat of the lot, a permit is obtained from the Building Department and all exterior materials, windows, doors and door hardware, exterior light fixtures and paint colors be approved under a separate Certificate of Appropriateness.

Applicant Matthew Zonker answered questions from the Commission and stated they have spoken with the neighbor to the east of the property. The homeowner ???? described her plan for the house.

The Commission discussed the windows and the effect of this proposal on the property to the east.

Commissioner Voelker made a motion to close the public hearing; Commissioner Telford seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Voelker, Anderson, Gilliland and Temple)
Nays: 0

The public hearing was closed.

Commissioner Temple made a motion to approve Certificate of Appropriateness #CA22-05, with conditions; Commissioner Gilliland seconded the motion prevailing with a vote of:

Ayes: 7 (Shope, Niewald, Telford, Voelker, Anderson, Gilliland and Temple)
Nays: 0

MINUTES

Commissioner Voelker made a motion to approve the minutes from the March 23, 2022 Regular Meeting as written; Commissioner Gilliland seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Niewald, Telford, Voelker, Anderson, Gilliland and Temple)
Nays: 0

ADJOURNMENT

Commissioner Gilliland made a motion to adjourn the meeting at 7:07 p.m.;
Commissioner Niewald seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Niewald, Telford, Voelker, Anderson, Gilliland and Temple)
Nays: 0

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

Passed and approved by the historic preservation commission of the City of Grapevine,
Texas, this the 27th day of April, 2022.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY