

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 two-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 the 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 the plans 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 2, 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://grapevinetexas.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