

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, April 27, 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
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Ashley Anderson	Commissioner
Eric Gilliland	Commissioner
Paula Wilbanks	Commissioner
Paul Slechta	City Council Liaison
Monica Hotelling	Planning & Zoning Commission Liaison

Constituting a quorum with Commissioners Jim Niewald and Darren Temple being absent, and 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:

#CA22-11 for property located at 630 East Worth Street.

#CA22-12 for property located at 521 Estill Street.

This item was not discussed.

#CA22-19 for property located at 224 Ruth Street.
#CA22-20 for property located at 326 South Main Street.

PUBLIC HEARING

4A. Certificate of Appropriateness #CA22-06 for property located at 840 East Texas Street

Chairman Shope declared the Public Hearing open for #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 No. 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.

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

BACKGROUND:

On February 9, 2022 Mr. James Gravatt submitted Certificate of Appropriateness #CA22-06 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.

RECOMMENDATION:

Staff recommended the Historic Preservation 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.

Chairman Shope called on the applicant representative Daniel Hewett who answered questions from the Commission.

David Klempin explained what is meant by “zig-zag shapes”. Mr. Hewett agreed to move some panels to eliminate the zig-zag shown in the submitted drawing.

Commissioner Voelker asked if the requirements for solar panels will be added to regulations in the future. Mr. Klempin stated they will be added to the design guidelines, but they will probably have a workshop first.

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

Ayes: 6 (Shope, Telford, Voelker, Anderson, Gilliland and Wilbanks)

Nays: 0

The public hearing was closed.

Commissioner Telford made a motion to approve #CA22-06, with conditions, as outlined by the staff recommendation; Commissioner Anderson seconded the motion prevailing in a vote of:

Ayes: 6 (Shope, Telford, Voelker, Anderson, Gilliland and Wilbanks)

Nays: 0

4B. Certificate of Appropriateness #CA22-21 for property located at 326 East Texas Street.

Chairman Shope declared the public hearing open for 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.

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

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.

Historic Preservation staff met with the Building Department and Planning and Zoning staff and the 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%.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve #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 be obtained from the Building Department.

Chairman Shope invited Applicant Fabien Goury to present this item. Mr. Goury made a brief presentation.

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

Ayes: 6 (Shope, Telford, Voelker, Anderson, Gilliland and Wilbanks)

Nays: 0

The public hearing was closed.

Commissioner Telford made a motion to approve #CA22-21, with conditions; Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 6 (Shope, Telford, Voelker, Anderson, Gilliland and Wilbanks)

Nays: 0

Item 5. 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: 6 (Shope, Telford, Voelker, Anderson, Gilliland and Wilbanks)

Nays: 0

Item 6. Adjournment

Commissioner Gilliland made a motion to adjourn the meeting at 6:27 p.m.;
Commissioner Voelker seconded the motion which prevailed in the following vote:

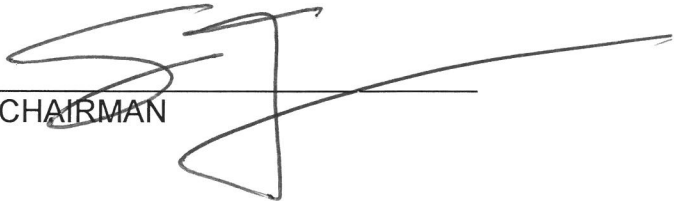
Ayes: 6 (Shope, Telford, Voelker, Anderson, Gilliland and Wilbanks)

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 25th day of May, 2022.

APPROVED:


CHAIRMAN

ATTEST:

Vara Brooks

SECRETARY