

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, May 25, 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
Paula Wilbanks	Commissioner
Darren Temple	Alternate Member
Paul Slehta	City Council Liaison
Monica Hotelling	Planning & Zoning Commission Liaison

Constituting a quorum, with Commissioners Chuck Volker and Eric Gilliland 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.

Chairman Shope led a moment of silence for the victims and families affected by this week's shooting in Uvalde.

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:

#CA22-24 for property located at 221 Austin Street.

PUBLIC HEARING

4A. Certificate of Appropriateness #CA22-09 for property located at 840 East Texas Street

Chairman Shope declared the Public Hearing open for #CA22-09 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. Remove the five Historic Preservation Commission approved Marvin two-over-two, polycarbonate windows with proportions that match the original Steelcase windows;
2. Reinstall the five previously unapproved and not permitted Don Young one-over-one aluminum windows on the front of the house.

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

BACKGROUND:

On February 25, 2022, James Gravatt submitted Certificate of Appropriateness #CA22-09 to remove the five Historic Preservation Commission approved two-over-two, polycarbonate windows with proportions that match the original Steelcase windows and to reinstall the five previously unapproved and not permitted one-over-one aluminum windows on the front of the house on the 1953 Mayor H. M. Cosnahan House in the D. E. Box Addition Historic District.

On November 6, 2020, #CA20-109 was submitted by owner James Gravatt to remove the original Steelcase single hung, awning style windows from the front and west ends of the historic Cosnahan House and to replace them with new Don Young bronze anodized aluminum windows. At the December meeting of the Grapevine Historic Preservation Commission, the Commission voted to table #CA20-109 to the January 27, 2021 meeting, to give the applicant time to develop an evaluation of the condition of the existing Steelcase windows. At the December 16, 2020 meeting, the applicant made a commitment to evaluate the condition of the existing Steelcase windows, unaware that his window installer had removed, and destroyed the Steelcase windows and had installed the Don Young windows earlier in the same day. The evaluation was not done.

The proposed removal would violate standards 2, 5 and 6, of the Secretary of Interior Standards which require the retaining of distinctive features and materials; and requiring the utilizing of repair, rather than replacement of original features. The Design Guidelines for the D. E. Box Historic District concur with these Standards.

As a cost alternative, Mr. Gravatt worked with his window installer who suggested a proposal to add aluminum bars to the nine aluminum windows. The aluminum bars could be glued on to the window glass of the aluminum windows to resemble the mullion bars of the two over two window configurations of the original Steelcase windows.

Mr. Gravatt would prefer to install the glued-on aluminum bars to the unapproved Don Young windows but if required by the Commission, would remove and install Marvin Metal Clad Wood windows.

RECOMMENDATION:

Staff recommends the Commission **deny** the request to remove the five Commission-approved Marvin poly-carbonite windows currently installed on the original portion of the house and replace them with the five Commission-unapproved Don Young one-over-one aluminum windows.

Applicant, Jay Gravatt, 840 East Texas Street, described the history of the windows. He stated that he does not believe the Commission should have the right to tell him what to do with his house.

City Attorney Matthew Boyle described the history of this property regarding the replacement of the windows and stated the property owner did not follow the process.

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

Ayes: 6 (Shope, Niewald, Telford, Anderson, Wilbanks and Temple)

Nays: 0

The public hearing was closed.

Commissioner Temple made a motion to deny the request for Certificate of Appropriateness #CA22-09; Commissioner Telford seconded the motion prevailing in a vote of:

Ayes: 6 (Shope, Niewald, Telford, Anderson, Wilbanks and Temple)

Nays: 0

Item 4B. Certificate of Appropriateness #CA22-14 for property located at 518 East Texas Street

Chairman Shope declared the Public Hearing open for #CA22-14 for the property located at 518 East Texas Street, legally described as Block 106, Lot 5, College Heights Addition, Grapevine, Texas to the Grapevine Historic Preservation Ordinance No. 91-73 (Appendix G – Grapevine Code of Ordinances), as amended, for the following items:

1. To renovate the existing 1,478 square foot house, preserving the existing street view of the house;
2. To construct a new two-story 1,890 square foot addition to the rear of the house;
3. To construct a new 465 square foot detached two-car garage at the rear of the house;

with the conditions the Board of Zoning Adjustment approve the existing west side yard setback; and a building permit be obtained from the Building Department.

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

BACKGROUND:

Certificate of Appropriateness application #CA22-14 was submitted on March 23, 2022 by the applicant John Finn of Finn Residential, LLC to renovate the existing house, preserving the existing streetscape view, to construct a new two-story addition to the rear of the house; to construct a new 465 square foot detached two-car garage with a connecting breezeway; and a covered patio.

The total living area of the existing 1,478 square foot house with the proposed 1,890 square foot addition totals 3,368 square feet. This is within the 3,400 maximum square feet established by the Preservation Ordinance. The balcony, patio, and porch total are not to be included in the maximum square feet calculation, per the Preservation Ordinance.

The property lot size is 7,000 square feet and the building coverage is 37.4% (maximum 40% lot coverage). The total of the 3,368 square feet living area and 465 square foot detached garage is 3,833 square feet (within the ordinance maximum of 4,100 square feet). The building height is 25 feet.

This property is not currently landmarked.

RECOMMENDATION:

Staff recommends the Commission approve #CA22-14 to renovate the existing 1,478 square foot house preserving the existing street view of the house; to construct a new

two-story 1,890 square foot addition to the rear of the house; to construct a new 465 square foot detached two-car garage at the rear of the house; with the conditions the Board of Zoning Adjustment approve the existing west side yard setback; and a building permit be obtained from the Building Department.

Applicant and builder John Finn was present to answer questions from the Commission. There were no questions from the Commission.

Historic Preservation Officer Klempin answered questions about this proposal.

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

Ayes: 6 (Shope, Niewald, Telford, Anderson, Wilbanks and Temple)
Nays: 0

The public hearing was closed.

Commissioner Telford encouraged the homeowners to landmark the property.

Commissioner Anderson made a motion to approve Certificate of Appropriateness #CA22-14, with conditions; Commissioner Niewald seconded the motion prevailing in a vote of:

Ayes: 6 (Shope, Niewald, Telford, Anderson, Wilbanks and Temple)
Nays: 0

Item 4C. Certificate of Appropriateness #CA22-15 for property located at 504 West College Street

Chairman Shope declared the Public Hearing open for #CA22-15 for the property located at 504 West College Street, legally described as Block 5-7, Lot 5C, 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 new 700 square foot 2-car detached garage in the rear yard of the house with the condition a variance be granted to combine the 500 square foot garage and 200 square foot storage building allowed by the Preservation Ordinance; with the following conditions:

a building permit is obtained from the Building Department; and all exterior materials, windows, doors and door hardware, 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 #CA22-15 was submitted by the applicant John Finn on March 23, 2022 to construct a new 700 square foot 2-car detached garage with attached storage. The Terrill Paine Fuller house is a contributing structure to the College Street Residential Historic District. It was originally built in 1865 and has an addition constructed in 2008.

The existing house, with the addition, is 3,400 square feet in size, which is the maximum square feet allowed by the 2013-23 Ordinance.

The Historic Preservation Officer, CVB Director and Building Official recommend a variance be granted to increase the garage size to 500 square feet, by using 200 square feet from the maximum of 200 square feet detached storage building allowed by the Ordinance. Total for the 3,400 house and 700 square foot garage with storage would be 4,100 square feet which is the maximum square footage allowed for all structures on the site per the Preservation Ordinance. The site is 21,300 square feet in size, and the building coverage is 18% (maximum coverage of 40%).

RECOMMENDATION:

Staff recommends the Commission approve #CA22-15 to construct a new 700 square foot 2-car detached garage in the rear yard of the house with the condition a variance be granted to combine the 500 square foot garage and 200 square foot storage building allowed by the Preservation Ordinance; with the conditions a building permit is obtained from the Building Department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of appropriateness.

Applicant and builder John Finn was present to answer questions from the Commission.

Historic Preservation Officer Klempin answered questions about this proposal.

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

Ayes: 6 (Shope, Niewald, Telford, Anderson, Wilbanks and Temple)

Nays: 0

The public hearing was closed.

Commissioner Temple made a motion to approved Certificate of Appropriateness #CA22-15, with conditions; Commissioner Telford seconded the motion prevailing in a vote of:

Ayes: 6 (Shope, Niewald, Telford, Anderson, Wilbanks and Temple)

Nays: 0

Item 5A. Minutes

Commissioner Anderson made a motion to approve the minutes from the April 25, 2022 Regular Meeting as written; Commissioner Wilbanks seconded the motion which prevailed in the following vote:

Ayes: 6 (Shope, Niewald, Telford, Anderson, Wilbanks and Temple)

Nays: 0

Item 6. Adjournment

Commissioner Telford made a motion to adjourn the meeting at 6:44 p.m.; Commissioner Voelker seconded the motion which prevailed in the following vote:

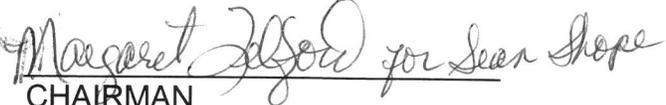
Ayes: 6 (Shope, Niewald, Telford, Anderson, Wilbanks and Temple)

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 22nd day of June, 2022.

APPROVED:


CHAIRMAN

ATTEST:


SECRETARY