

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, August 24, 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
Ashley Anderson	Commissioner
Eric Gilliland	Commissioner
Jana Garcia	Commissioner
Taylor Bunn	Alternate
Paul Slechta	City Council Liaison

constituting a quorum, Commissioner Theresa Myer 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
Kayce Vanderpool	Historic Preservation Staff
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.

### **OATH OF OFFICE**

City Secretary Tara Brooks swore in reappointed Commissioners Margaret Telford and Ashley Anderson and new Commissioners Jana Garcia and Taylor Bunn.

## **WORK SESSION**

Historic Preservation Officer David Klempin presented the approved Certificates of Appropriateness as follows:

CA22- 32 for property located at 419 South Main Street;  
CA22- 33 for property located at 922 East Wall Street;  
CA22- 34 for property located at 900 South Main Street;  
CA22- 36 for property located at 608 South Dooley Street;  
CA22- 40 for property located at 601 South Main Street, Suite # 103 & # 104;  
CA22- 42 for property located at 313 West Wall Street, Suite # 100 & # 200;  
CA22- 44 for property located at 409 East Worth Street;  
CA22- 45 for property located at 846 East Worth Street;  
CA22- 46 for property located at 228 East Franklin Street; and  
CA22- 47 for property located at 404 South Main Street.

## **PUBLIC HEARING**

Since items 5A – 5E were related, Historic Preservation Officer Klempin presented an overview of all the items at once, followed by more detailed descriptions on each item as that item was discussed. Chairman Shope opened one public hearing for all of these cases.

Applicant, Bob Green, 908 East Wall Street, Grapevine described the plans for the properties at 211 and 215 East Wall Street.

### 5A. Historic Landmark Overlay HL22-03 for property located at 216 East Northwest Highway

Historic Preservation Officer Klempin presented the Historic Landmark Overlay HL22-03 for property located at 216 East Northwest Highway.

### BACKGROUND:

On June 22, 2022, Ronny Park of The Rylor Group, LLC, submitted an application for Historic Landmark Overlay HL22-03 for property owned by Rylor Group and GR8 Green Properties, LLC located at 211 East Wall Street. The property contains a 2,404 square foot house built in 1950 by Eula and Tommy Thomas as their family home. The property was once a part of a much larger property owned by James Joseph Thweatt.

The applicant proposes to demolish the existing addition and construct a new addition to rear of the house and construct a new two-car detached garage.

**RECOMMENDATION:**

Staff recommended approval of the Historic Overlay HL22-03 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development of the property.

No one spoke and there was no correspondence to report.

**Item 5B. Historic Landmark Overlay HL22- 04 for property located at 215 East Wall Street**

Historic Preservation Officer Klempin presented Historic Landmark Overlay HL22-04 for property located at 215 East Wall Street.

**BACKGROUND:**

On June 22, 2022, Ronny Park of The Rylor Group LLC, submitted an application for Historic Landmark Overlay HL22-04 for property owned by GR8 Green Properties, LLC and the Rylor Group, LLC located at 215 East Wall Street. The property contains a 1,450 square foot metal butler building that was constructed in 1966 by H. E. Tommy Thomas to house the Appliance Service Company. A long metal storage building 1,530 square feet in size was added to the rear of the building for storage of appliances undergoing repair. There is also a small 200 square foot detached storage shed near the rear property line currently in disrepair. The applicants propose to rezone the property to residential and replace the metal buildings with a new period-style house.

**RECOMMENDATION:**

Staff recommended approval of the Historic Overlay HL22-04 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development of the property.

No one spoke and there was no correspondence to report.

**Item 5C. Certificate of Appropriateness CA22- 37 to re -plat the property located at 211 East Wall Street**

Historic Preservation Officer Klempin presented Certificate of Appropriateness CA22-37 for the property located at 211 East Wall Street.

**BACKGROUND:**

Certificate of Appropriateness application CA22-37 was submitted on June 22, 2022 by the applicant Ronny Park of the Rylor Group, LLC to replat the properties at 211 and 215 East Wall Street. Plans for the replat which was prepared by Peiser & Mankin Surveying, LLC.

The existing two lots containing the Thomas House at 211 East Wall Street would be combined into one lot as required by the Zoning Ordinance. Approximately 8' of the width of the new combined lot would then be given to the lot next door at 215 East Wall Street. This would increase the lot width at 215 East Wall Street and create a more useable property. The applicant proposes to rezone both properties to residential zoning from its current zoning of Highway Commercial.

#### RECOMMENDATION:

Historic Preservation Staff recommended the Historic Preservation Commission approve, with conditions, CA22-37 to rezone the property to a residential district to meet the district's bulk, dimensional and setback requirements. If all residential district requirements cannot be met, additional applications for relief must be sought and approved; and replat the two properties with the conditions the Planning and Zoning Commission and City Council approve the rezoning and the re-plat of the lots.

No one spoke and there was no correspondence to report.

#### Item 5D. Certificate of Appropriateness CA22- 38 for property located at 211 East Wall Street

Historic Preservation Officer Klempin presented the Certificate of Appropriateness CA22-38 for the property located at 211 East Wall Street.

#### BACKGROUND:

Certificate of Appropriateness application CA22-38 was submitted by applicants Ronny Park and Bob Green on June 22, 2022. The Thomas House was built in 1950 as the family home of Eula and Tommy Thomas. A master bedroom addition was built on the east side of the house and a metal carport was added to the front of the house in 1963. A small storage building was added in the rear yard in the 1990s.

The applicants propose to restore the one-story house and update it for modern living. The proposed work would include constructing a new addition and a detached two-car garage and workshop.

Due to the large size of the lot and its location bordering commercial property to the rear, the Historic Preservation Officer, Building Official and Executive Director of the Grapevine Convention and Visitors Bureau recommend a variance be granted to combine the 500 square foot detached garage and 200 square foot detached storage building allowed by the Preservation Ordinance into one larger structure containing 700 square feet. However, no further structures would be approved in the future on the property. The existing house with the proposed additions totals 3,396 square feet, with the proposed garage and workshop of 700 square feet would total 4,096 square feet which is within the

maximum 4,100 square feet allowed by the Preservation Ordinance. The revised lot size would be 16,915 square feet. The building coverage is 28.39%, which is within the maximum 40% lot coverage allowed by the Zoning Ordinance. The building height is 18 feet.

#### RECOMMENDATION:

Staff recommended approval of CA22-38 to demolish the existing addition on the east side of the house, the small storage building in the rear yard of the house and metal carport in the front of the house, to renovate the existing Thomas House, construct a new one-story addition to the west side and rear of the house, and construct a new 700 square foot detached two-car garage with workshop; with the conditions Historic Overlay HL22-03 is approved for the property; a variance is approved by the Historic Preservation Commission to combine the 500 square foot detached garage and 200 square foot detached storage building allowed by the Preservation Ordinance; City Council approves the re-platting of the property at 211 and 215 East Wall Street; a site plan be obtained from the Planning Services Department; and a permit be obtained from the Building Services Department.

No one spoke and there was no correspondence to report.

#### Item 5E. Certificate of Appropriateness CA22- 39 for property located at 215 East Wall Street

Historic Preservation Officer Klempin presented Certificate of Appropriateness CA22-39 for the property located at 215 East Wall Street.

#### BACKGROUND:

Certificate of Appropriateness application CA22-39 was submitted on June 22, 2022, by the applicants Ronny Park and Bob Green of the Rylor Group LLC.

The applicants want to replace the metal butler building, a commercial structure, with a more appropriate residential structure consistent with the Historic Grapevine Township residential area. Plans for the house were prepared by Distinctive Dwellings of Southlake, Texas following Design Guidelines established for the property.

Due to the large lot size and its location bordering commercial property to the rear, the Historic Preservation Officer, Building Official and Executive Director of the Grapevine Convention and Visitors Bureau recommended a variance be granted to combine the 500 square foot detached garage and 200 square foot detached storage building allowed by the Preservation Ordinance into one larger structure containing 700 square feet. However, no further structures would be approved in the future on the property.

The existing house with the proposed additions totals 3,396 square feet, with the proposed garage and workshop of 700 square feet totals 4,098 square feet which is within the maximum 4,100 square feet allowed by the Preservation Ordinance. The revised lot size would be 13,750 square feet. The building coverage is 33.74%, which is within the maximum 40% lot coverage allowed by Zoning. Building height is 28 feet.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve, with the conditions, to demolish the existing metal butler building, storage building and the small storage shed at the rear of the property; construct a new period-style two-story house on the lot; construct a new two-car detached garage with workshop at the rear of the property; with the conditions Historic Overlay #HL22-03 is approved for the property; a variance is approved by the Historic Preservation Commission to combine the 500 square foot detached garage and 200 square foot detached storage building allowed by the Preservation Ordinance; City Council approves the re-platting of the property at 211 and 215 East Wall Street; a site plan be obtained from the Planning Services Department; and a permit be obtained from the Building Services Department.

Mr. Klempin and Bob Green answered questions from the Commission. The Commission discussed this item.

No one spoke and there was no correspondence to report.

Commissioner Telford made a motion to close the public hearings for HL22-03, HL22-04, CA22-37, CA22-38, and CA22-39; Commissioner Anderson seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)  
Nays: 0

The public hearings were closed.

Commissioner Gilliland made a motion to approve the request for Historic Landmark Designation HL22-03; Commissioner Telford seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)  
Nays: 0

Commissioner Telford made a motion to approve the request for Historic Landmark Designation HL22-03; Commissioner Niewald seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)  
Nays: 0

Commissioner Anderson made a motion to approve the request for Certificate of Appropriateness CA22-37, with conditions; Commissioner Telford seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)

Nays: 0

Commissioner Telford made a motion to approve the request for Certificate of Appropriateness CA22-38, with conditions; Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)

Nays: 0

Commissioner Telford made a motion to approve the request for Certificate of Appropriateness CA22-39, with conditions; Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)

Nays: 0

Item 5F. Certificate of Appropriateness CA22- 31 for property located at 815 East Texas Street

Chairman Shope declared the Public Hearing open for Certificate of Appropriateness #CA22-31 for the property located at 815 East Texas Street, legally described as Block 2, Lot 15, 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. Construct a new one-story 200 square foot pool house containing a bathroom and changing area, in the rear yard of the house, to the east of the existing garage;

Historic Preservation Officer Klempin presented this item to the Commission.

BACKGROUND:

Certificate of Appropriateness application #CA22-31 was submitted by the applicant Broady Beltz on June 14, 2022 to construct a new one-story 200 square foot pool house containing a bathroom and changing area, in the rear yard of the house, to the east of the existing garage. Plans for the pool house were prepared following the Design Guidelines established for the D. E. Box Addition Historic District. The 10 foot wide by 20 foot long by 9 foot high pool house would be clad with exterior materials to match those of the house including siding, trim and window and door materials and would be submitted on a separate Certificate of Appropriateness.

The streetscape drawing indicates the area of the proposed pool house is not visible from the street.

The existing house is 2,466 square feet which is less than the 3,400 square feet maximum allowed by the Preservation Ordinance; the existing detached two-car garage is 500 square feet and the proposed pool house is 200 square feet, these are the maximum square footages for garage and storage shed. The pool house is the equivalent size of the maximum size storage shed allowed by the Preservation Ordinance.

These structures together total 3,166 square feet which is less than the 4,100 square feet allowed by the Ordinance for all structures on the lot. The lot size is 14,656 square feet and the building coverage is 21.6% which is less than the maximum allowed coverage of 40%.

RECOMMENDATION:

Staff recommended approving #CA22-31 to allow for construction of a new one story 200 square foot pool house containing a bathroom and changing area in the rear yard of the house, to the east of the existing garage; following the Design Guidelines established for the D. E. Box Addition 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 Services Department.

No one spoke and there was no correspondence to report.

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

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)

Nays: 0

The public hearing was closed.

Commissioner Gilliland made a motion to approve CA22-31, with conditions; Commissioner Telford seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)

Nays: 0

Item 6. Commission to consider the minutes of the June 22, 2022 Regular Meeting

Commissioner Gilliland made a motion to approve the minutes of the June 22, 2022 meeting; Commissioner Telford seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)  
Nays: 0

Item 7. Adjournment

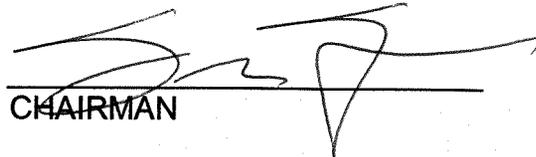
Commissioner Gilliland made a motion to adjourn the meeting at 6:46 p.m.;  
Commissioner Anderson seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)  
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 28th day of September, 2022.

APPROVED:

  
CHAIRMAN

ATTEST:

  
SECRETARY