

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 26, 2023 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	Vice-Chairman
Eric Gilliland	Commissioner
Jim Niewald	Commissioner
Ashley Anderson	Commissioner
Jana Garcia	Commissioner
Taylor Bunn	Commissioner - Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constituting a quorum, members absent:
Theresa Myer Commissioner

with the following City staff present:

Chris Laugenour	CVB Managing Director of Operations
Matthew Boyle	City of Grapevine Attorney
David Klempin	Historic Preservation Officer (HPO)
Kayce Vanderpool	Historic Preservation 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.

Chairman Shope called for any citizen comments; There were none.

WORK SESSION

David Klempin presented the Approved Certificates of Appropriateness:

- #CA23-16 for property located at 324 South Church Street;
- #CA23-20 for property located at 852 East Worth Street;
- #CA23-21 for property located at 713 East Texas Street;
- #CA23-24 for property located at 518 East Texas Street;
- #CA23-25 for property located at 324 South Church Street.

PUBLIC HEARING

Chairman Shope declared the public hearing open:

A. Certificate of Appropriateness **#CA22-65** for the property located at 701 South Main Street, legally described as Block 27, Lot 1 thru 9 and Alley of E, City of Grapevine. Historic Preservation Officer Klempin presented this item.

BACKGROUND:

Certificate of Appropriateness application #CA22-65 was submitted on August 24, 2023 by applicant Chris Laugenour of the City of Grapevine Convention & Visitors Bureau for the construction of a historic vehicle display pavilion to be located in the area in front of the Founders Building. The property is landmarked as a part of the Cotton Belt Railroad Historic District since 2002. The property is zoned Government Use.

The proposed plans for the pavilion were developed by Exurb Studio Architects following the 2013-23 Preservation Ordinance and Design Guidelines established for the Cotton Belt Railroad Historic District. The building would house Grapevine's collection of historic City vehicles, including a 1920s era Firetruck, Miss Grapevine Grape Crusher Truck and others. The exterior of the building features plate glass windows in a wood framed historic storefront, allowing high visibility into the interior of the building along Main Street. A projecting flat awning above the storefront would temper sunlight. Retractable glass folding doors located on the north and south sides of the building could be opened during good weather and for expanded use of the building during festivals. The building would feature board and batten siding to match that of the Founders Building and would be painted to match its paint color scheme. Inside, the building is one large open space.

The applicant Chris Laugenour the Managing Director of Operations of the Grapevine Convention and Visitors Bureau spoke about the project and the different uses of the building.

Telford spoke about the esthetics and the safety of the area between the buildings and would recommend a new design to make it a more of a purposeful design to blend with the other buildings around it. HPO Klempin told the Commission that the building would be glass on all four sides.

Neiwald asked if it would be heated and cooled. Mr. Klempin said it would not to be heated or cooled. It is facing Main Street and is located in the Cotton Belt Rail Road Historic District which is on the National Register of Historic Places. Commissioner Niewald expressed his concerned about the highest and best use of the property. Mr. Klempin said it would be functional and used every day. The display would showcase the valuable historic vehicles and support the needs of the CVB programs, festivals and special events as well as the Christmas Capitol of Texas carrousel. City Council Liaison Paul Slechta asked about the elevations of the four sides, Klempin said the north and south are the same and the east and west are the same. Commissioner Garcia asked the distance from the Founders building porch to the proposed structure. Mr. Klempin said the distance would be about 17 feet. Mr. Laugenour mentioned that the back wall would also be glass.

Chairman Shope suggested a motion to close the public hearing; Commissioner Telford made a motion and Commissioner Gilliland seconded the motion to close the public hearing with a vote of:

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

Nays: 0

Motion to close the public hearing approved

Chairman Shope asked for comments or questions. Commissioner Gilliland and Niewald had the same concerns that Commissioner Tedford mentioned. Commissioner Gilliland suggested it should be made to look more like the Founders Building or the Train Station.

Chairman Shope said in conclusion that this building would be multi-use, functional and for display not storage. He asked the City Attorney Mathew Boyle the appropriate steps to move forward with this process. Boyle informed the Commission they could ask questions and provide direction for the CVB staff and the Commission could table this case to the next meeting. Bunn likes the idea functionally but recognizes and agrees that the building proposal is not approvable yet.

Commissioners suggested the building be attach to the front of the Founders building and to create a porch structure on the front of the building. P & Z Liaison Hotelling suggested the CVB Staff include more visuals to show to the Commissioners at the next meeting.

Chairman Shope suggested to table the application. Commissioner Neiwald made a motion to table **#CA22-65** so the CVB Staff can come back with changes to the proposal at the next meeting on May 24, 2023, seconded by Commissioner Anderson prevailing in a vote of:

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

Nays: 0

Motion to table approved

B. Certificate of Appropriateness #CA23-08 for the property located at 814 East Wall Street, legally described as Block 2, Lot 2, D. E. Box Addition, City of Grapevine

BACKGROUND:

Certificate of Appropriateness application #CA23-08 was submitted on February 9, 2023 by the owners Hannah and John Finn to adapt the house for their family use. The original house was constructed in 1948 for the S. M. Payne family by local builder J. H. Champion to serve as their family home. Grapevine's well-known resident Frank Dobecka owned the house from 1956 until 1973.

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) with regard to the property found the proposed work to be in compliance with the Secretary of Interior Standards.

Plans for the new additions were developed by Longitude One Twenty, Engineering and Design, following the 2013-23 Historic Preservation Ordinance and Design Guidelines for the D. E. Box Addition Historic District.

The total living area including the original 1,030 square foot house and the new addition of 2,291 square feet is 3,321 square feet. The new detached two-car garage with workspace is 779 square feet in size. The total size of living area and garage building is 4,100 square feet, the maximum allowed by the Preservation Ordinance. The proposed covered front porch of 112 square feet and rear deck of 806 square feet are not included in the maximum square feet allowed by the Preservation Ordinance. The property lot size is 14,800 square feet and the proposed building coverage is 27.7 percent, (maximum 40 percent lot coverage). Building height is 23 feet.

Staff recommends the Historic Preservation Commission approve with conditions #CA23-08 to construct a new 2,291 square foot one-story addition to the sides and rear of the original 1,030 square foot Historic S. M. Payne House; construct a new 779 square foot two-car detached garage with attached workspace as per attached plans with the conditions a variance be granted for the 779 square foot two-car garage to combine the Preservation Ordinance allowed 500 square footage of the two car garage with the 200 square footage of the accessory storage building and 79 square feet of living area of the house; a building permit is obtained from the Building Services Department; and all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

Commissioner Telford gave a brief history of Mr. Payne, who worked at the First National Bank of Grapevine, and Frank Dobecka a well-known resident who were both former owners the of the house. Chairman asked about the look of the former house for previous owners to see the original house within the new additions. Mr. Klempin pointed out the house is a Cameron House and the additions are appropriate to that style. The roof ridge would be about 9 feet taller than existing.

Chairman Shope suggested closing the public hearing. Commissioner Telford made a move to close the public hearing; Commissioner Gilliland seconded the motion prevailing in a vote of:

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

Nays: 0

Motion to close the public hearing approved

The Chairman requested a motion, Commissioner Telford made a motion to approve with conditions to approve #CA23-08, Commissioner Niewald seconded the motion to approve with a prevailing in a vote of:

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

Nays: 0

Motion to approve with conditions approved

C. Certificate of Appropriateness #CA23-10 for the property located at 604 Austin Street, legally described as Block 117, Lot 3, Clifton H. Jones Addition to College Heights Addition, City of Grapevine

BACKGROUND:

Certificate of Appropriateness application #CA23-10 was submitted on February 13, 2023 by the owners Dennis and Wendy Alise for the construction of a new two-story house and a detached garage on a vacant lot in the Grapevine Historic Township. The house would serve as the primary residence for the Alise family.

The proposed plans for the new house and garage were developed by Buchanan Design Studio following the requirements of the 2013-23 Preservation Ordinance.

The house contains 2,848 square feet of living area. The first floor is 2,164 square feet in size and a small second floor contains 680 square feet. The total living area of the house is 2,848 square feet, within the 3,400 maximum square feet established by the Preservation Ordinance. The covered patio of 321 square feet and the front porch of 369 square feet does not count against the maximum living area square feet.

The second floor roof ridge extends into the side yard setback plane established by the Preservation Ordinance. A variance is required to allow for this encroachment. See Exhibit A attached with ridge encroachment highlighted in yellow. Due to the small encroachment of the roof ridge into the side yard setback plane as shown on the Exhibit A and considering the narrow width of the second floor gable ends of the second floor, the Executive Director of the Grapevine Convention & Visitors Bureau, the Historic Preservation Officer and Building Official recommend for a variance to be granted for the encroachment.

The property lot size is 12,620 square feet. The 1,108 square foot detached garage with workshop would be located at the rear of the lot and would require a variance to combine the 500 square foot garage, 200 square foot storage building allowed by the Preservation Ordinance and 408 square feet of the house living area. Considering the large lot size and the location of the building at the far rear of the property, the Executive Director of the Grapevine Convention & Visitors Bureau, the Historic Preservation Officer and Building Official recommend the variance be granted. The total square footage of the

house living area of 2,848 square feet and the garage of 1,108 square feet totals 3,956 square feet which is with the maximum of 4,100 square feet allowed by the Preservation Ordinance. The building lot coverage is 25%, (maximum 40% lot coverage).

Staff recommends the Historic Preservation Commission **approve with conditions** #CA23-10 to construct a new 2,848 square foot period-style house and 1,108 square foot detached garage with workshop on a vacant lot in the Grapevine Historic Township as per the attached plans with the conditions a variance be granted for the ridge encroachment into the side yard setback plane; a variance be granted for construction of the 1,108 square foot detached garage with workshop building combining the 500 square foot garage, 200 square foot storage building and 408 square feet of the house living area allowed by the Preservation Ordinance; and a Building Permit is obtained from the Building Services Department.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-10 for the property located at 604 Austin Street, legally described as Block 117, Lot 3, Clifton H. Jones Addition to 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 2,848 square foot period-style house and an 1,106 square foot detached garage building with workshop on a vacant lot in the Grapevine Historic Township;

as per the attached plans with the conditions a variance is granted for the ridge encroachment into the side yard setback plane, a variance is granted for the 1,106 square foot detached garage with workshop building combining the 500 square foot garage, 200 square foot storage building and 408 square feet of the house living area allowed by the Preservation Ordinance; and a Building Permit is obtained from the Building Services Department.

This property is not Landmarked and would require a variance from the Historic Preservation Commission. It has been approved by the CVB Executive Director, the Building Official and the Historic Preservation Officer. Mr. Klempin explained that the owners were ready to build their home and were informed by the Building Official that the property is in the Historic Township District. He also said that we are currently working with Architexas to update our Preservation Ordinance to allow more buildings of this type to allow the ridge line to be parallel to the street. Currently we have many long linear roof lines that are 'perpendicular' to the street. This homes roof ridge parallel to the street is more appropriate to the original township.

Wendy Alise said when they first built at 606 Austin Street in 1999 they had plans to build their retirement home on the empty lot. They were never told that their property was located in the Historic Township Boundary. They believe their house design fits into the community and will enhance the neighborhood.

Chairman Shope suggested closing the public hearing, Commissioner Telford made a motion to close the public hearing Niewald seconded the motion with the following vote:

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

Nays: 0

Motion approved to close the public hearing

Chairman Telford mentioned this will enhance the landscape. Chairman Shope said the street scape looks good.

Chairman Shope asked to entertain a motion, Telford made a motion to approve #CA23-10 with conditions the 2 variances as written, seconded by Gilliland.

Following with a vote:

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

Nays: 0

Motion approved

D. Certificate of Appropriateness #CA23-19 for the property located at 324 South Church Street, legally described as Block 1, Lot 1, South Church Street Addition, City of Grapevine

BACKGROUND:

Certificate of Appropriateness application #CA23-19 was submitted on March 22, 2023 by property owner Harley Drain for revisions to the Commission approved plans of May 26, 2021 for the construction of a new 1 1/2 story house with a detached garage on a vacant Landmarked lot in the Grapevine Historic Township. The lot was originally a part of the Scribner House property to the north and was Landmarked by the City of Grapevine in 2008. The house would serve as the primary residence for the Drain family.

The revisions to the plans include the removal of the covered porch and steps on the rear side of the house and removal of the one-car detached garage. In place of the covered porch and the detached garage, the owner has submitted proposed plans for a new outdoor, open air pavilion to be located in the northwest corner of the rear yard. This structure would provide outdoor entertaining options and would serve a future swimming pool. Plans for the revisions to the house and the new outdoor, open air pavilion were developed by Clear & West Design + Build following the 2013-23 Preservation Ordinance and Design Guidelines established for the property.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-19 for the property located at 324 South Church

Street, legally described as Block 1, Lot 1, South Church Street 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. Revisions to the Commission approved plans of May 26, 2021 as follows:
 - a. Change the plan to remove the covered porch and steps on the rear side of the house;
 - b. Change the plan to remove the one-car detached garage;
2. Construct a new outdoor, open air pavilion in the northwest corner of the rear yard to serve a future swimming pool;

Mr. Harley Drain from 389 Brusher Drive in Lewisville, TX, spoke briefly about the plans, the long process and that he is ready to get started.

Chairman entertained a motion to close the public hearing, Chairman Niewald made a motion and Chairman Bunn seconded the motion with the following vote:

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

Nays: 0

Motion passes to close the public hearing

Chairman Shope asked to entertain a motion, Commissioner Gilliland made a motion to approve #CA23-19 as written, seconded by Gilliland.

Following with a vote:

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

Nays: 0

Motion passes

MINUTES

The Chairman asked the Commission to consider the minutes of the March 22, 2023 Regular Meeting. Commissioner Telford made a motion to approve the minutes of the March 22, 2023 meeting as written; Commissioner Gilliland seconded the motion and was followed in a vote of:

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

Nays: 0

Motion Passes

ADJOURNMENT

Commissioner Gilliland made a motion to adjourn the meeting at 7:12 p.m.; Commissioner Niewald seconded the motion which prevailed in the following vote:

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

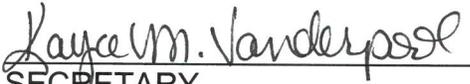
Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 24th day of May, 2023.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY