

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 22, 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
Jana Garcia	Commissioner
Theresa Myer	Commissioner
Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constituting a quorum, members absent:

Ashley Anderson	Commissioner
Taylor Bunn	Commissioner - Alternate

with the following City staff present:

Paul W. McCallum	Executive Director, Grapevine Convention and Visitors Bureau (CVB)
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 6:02 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

#CA22-60B for property located at 608 South Dooley Street;

#CA23-04 for property located at 834 East Worth Street;
#CA23-09 for property located at 205 East Worth Street;
#CA23-11 for property located at 513 East Texas Street;
#CA23-12 for property located at 608 South Dooley Street;
#CA23-13 for property located at 301 East Wall Street;
#CA23-15 for property located at 221 East Worth Street.

PUBLIC HEARING

Chairman Shope declared the public hearing open for:

A. Certificate of Appropriateness **#CA22-03** for the property located at 202 East Wall Street, legally described as Block 12, Lot 12B, Historic District Starr Addition, City of Grapevine. Historic Preservation Officer Klempin presented this item.

BACKGROUND:

Certificate of Appropriateness application #CA22-03 was submitted by the owner Waltraud (Frances) Allen on February 22, 2022 to construct a restroom addition to the rear of the existing Carriage House. Plans for the new addition were prepared by Paragon Design Group following the Design Guidelines established for the landmarked property located in the West Wall Street Historic District.

The Street View Drawing and photos shows the existing area of the new addition which is located in the rear yard of the Carriage House and how the new addition would appear when viewed from Barton Street. The new restroom addition fits comfortably within the existing setting, with no changes required to the existing parking plan.

Staff recommends approval of #CA22-03 for plans for the new restroom addition as per the attached plans following the Design Guidelines established for the property, with the conditions the new restroom addition is approved on a site plan approved by the Planning Services Department; all exterior materials, windows, doors, door hardware and light fixtures be approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the Building Department.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA22-03 for the property located at 202 East Wall Street, legally described as Block 12, Lot 12B, Historic District Starr 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. Addition of a new 85 square foot restroom addition to the rear of the existing Carriage House;
2. On the west side of the Carriage House remove the existing window unit and replace it with a new seven-foot wide sliding French door;
3. Replace the existing non-original windows with new metal-clad wood windows;

as per the attached plans following the Design Guidelines established for the property, with the conditions the new addition is approved on a site plan approved by the Planning Services Department; all exterior materials, windows, doors, door hardware and light fixtures be approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the Building Department.

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

Ayes: 6 (Shope, Telford, Gilliland, Niewald, Garcia, Myer)

Nays: 0

Motion approved

Commissioner Gilliland made a motion to approve #CA22-03 with conditions as specified; seconded by Commissioner Niewald prevailing in a vote of:

Ayes: 6 (Shope, Telford, Gilliland, Niewald, Garcia, Myer)

Nays: 0

Motion approved

B. Certificate of Appropriateness #CA23-05 1912 Historic John Berry House, #HL2001-06, 306 Austin Street Legally described as Block 106, Lot 7 & 8, College Heights Addition, City of Grapevine.

BACKGROUND:

Certificate of Appropriateness application #CA23-05 was submitted by the owner Dan Bock on January 20, 2023 to renovate the existing house to include demolition of the existing non-original garage; construction of a new 995 square foot 2-car detached garage with a wood shop; and construction of 892 square foot additions to the house on the 1st and 2nd floors; as per the attached plans with the conditions a variance is granted for the 995 square foot garage by combining the 500 square foot two-car garage, 200 square foot storage building and 195 square feet, unused, of the 3,400 maximum house area allowed by the Preservation Ordinance.

Dan Bock purchased the historic John Berry House to renovate and expand it to serve as a rental property and for his family's use. The Queen Anne style house is an important example of the style in the Grapevine Historic Township. The plans were developed for the property by architect Russell Moran following the Design Guidelines established for the John Berry house. The existing garage is not original to the property. It has been enclosed as living quarters and is in poor condition. Its foundation is failed and its floor slab is cracked and would need to be replaced.

The first-floor addition is located to the rear of the house and includes a new mudroom, utility room and covered patio. The second-floor addition includes adding a new gable on the rear elevation of the house and a new dormer to the south side of the house, to allow

for development of three bedrooms and three baths in the attic of the original house.

The lot is 14,000 square feet in size and the building coverage would be 25.5%, (maximum 40% lot coverage). The building size of the house with additions is 3,043 square feet, with the 995 square foot garage totals 4,038 square feet, which is within the Preservation Ordinance maximum allowed of 4,100 square feet. Building height is 30'.

Staff recommends approval of #CA23-05 for plans to renovate the existing house to include demolition of the existing garage; construction of a new 995 square foot 2-car detached garage with a wood shop; and construction of 892 square foot additions to the house on the 1st and 2nd floors; as per the attached plans with the conditions a variance is granted for the 995 square foot garage by combining the 500 square foot two-car garage, 200 square foot storage building and 195 square feet, unused, of the 3,400 maximum house area allowed by the Preservation Ordinance; 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 Department.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-05 for the property located at 306 Austin Street, legally described as Block 106, Lot 7 & 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. Demolish the existing garage;
2. Construct a new 995 square foot 2-car detached garage with a wood shop;
3. Construct 892 square foot additions to the existing 2,151 square foot house on the 1st and 2nd floors of the house;

as per the attached plans with the conditions a variance is granted for the 995 square foot garage by combining the 500 square foot two-car garage, 200 square foot storage building and 195 square feet of the 3,400 maximum house area allowed by the Preservation Ordinance; 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 Department.

The Chairman stated that he is not happy with the manipulation of the out buildings by consolidating the allowed square footage of the garage and storage shed to create very large ancillary structures. These appear out of scope with buildings of the original township.

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

Ayes: 6 (Shope, Telford, Gilliland, Niewald, Garcia, Myer)

Nays: 0

Motion passes, the public hearing was closed.

Commissioner Telford made a motion to approve #CA23-05 as presented, with the conditions that all windows replaced will be 1 over 1 metal clad wood windows, to be staff approved under a separate Certificate of Appropriateness; Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 6 (Shope, Telford, Gilliland, Niewald, Garcia, Myer)

Nays: 0

Motion Approved

MINUTES

The Chairman asked the Commission to consider the minutes of the January 25, 2023 Regular Meeting. Commissioner Meyer made a motion to approve the minutes of the January 25, 2023 meeting as written; Commissioner Garcia seconded the motion and was followed in a vote of:

Ayes: 6 (Shope, Telford, Gilliland, Niewald, Garcia, Myer)

Nays: 0

Motion Passes

ADJOURNMENT

Commissioner Gilliland made a motion to adjourn the meeting at 6:37 p.m.; Commissioner Niewald seconded the motion which prevailed in the following vote:

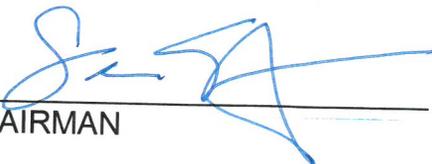
Ayes: 6 (Shope, Telford, Gilliland, Niewald, Garcia, Myer)

Nays: 0

Motion Passes

Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 26th day of April, 2023.

APPROVED:


CHAIRMAN

ATTEST:


SECRETARY