

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 24, 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
Jim Niewald	Commissioner
Ashley Anderson	Commissioner
Theresa Myer	Commissioner
Taylor Bunn	Commissioner - Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constituting a quorum, members absent:

Eric Gilliland	Commissioner
Jana Garcia	Commissioner

with the following City staff present:

Chris Laugenour	CVB Managing Director of Operations
Samuel Hawk	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:

#CA23-26 for property located at 421 East Texas Street;
#CA23-29 for property located at 834 East Wall Street;
#CA23-30 for property located at 512 Estill Street;
#CA23-31 for property located at 854 East Wall Street;
#CA23-32 for property located at 300 Turner Road.

PUBLIC HEARING

Chairman Shope declared the public hearing open:

A. Certificate of Appropriateness **#CA22-65** tabled at the April 24, 2023 HPC Meeting, 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, 2022 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. Due to the busy weeks during the Main Street Fest the CVB was not able to come up with a new presentation. The CVB asked to table this case to the June 28, 2023 meeting.

Chairman Shope suggested to table the application. Commissioner Telford made a motion to table **#CA22-65** to the June 28, 2023 meeting, the motion was seconded by Commissioner Niewald, prevailing in a vote of:

Ayes: 5 (Shope, Telford, Niewald, Meyer, Bunn)

Nays: 0

Motion approved to table

B. Certificate of Appropriateness **#CA23-14** for the property located at 208 South Dooley Street, legally described as Lot 8R, G. E. Hurst Addition, City of Grapevine.

BACKGROUND:

Certificate of Appropriateness application #CA22-14 was submitted by the applicant Katherine Roberts on February 20, 2023 to construct a new 1,201 square foot addition to the rear of the original 1,077 square foot house to adapt it to serve family needs and construct a new 286 square foot open air carport on the south side of the house;

The J. E. Forbes House was located on the Grapevine Prairie, saved from demolition by the City of Grapevine's Grapevine Township Revitalization Program (GTRP) and relocated to this site in 1999. It was landmarked by the Grapevine Historic Preservation Commission and restored by Historic Preservation staff following Design Guidelines established for the property. The Katherine and Justin Roberts purchased the Forbes house in 2005 and have resided there since that time. Through the years they have taken great care of the house, having restored siding, original window screens, the front porch and step details and repainted the house in a period-appropriate historic paint color scheme.

The proposed addition was designed by architect Russell Moran following Design Guidelines.

Existing utility easements on the side and rear of the lot limits the area where the new addition can be constructed.

The addition's first floor plan includes a new master bedroom with bath and closet; a utility room and kitchen pantry; an attached one-car garage with workshop; an open-air carport on the south side of the original house allows for covered parking of a second car; and a covered porch and patio with outdoor kitchen at the rear of the house.

The second floor plan contains a loft bedroom with bathroom and closet. The exterior of the new addition is designed to match the appearance of the original house, with matching wood siding and trim, extended rafter tails, wood windows and doors.

The lot contains 9,100 square feet. The existing 1,077 square foot house with the new 1,201 square foot addition totals 2,278 square feet living area. The attached one-car garage of 371 square feet counts as living area bringing the total to 2,649 which is within the 3,400 square feet allowed by the Preservation Ordinance. The covered porch and patio of 296 and carport of 286 do not count in the maximum square feet of 3,400 square feet allowed by the Preservation Ordinance. The building lot coverage is 29% (maximum is 40%) and the building height is 23'-8".

RECOMMENDATION:

Staff recommends approval of #CA22-18 to construct a new 1,201 square foot addition to the rear of the original 1,077 square foot house; construct a new 286 square foot open air carport on the south side of the house; as per the attached plans with the conditions 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.

Chairman Anderson arrived at 6:13 p.m.

Vice-Chairman Telford asked how much taller will the roof be with the addition. Mr. Klempin said it would be about 7 feet taller than the current roof height. Mr. Klempin mentioned that many of the houses in the township have a ridge line parallel to the street but this Craftsman style house is just taller in the back.

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

Ayes: 6 (Shope, Telford, Niewald, Anderson, Meyer, Bunn)

Nays: 0

Motion approved

Chairman Shope said it is a very nice plan and suggests the high roof line in the back would not look as large from the street as it appears in the elevations.

The Chairman requested a motion to approve, Commissioner Meyer made a motion to approve the application #CA23-14, Commissioner Bunn seconded the motion following with a vote of:

Ayes: 6 (Shope, Telford, Niewald, Anderson, Meyer, Bunn)

Nays: 0

Motion approved

C. Certificate of Appropriateness #CA23-18 for the property located at 221 East Worth Street, legally described as Block 35, Lot 5A, City of Grapevine

BACKGROUND:

Certificate of Appropriateness application #CA22-18 was submitted by Neil Cooper of Tin Barn LLC on March 21, 2023 to renovate and repurpose the existing 471 square foot garage building located in the rear yard of the historic 1903 Wingate Lucas House to serve as a home office and workspace for the homeowners. This garage currently is partially hidden behind a large stand of bamboo. The garage appears to be an original outbuilding to the Wingate Lucas House. It has board and batten siding, wood garage doors and wood windows.

The plans for the renovation were prepared by Scott Buchanan of Buchanan Design Studio following requirements of the Design Guidelines for the Wingate Lucas House and the 2013 Preservation Ordinance update. Plans would include lifting the building and establishing it on a new foundation. On the exterior a new entrance door would be installed on the south side of the building and the original wood garage doors would be replaced with paired wood windows in each door opening, matching the appearance of those in the main house. On the interior there would be one large flexible space with a wet bar alcove and a bathroom on the north end.

The lot contains 17,261 square feet. The existing 2,154 square foot house with the 471 square foot living area totals 2,625 square feet which is within the maximum of 4,100 square feet allowed by the Preservation Ordinance. The building lot coverage is 15.2% and the building height is 11 feet.

RECOMMENDATION:

Staff recommends approval of #CA22-18 to renovate and repurpose the original 471 square foot garage building located in the rear yard of the house to serve as a home office and workspace for the homeowners; as per the attached plans with the conditions all exterior materials, windows, doors, door hardware and light fixtures be approved under a separate Certificate of Appropriateness; approval of a special exception by the Board of Zoning Adjustment for an encroachment into the required six foot side yard setback and that a building permit is obtained from the Building Services Department.

1. Renovate and repurpose the original 471 square foot garage building located in the rear yard of the house to serve as a home office and workspace for the homeowners;

Jamie Hurst DeLuna the home owner stepped up to speak. She said they purchased the house in 2013 and the detached garage has been unusable. She works from home and with 2 young children it gets loud, they are hopeful to make this an office space by repurposing the building.

Commissioner Niewald asked if the roofline will stay the same. Mr. Klempin said yes it will be the same.

Vice-Chairman Telford made a motion to closing the public hearing, Commissioner Meyer seconded the motion with the following vote:

Ayes: 6 (Shope, Telford, Niewald, Anderson, Meyer, Bunn)

Nays: 0

Motion was approved to close the public hearing

Chairman Telford mentioned this house was owned by a United States Congressman and the only one from Grapevine.

Vice-Chairman Telford made a motion to approve with conditions #CA23-18, the motion was seconded by Commissioner Anderson. Following with a vote:

Ayes: 6 (Shope, Telford, Niewald, Anderson, Meyer, Bunn)

Nays: 0

Motion approved

D. Certificate of Appropriateness #CA23-23 for the property located at 408 East Texas Street, legally described abstract 422, Tract 63A, Dooley, William Survey, City of Grapevine

BACKGROUND:

Certificate of Appropriateness application #CA22-23 was submitted by the owners Steve and Dana Gay on April 11, 2023 to construct a new wrap-around porch on the front and

west side of the house with an attached ADA ramp; construct a new front facing gable and dormer on the roof of the existing house; and construct a new 138 square foot kitchen addition to the east side of the existing house. This Cameron home was built in 1947 for the H. O. Otis family using building materials from Grapevine's Cameron lumber yard.

The Street View Drawing and photos shows the existing area of the proposed new kitchen addition, located in the west side yard of the house and how the addition would appear when viewed from East Texas Street. The new kitchen addition fits comfortably within the existing setting. The house sets back from the street beyond the required 30' setback allowing ample space for a new front porch. The cottage style porch, front facing gable and new dormer are period-appropriate features found in Cameron house design.

The lot is narrow and very deep containing 12,330 square feet in size. The existing 1,980 square foot house with the new 138 square foot addition totals 2,118 square feet. The existing one-car detached garage is 423 square feet in size and the existing storage shed is 120 square feet in size. The house, garage and storage building total 2,661 square feet which is within the maximum of 4,100 square feet allowed by the Preservation Ordinance. The building lot coverage is 25% and the building height is 24 feet.

RECOMMENDATION:

Staff recommends approval of #CA22-23 to construct a new wrap-around porch on the front and west side of the house with an attached ADA ramp; construct a new front facing gable and dormer on the roof of the existing house; and construct a new 138 square foot kitchen addition to the east side of the existing house as per the attached plans with conditions a special exception is approved by the Board of Zoning Adjustment to allow the existing detached garage to remain as developed with a side yard encroachment along the east and a variance to the minimum lot width and a permit is obtained from the Building Services Department.

The owner Stephen Gay said that they worked with Neal Cooper as the builder and Scott Buchanan on the plans. The main changes to the house are extending the kitchen and the addition of an ADA ramp and front porch for family gatherings. He appreciates all the support and assistance from Historic Preservation staff.

Chairman Shope appreciates all the well thought out plans that have been presented tonight.

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

Ayes: 6 (Shope, Telford, Niewald, Anderson, Meyer, Bunn)

Nays: 0

Motion passes to close the public hearing

Chairman Shope asked to entertain a motion, Commissioner Niewald made a motion to approve #CA23-23 with conditions as written, seconded by Vice-Chairman Telford.

Ayes: 6 (Shope, Telford, Niewald, Anderson, Meyer, Bunn)
Nays: 0
Motion passes

MINUTES

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

Ayes: 6 (Shope, Telford, Niewald, Anderson, Meyer, Bunn)
Nays: 0
Minutes Approved

ADJOURNMENT

Commissioner Meyer made a motion to adjourn the meeting at 6:34 p.m.; Commissioner Bunn seconded the motion which prevailed in the following vote:

Ayes: 6 (Shope, Telford, Niewald, Anderson, Meyer, Bunn)
Nays: 0
Adjournment Passes

Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 28th day of June, 2023.

APPROVED:


CHAIRMAN

ATTEST:


SECRETARY