

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, June 28, 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
Eric Gilliland	Commissioner
Ashley Anderson	Commissioner
Theresa Myer	Commissioner
Jana Garcia	Commissioner
Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constituting a quorum, members absent:

Taylor Bunn	Commissioner - Alternate
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with the following City staff present:

Paul W. McCallum	CVB Executive Director
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. with a welcome and introduced the City of Grapevine employees and the volunteer Commissioners.

Chairman Shope acknowledged that David Klempin just celebrated his 20th Anniversary as the Grapevine Historic Preservation Officer with a round of applause to cheer on his

accomplishment. He has had many great accomplishments over the years and the Historic Preservation Commission really appreciates all the hard work.

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:

- #CA23-33 for property located at 113 East Texas Street;
- #CA23-34 for property located at 406 South Main Street;
- #CA23-36 for property located at 324 South Church Street;
- #CA23-38 for property located at 150 West College Street, Suite #318.

PUBLIC HEARING

Chairman Shope declared the public hearing open:

A. Historic Landmark Designation **#HL23-01** for the property located at 404 East Franklin Street, legally described as 30 E40' 3 – W 35' 4, City of Grapevine.

Historic Preservation Officer Klempin presented this item.

BACKGROUND:

On June 19, 2023, David and Gloria Ewbank, owner/applicants, submitted #HL23-01 for the property located at 404 East Franklin Street. This house was built in 1947 in the minimal traditional style popular in Grapevine following World War II. This 780 sq. ft. one-story minimal traditional style house is situated at 404 East Franklin Street and is associated with numerous prominent Grapevine families. The first owner, L.G. Chasteen, purchased the lot in 1945 and constructed the house in 1947-48. His daughter, Lorine, married Jerry Pirkle, son of Grapevine mayor Willis Pirkle.

The property is located in the 1907 College Heights Addition to the City of Grapevine and its house and garage are contributing structures to the Original Town National Register Historic District. This Post-War minimal traditional style house is symmetrical in appearance with a central projecting entrance porch. The gabled roof features exposed rafter tails. The house is a Cameron Home which utilized plans and standard wood component parts available from the Cameron Lumber Yard on Worth Street in Grapevine. The house is located in the center of the lot and is set between three other Cameron homes also constructed during the 1940s. The house was constructed on a pier and beam foundation and it features exterior materials including #105 wood siding and wood trim, wood windows and wood doors. The wood windows are configured with six-over-six glass window panes.

The original one-car garage with gabled roof and exposed rafter tails. Its exterior is sheathed in #105 wood siding with wood trim. The garage features a handmade vertical tongue and groove wood, tilt-up garage door and a side entry door.

RECOMMENDATION:

Staff recommends approval of the Historic Overlay #HL23-01 to record the history of the property and to allow the Historic Preservation Commission to have input in the development of the house and property in the College Heights addition.

Commissioner Telford made a motion to close the public hearing, seconded by Commissioner Meyer, prevailing in a vote of:

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

Nays: 0

Public hearing closed

Commissioner Telford made a motion to approve the Historic Landmark #HL23-01, for the historic overlay, Commissioner Niewald seconded the motion. Followed with a vote:

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

Nays: 0

Historic overlay approved

B. Certificate of Appropriateness #CA23-27 for the property located at 404 East Franklin Street, legally described as 30 E40' 3 – W 35' 4, City of Grapevine.

BACKGROUND:

Certificate of Appropriateness application #CA23-27 was submitted by the owner/applicants David and Gloria Ewbank on April 24, 2023 for a new one-story addition and the renovation of the existing house. Also submitted was an application for Historic Landmark overlay #HL23-01 for the property that is on the agenda for this meeting.

This house was constructed in 1947 for the L. G. Chasteen family. The property is located in the 1907 College Heights Addition to the City of Grapevine and the house and garage contributing structures to the Original Town National Register Historic District. This Post-War minimal traditional style house is symmetrical in appearance with a central projecting entrance porch. The gabled roof features exposed rafter tails. The house is a Cameron Home which utilized plans and standard wood component parts available from the Cameron Lumber Yard on Worth Street in Grapevine. The house is located in the center of the lot and is set between three other Cameron homes also constructed during the 1940s. The house was constructed on a pier and beam foundation and it features exterior materials including #105 wood siding and wood trim, wood windows and wood doors. The wood windows are configured with six-over-six glass window panes.

The original one-car garage with gabled roof and exposed rafter tails is sheathed in #105 wood siding with wood trim. The garage features a handmade vertical tongue and groove wood, tilt-up garage door and a side entry door.

The plans and elevations for the additions and new two-car garage were developed architect Russell Moran and were developed following Design Guidelines established for the property.

The property owners request demolition of the existing garage in order to build a larger two-car detached garage to serve the family. The existing garage does not lend itself to enlargement to the extent being requested. Historic Preservation staff recommended the landmark designation for the property and recommend approval of the demolition of the garage with the condition the #105 original siding be salvaged and used as needed for repairs to the #105 siding on the original house.

The existing house is 780 square feet and with the new additions of 1,687 square feet totals 2,467 square feet living area, which is within the 3,400 maximum square feet allowed by the Preservation Ordinance. The house of 2,467 square feet together with the detached two-car garage of 500 square feet totals 2,986 square feet which is within the maximum square feet of 4,100 square feet allowed by the Preservation Ordinance for all structures on the lot. The lot size is 8,250 square feet and the building coverage is 33.9 % which is less than the maximum allowed coverage of 40%.

RECOMMENDATION:

Staff recommends approval of #CA23-27 for the demolition of the existing one-car detached garage; construction of a new detached 507 square foot two-car garage, with storage area above; construction of new 1,687 square foot one-story additions and renovation of the existing house as per attached plans following the design guidelines established for the property; with the conditions that #HL23-01 is approved for the property; the original #105 wood siding be salvaged from the one-car detached garage and used as needed in restoring the #105 wood siding on the house; all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness; an approval of the plat plan from the Board of Zoning Adjustment is not required; a final plat of the property to be approved by City Council; and a building permit is obtained from the Building Services Department.

David Ewbank came forward and spoke. He mentioned that this is their second time to have a house presented before the Historic Preservation Commission. They have worked with David Klempin on the Historic McMillian house. They have been in the Township and love the district. The plan now is to downsize and he will be working with David Klempin, Russell Moran and Neil Cooper on this home.

Commissioner Gilliland asked about the Cameron houses in the Township. Mr. Klempin said that there are over 40 unique, original Cameron house and garage structures still standing. The preservation plan is to salvage the wood siding to be used on the house.

The Chairman Meyer made a motion to close the public hearing for #CA23-27, Vice-Chairman Telford seconded the motion followed with a vote of:

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

Nays: 0

Motion passes

Motion to approve #CA23-27 with the conditions listed, with the exception to remove the BZA approval which is not required, was made by Commissioner Anderson and seconded by Commissioner Niewald, followed with a vote:

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

Nays: 1 (Gilliland)

Motion approved

C. Certificate of Appropriateness #CA23-35 for the property located at 306 Austin Street, legally described as Block 106, Lot 7 & 8, College Heights Addition, City of Grapevine.

BACKGROUND:

Certificate of Appropriateness application #CA23-35 was submitted by the applicant Phil Ware on May 30, 2023 for revisions to plans previously approved by the Historic Preservation Commission for construction of a new 995 square foot two-car detached garage with storage area and a connecting port cochere walkway to the house.

Dan Bock sold the historic John Berry House to Matt and Rachel Cosby who are continuing with restoration and additions to the house as approved by the HPC. However, they are requesting changes to the previously approved garage plans. They hired architect Russell Moran to revise plans for the garage with a storage area and to add a connecting port cochere walkway to the house. The 995 square foot garage (the same size as previously approved by the HPC) would be located 15 feet further south on the property and would be connected to the house with a new port cochere and covered walkway. This port cochere and covered walkway do not count against the maximum square footage allowed by the Historic Preservation Ordinance. 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 the Historic Preservation Commission approve with conditions revisions to plans previously approved by the Historic Preservation Commission on #CA23-05 on March 22, 2023 to construct a new 995 square foot two-car detached garage with a storage area and a connecting port cochere walkway to the house; as per the attached plans 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.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-35 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:

Revisions to plans previously approved by the Historic Preservation Commission on #CA23-05 on March 22, 2023;

1. Construct a new 995 square foot two-car detached garage with a storage area and a connecting port cochere walkway to the house;

as per the attached plans 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.

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

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

Nays: 0

Motion was approved to close the public hearing

Vice-Chairman Telford asked about the second floor of the garage and about the roofing material of the port cochere. Mr. Klempin said that it is a storage area. The roofing material is a composition shingle. Commissioner Meyer asked about the dormer. It is to increase the storage area and light in there.

Vice-Chairman Telford made a motion to approve #CA23-35 with conditions, the motion was seconded by Commissioner Meyer. Following with a vote:

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

Nays: 0

Motion approved

D. 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

BACKGROUND:

At the April 26, 2023 meeting of the Grapevine Historic Preservation Commission, Certificate of Appropriateness application #CA22-65 was tabled to the May 24, 2023 Historic Preservation Commission meeting to allow Convention & Visitors Bureau Staff to make changes to the proposed Agricultural Vehicle Display Pavilion.

At the May 24, 2023 Chris Laugenour of the City of Grapevine Convention & Visitors Bureau said staff was continuing to work on the plans for the Pavilion and requested the application be tabled to the June 28, 2023 meeting.

Staff has revised the plans as presented in the packet. Changes to the design include:

1. Extending the Agricultural Vehicle Display Pavilion to the west wall of the Founders Building;
2. Changing the canopy to a new porch on the west side of the Pavilion facing Main Street;
3. Preparing a north elevation drawing for the drawing set for clarification;
4. Adding photos of the proposed upward folding glass doors;
5. Providing photos of the Grapevine collection of vintage agricultural vehicles to be displayed in the Pavilion.

Paul W. McCallum the Executive Director of the Convention & Visitors Bureau came forward to present the Agricultural Vehicle Display Extension to be built in front of the Founders Building on Main and Hudgins Streets. The project will tie the Depot and the rail road together with the agriculture pieces, and tell the agriculture story of Grapevine.

The extension will house four significant historic vehicles that are important to Grapevines history.

He presented photos of each of the historic vehicles to be displayed in the building and gave detailed descriptions of each of the vehicles and why they are important to Grapevine's Agricultural History.

1. The authentic 1870's Studebaker Farm Wagon, donated by Councilwoman Sharron Studebaker Rogers.
2. The 1920's Steam Tractor Engine, acquired from the Wilbanks family used in the panhandle of Texas.
3. The 1932 Farm Trucking vehicle, it was used to transport vegetables to the local markets and county fairs.
4. The 1920's "Miss Grapevine" a Grape Crusher and Destemmer that has been used as a parade vehicle all over Texas.

The Convention & Visitors Bureau is still looking to acquire a Historic Dairy Truck to complete the display of Grapevine's agricultural roots to be viewed in this educational experience. We have been looking for a location to tie the rail road and the agricultural pieces together and tell the historic agriculture story of Grapevine, and this location works well.

RECOMMENDATION:

Staff recommends the Commission approve with conditions Certificate of Appropriateness #CA22-65 to construct an Agricultural Vehicle Display Pavilion in the area in front of the Founders Building at Main and Hudgins Streets as per the attached plans with the conditions all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures be approved on a separate Certificate(s) of Appropriateness and a building permit be obtained from the Building Services Department.

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

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

Nays: 0

Motion passes to close the public hearing

Chairman Shope asked to entertain a motion, Vice-Chairman Telford made a motion to approve #CA22-65 with conditions as written, seconded by Chairman Niewald.

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

Nays: 0

Motion approved

MINUTES

The Chairman asked the Commission to consider the minutes of the May 24, 2023 Regular Meeting. Vice-Chairman Telford made a motion to approve the minutes of the May 24, 2023 meeting as written; Commissioner Niewald seconded the motion and was followed in a vote of:

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

Nays: 0

Minutes Approved

ADJOURNMENT

Commissioner Anderson made a motion to adjourn the meeting at 7:04 p.m.; Commissioner Bunn seconded the motion which prevailed in the following vote:

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

Nays: 0

Adjournment Passes

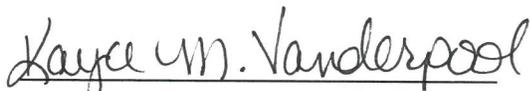
Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 26th day of July, 2023.

APPROVED:



CHAIRMAN

ATTEST:


SECRETARY