

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 23, 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
Ashley Anderson	Commissioner
Theresa Meyer	Commissioner
Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constituting a quorum, members absent were:

Jim Niewald	Commissioner
Eric Gilliland	Commissioner
Jana Garcia	Commissioner
Taylor Bunn	Commissioner - Alternate

with the following City staff present:

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

## **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.

## ELECTION OF OFFICERS

Chairman Sean Shope proposed to re-appoint himself as Chairman and Margaret Telford as the Vice-Chairman of the commission. They both agreed to the re-appointment of the Historic Preservation Commission. Commissioner Anderson made a motion for the Commission to approve the re-appointment of Sean Shope as the Chairman and Margaret Telford as the Vice-Chairman, Commissioner Meyer seconded the motion.

Chairman Sean Shope called for a vote of the Commissioners and the Chairman and Vice-Chairman appointment prevailed in a vote of:

Ayes: 4 (Shope, Telford, Anderson, Meyer)  
Nays: 0  
Absent: 4 (Gilliland, Niewald, Garcia, Bunn)

## WORK SESSION

David Klempin presented the Approved Certificates of Appropriateness:

- #CA22-59(B) for property located at 528 South Dooley Street;
- #CA23-22 for property located at 815 East Texas Street;
- #CA23-47 for property located at 113 East Texas Street;
- #CA23-48 for property located at 311 South Main Street;
- #CA23-49 for property located at 211 East Wall Street;
- #CA23-51 for property located at 104 Jenkins Street;
- #CA23-53 for property located at 917 East Worth Street;
- #CA23-56 for property located at 211 East Wall Street

## PUBLIC HEARING

Chairman Shope declared the public hearing open:  
Historic Preservation Officer Klempin presented the case.

**A.** Certificate of Appropriateness **#CA23-39** for the property located at 825 East Worth Street, legally described as Block 5, Lot 12, D. E. Box Addition, City of Grapevine.

### BACKGROUND:

Certificate of Appropriateness application **#CA23-39** was submitted on June 19, 2023 by the owner Dawn Labasco for the construction of a new one-story house and detached garage on a vacant lot in the D. E. Box Addition Historic District. The house would serve as the primary residence for the Labosco family. The proposed plans for the new house

and garage were developed by architect Russell Moran following the requirements of the 2013-23 Preservation Ordinance and the Design Guidelines for the D. E. Box Addition Historic District.

The house features traditional styling with a brick veneer exterior and hip roof to blend with houses on this block of East Worth Street. The house has a large living and dining space with adjoining kitchen, three bedrooms and two and one-half baths. The house contains 3,356 square feet of living area, which is within the 3,400 maximum square feet established by the Preservation Ordinance. The covered front porch of 139 square feet and the covered patio of 285 square feet does not count against the maximum square feet of living area of the Preservation Ordinance.

The property lot size is 15,040 square feet. The 740 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 with the 200 square foot storage building allowed by the Preservation Ordinance and 40 square feet of living area from the house. Considering the large lot size and the location of the garage 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 3,356 square feet and the garage with workshop of 740 square feet totals 4,090 square feet which is with the maximum of 4,100 square feet allowed by the Preservation Ordinance. The building height is 23 feet. The building lot coverage is 30%, (maximum 40% lot coverage).

Staff recommends the Historic Preservation Commission **approve with conditions #CA23-39** to construct a new 3,356 square foot traditional-style house and a 740 square foot detached garage on a vacant lot in the D. E. Box Addition Historic District as per the attached plans with the conditions a variance be granted for construction of the 740 square foot detached garage combining the 500 square foot garage, the 200 square foot storage building and 40 square feet from the living area of the house; all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness; and a Building Permit is obtained from the Building Services Department.

#### **RECOMMENDATION:**

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-39 for the property located at 825 East Worth Street, legally described as Block 5, Lot 12, 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 3,356 square foot traditional-style house and a 740 square foot detached two-car garage with workshop on a vacant lot in the D. E. Box Addition Historic District;

as per the attached plans with the conditions a variance is granted for the 740 square foot detached garage with workshop combining the 500 square foot garage with the

200 square foot storage building allowed by the Preservation Ordinance and 40 square feet of living area from the house; all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness; and a Building Permit is obtained from the Building Services Department.

Kyle Harper the property owner's spouse stood up to address the Commissioners. He said that they are excited to break ground and start the building process. Mr. Harper told the commissioners that he and his wife Dawn Labosco have been working with Mr. Klempin and he wants to understand the Historic Preservation process.

Vice-Chairman Telford asked what is the purpose of the 3 dormer windows on the side of the house. Mr. Klempin said that the dormers are a traditional style detail that will provide light to the large family room at the back of the house.

Vice-Chairman Telford made a motion to close the Public Hearing for #CA23-39; Commissioner Meyer seconded the motion prevailing in a vote of:

Ayes: 4 (Shope, Telford, Anderson, Meyer)  
Nays: 0  
Absent: 4 (Gilliland, Niewald, Garcia, Bunn)  
Public hearing closed

Vice-Chairman Telford made a motion to approve with conditions, #CA23-39, Commissioner Anderson seconded the motion. Followed with a vote:

Ayes: 4 (Shope, Telford, Anderson, Meyer)  
Nays: 0  
Absent: 4 (Gilliland, Niewald, Garcia, Bunn)  
Motion approved

## **MINUTES**

The Chairman asked the Commission to consider the minutes of the July 28, 2023 Regular Meeting. Commissioner Meyer made a motion to approve the Minutes as written Vice-Chairman Telford seconded the motion and was followed in a vote of:

Ayes: 4 (Shope, Telford, Anderson, Meyer)  
Nays: 0  
Absent: 4 (Gilliland, Niewald, Garcia, Bunn)  
Minutes of the July 28, 2023 regular meeting were approved

**ADJOURNMENT**

Commissioner Meyer made a motion to adjourn the meeting at 6:18 p.m. Commissioner Anderson seconded the motion which prevailed in the following vote:

Ayes: 4 (Shope, Telford, Anderson, Meyer)

Nays: 0

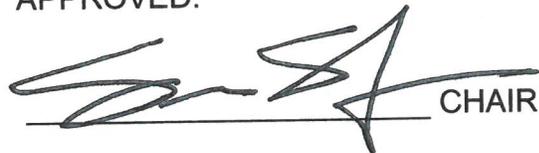
Absent: 4 (Gilliland, Niewald, Garcia, Bunn)

Adjournment at 6:18 p.m. passes

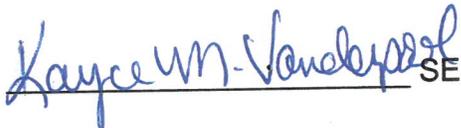
Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 27th day of September, 2023.

Meeting may be viewed at <https://grapevinetexas.gov/1059/Meeting-Videos>

APPROVED:

  
CHAIRMAN

ATTEST:

  
SECRETARY