

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, February 28, 2024
6:00 pm

Welcome

1. Call to Order

2. Citizen Comments

Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with staff. A member of the public may address the Historic Preservation Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

3. Work Session

- A. Approved Certificates of Appropriateness as follows:
#CA23-28 for property located at 326 East Texas Street;
#CA23-79 for property located at 814 East Wall Street;
#CA23-81 for property located at 312 West Wall Street;
#CA23-83 for property located at 404 South Main Street;
#CA23-84 for property located at 528 South Dooley Street;
#CA23-85 for property located at 722 West College Street;
#CA23-86 for property located at 609 East Worth Street;
#CA24-01 for property located at 306 Austin Street;
#CA24-04 for property located at 528 South Dooley Street;
#CA24-06 for property located at 113 East Texas Street-The Post.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA23-87 for property located at 905 East Worth Street, legally described as Block 4, Lot 6, D. E. Box Addition, City of Grapevine and take any necessary action.

5. Minutes

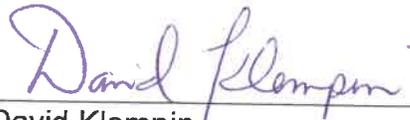
- A. Commission to consider the minutes of the December 13, 2023 Regular Meeting.

6. Adjournment

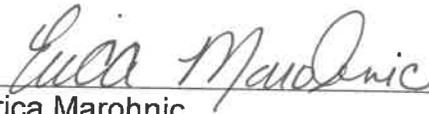
If you plan to attend this public meeting and have a disability requiring special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on March 27, 2024 in the 2nd Floor Council Chambers, Grapevine City Hall, 200 South Main Street, Grapevine, Texas 76051.

In accordance with Texas Government Code, Chapter 551.001 et seq acts of the 1993 Texas Legislature, the Grapevine Historic Preservation Commission agenda was prepared and posted on the 23rd day of February 2024 at 5:00 p.m.



David Klempin
Historic Preservation Officer



Erica Marohnic
Director of Planning Services

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WOK*
ERICA MAROHNIC, DIRECTOR PLANNING SERVICES
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, FEBRUARY 28, 2024

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA23-87
D. E. BOX ADDITION HISTORIC DISTRICT
#HL10-09, ORDINANCE #2011-58
HISTORIC 1955 WILLIAM C. CRABTREE HOUSE
905 EAST WORTH STREET
GRAPEVINE, TX 76051
JACOB & KRISTIN KEMP, OWNERS

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-87 for the property located at 905 East Worth Street, legally described as Block 4, Lot 6, D. E. Box Addition, Grapevine, 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 non-original 190 square foot storage shed in the rear corner of the lot;
2. Demolish the existing three-car attached garage of the original 2,459 square foot house;
3. Reconstruct this garage area on a new concrete slab to serve as a mud room, office and family room; and expand the kitchen area on a new pier and beam foundation to serve as a breakfast room, kitchen and pantry; exterior materials to be brick veneer;
4. Construct a new detached 498 square foot two-car garage, exterior to be clad in #105 wood siding, with the garage doors opening on to Eckley Street;
5. Construct a decorative gable roof supported on wood posts, on the existing 90 square foot front porch;

with the following conditions:

- all exterior materials, windows, doors and door hardware and light fixtures be approved under a separate Certificate of Appropriateness;
- approval of a special exception from the Board of Zoning Adjustment to allow the existing encroachment and expansion of the primary structure (dwelling unit) into the minimum 15-foot side yard for a corner lot along Eckley Street per Subsection 42.D., Corner Lots of the Zoning Ordinance; obtain a permit for a new residential curb cut for a driveway serving the proposed detached garage from the Public Works Department; repair of the curb within Eckley Street, removal of the existing driveway serving the existing attached garage and RV storage area, replacement of the curb and gutter where the driveway removal occurred, submit a plan for the curb following the City Standard Details to the Public Works Department for review, and replant the former driveway area with groundcover and landscaping;

- and a building permit is obtained from the Building Services Department.

BACKGROUND:

Certificate of Appropriateness application #CA23-87 was submitted on December 14, 2023 for the renovation of the existing house including demolishing and reconstructing of the kitchen and garage wing of the house and construction of a new detached two-car garage. This house was constructed in 1955 for the Crabtree family. The Kemp's plans are to adapt the house to serve their needs as their family home.

This Post-War minimal traditional style house has a hip roof and multiple setbacks. The house was constructed on a pier and beam foundation with an attached three car garage built with a slab on grade foundation. The house features brick veneer exterior and period materials including #105 wood siding and wood trim, aluminum windows and wood doors. The windows are configured with one-over-one glass sash.

The plans and elevations for the renovation and new two-car garage were developed by architect Russell Moran following Design Guidelines established for the D. E. Box Addition Historic District.

The property zoning is R-12.5. The existing house is 2,459 square feet and with the new renovation and reconstruction of the 951 square foot wing totals 3,400 square feet living area, which is at the 3,400 maximum square feet allowed by the Preservation Ordinance. The 190 square foot storage shed in the rear corner of the lot is to be demolished, the existing 90 square foot front porch and the existing 682 square foot open-air pergola does not count against the maximum allowable square footage set by the Preservation Ordinance. The house of 3,400 square feet together with the detached two-car garage of 498 square feet totals 3,898 square feet which is within the maximum square feet of 4,100 square feet allowed by the Preservation Ordinance. The lot size is 17,096 square feet and the building coverage is 24.9% which is less than the maximum allowed coverage of 40%.

Staff recommends approval of #CA23-87 to demolish the existing non-original 190 square foot storage shed in the rear corner of the lot; demolish the existing three-car attached garage of the original 2,459 square foot house; reconstruct this garage area on a new concrete slab to serve as a mud room, office and family room; and expand the kitchen area on a new pier and beam foundation to serve as a breakfast room, kitchen and pantry; exterior to be brick veneer; construct a new detached 498 square foot two-car garage, with exterior to be clad in #105 wood siding, with the garage doors opening on to Eckley Street; Construct a decorative gable roof supported on wood posts, on the existing 90 square foot front porch; with the conditions:

- all exterior materials, windows, doors and door hardware and light fixtures be approved under a separate Certificate of Appropriateness;
- approval of a special exception from the Board of Zoning Adjustment to allow the existing encroachment and expansion of the primary structure (dwelling unit) into the minimum 15-foot side yard for a corner lot along Eckley Street per Subsection 42.D., Corner Lots of the Zoning Ordinance; obtain a permit for a new residential curb cut for a driveway serving the proposed detached garage from the Public Works Department; repair of the curb within Eckley Street, removal of the existing driveway serving the existing attached garage and RV storage area, replacement of

the curb and gutter where the driveway removal occurred, submit a plan for the curb following the City Standard Details to the Public Works Department for review, and replant the former driveway area with groundcover and landscaping;

- and a building permit is obtained from the Building Services Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 12/14/23

Number #CA23-87

Property Owner Name, Address & Phone Number

Kristin Kemp
905 E Worth St. Grapevine, TX 76051

Phone: 817-247-1969

Mobile: 817-247-1969

Email: kfmitche1126@gmail.com

Property Address (include any suite number)

905 East Worth Street
Grapevine, TX 76051

Applicant Name, Address & Phone Number

Kristin Kemp
905 E Worth St Grapevine TX 76051

Phone: 817-247-1969

Mobile 817-247-1969

Email: kfmitche1126@gmail.com

Legal Description

Block 4 Lot 6
Subdivision D.E. Box Addition

Tenant Name/Occupancy/Use Jacob and Kristin Kemp

Primary Residence

Request/Description of Work to Be Done

Existing home addition and detached garage new construction

Drawings/Sketches Attached

X Yes o No

Photographs Attached

X Current o Historic

Material Sample(s) Attached (please list)

exterior paint and trim sample

I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Grapevine's Historic Overlay District Ordinances and Building Codes. APPROVAL OF A CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF OTHER REQUIRED BUILDING PERMITS.

Signed x Kristin Kemp

Owner or Contractor

Print Name Kristin Kemp

Approved-Staff HPC

Approved with Conditions:

Denied

Chair - Historic Preservation Commission

Historic Preservation Officer

Building Official

Date

THIS IS NOT A BUILDING PERMIT. A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY THE BUILDING DEPARTMENT BEFORE STARTING WORK.

DELIVER TO: HISTORIC PRESERVATION DEPARTMENT 636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

RECEIVED

DEC 15 2023

OFFICE 817-410-3556 RECEIVED DEC 14 2023 By 20/3/15

This form must be completed by the applicant for
NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS
SITE & BUILDING PLAN REQUIREMENTS

CASE NO. #CA 23-87
DATE 12-15-23

Reference: Ordinance No. 2013-23 www.grapevintexas.gov/documentcenter/view/881

The following information is required for properties with Historic Landmark Subdistrict Overlays and/or properties located within the boundary of the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: 2/2/24 Time: 12:30pm
Contact: (817.410.3197 817.410.3185)

1. Survey Plan
2. Site Plan
3. Floor Plans
4. Elevations
5. Roof Plan
6. Street Facing Elevations of proposed structure with building elevations of structures on adjacent properties.
7. Photographs of any elevation for any building or structure to be altered or demolished.

Property Lot Size 15967 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 3400

Building Coverage (40% max) 25.890

Building Height (35 ft. max) _____

Garage (~~Detached~~ 500 sq. ft. max) NOT included in 3,400 sq. ft. 498 ~~500~~ (Attached is included within the 3,400 sq. ft. max) _____

Storage Shed (200 sq. ft. max) _____

For Commercial Uses:

Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces _____

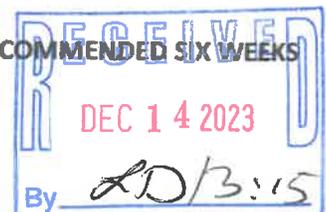
ADA Parking Spaces _____

Easements _____

=====

PLEASE NOTE this page is for ALL NEW CONSTRUCTION & ADDITION APPLICATIONS for PUBLIC HEARING:

1. THE ABOVE INFORMATION MUST BE COMPLETE; WITH
2. ALL REQUIRED ATTACHMENTS COMPLETED; AND
3. A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS RECOMMENDED SIX WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION.



RECEIVED
DEC 15 2023

#CA23-87

Filter by: Residential Personal Business Commercial Mineral

Results per page: 10

Account, Owner, Address

Search

00252026 (Residential)

905 E WORTH ST, GRAPEVINE

Interactive Map

Property Type: Residential

Legal Description: BOX, D E ADDITION Block 4, Lot 6

AIN: -3150---4---6

State Code: A

Year Built: 1955

Agent of Authority: No Agent on record.

Protest Deadline Date: 2023-05-30

Site Number: 00252026

Site Name: BOX, D E ADDITION-4-6

Site Class: A1 - Residential - Single Family

Number of Parcels: 1

Building SQFt: 2,415

Percentage Complete: 100%

Land Sqft: 17,096

Land Acres: 0.3924

Pool: Yes

Property Value

Geolocation

Taxing Units

Ownership

Exemptions

Documents

Current Ownership

Name: KEMP KRISTIN

Address: 905 E WORTH ST, GRAPEVINE, TX 76051

Address Recipient: KRISTIN KEMP

Name: KEMP JACOB

Address: 905 E WORTH ST, GRAPEVINE, TX 76051

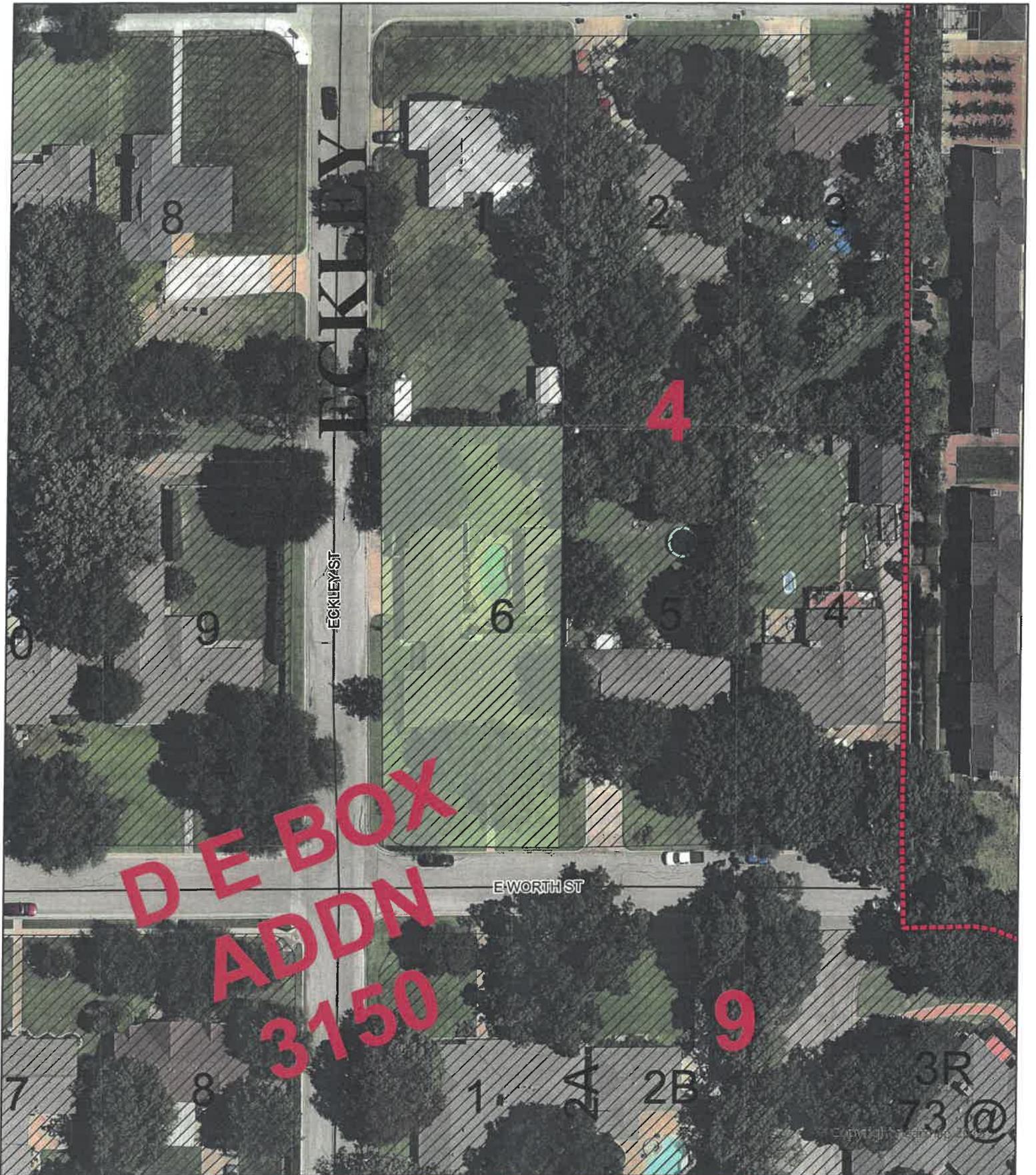
Address Recipient: JACOB KEMP

RECEIVED

DEC 15 2023

Previous Ownership & Transfers

Document Number	Deeded Owner	Document Date	Book	Page
D219213650	KEMP JACOB;KEMP KRISTIN	09/18/2019		
D216101297	MILLER JAMES L;MILLER MICHELLE A	05/06/2016		
D213193493	MILLER JAMES L;MILLER MICHELLE	07/23/2013		
D211102272	RACINE ELIZABETH;RACINE GARY W	04/29/2011		
00081020000640	CRABTREE WILLIAM C	02/22/1985	0008102	0000640
00075290001618	CRABTREE SUE P;CRABTREE WILLIAM C	06/08/1983	0007529	0001618



**DE BOX
ADDN
3150**

- Zoning
- Parcels
- Grapevine City Limits
- Road Centerlines
- Historic Landmark Subdistricts

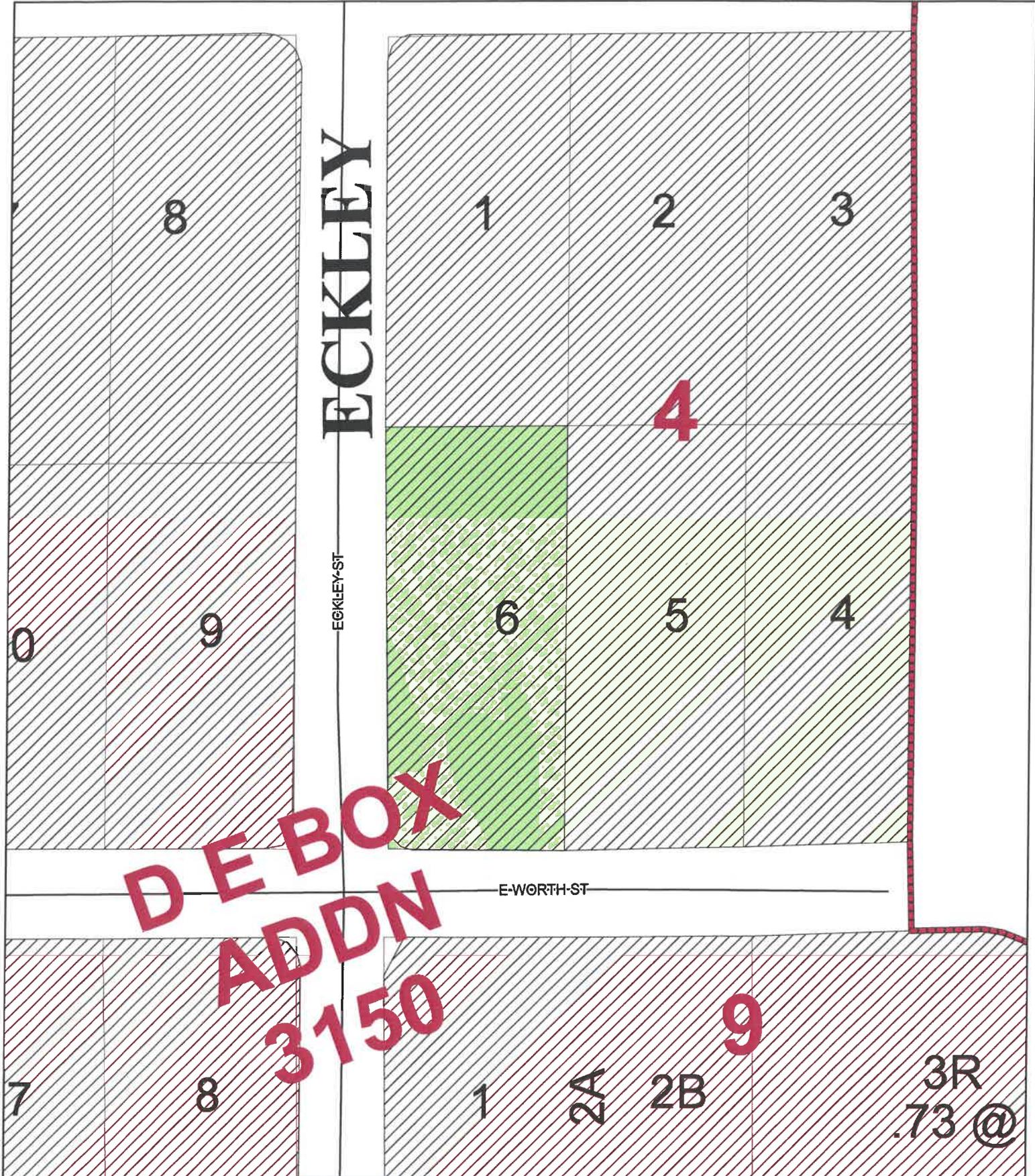
#CA23-87

905 East Worth Street

2/21/2024



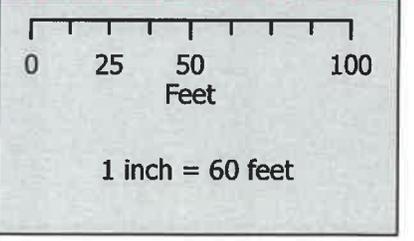
1 inch = 60 feet



**DE BOX
ADDN
3150**

- Zoning
- Parcels
- Grapevine City Limits
- Road Centerlines
- Historic Landmark Subdistricts

#CA23-87
905 East Worth Street
 2/21/2024



PUBLIC HEARING

Chairman Shope declared the public hearing open for:

A. Certificate of Appropriateness #CA23-72 for the property located at 206 South Church Street, legally described as Block A, Lot 1, Powers Bradley Addition, Grapevine, City of Grapevine, to the Grapevine Preservation Officer Klempin presented this item.

BACKGROUND:

Certificate of Appropriateness application #CA23-72 was submitted on September 25, 2023 by the applicant James Lusty for plans to renovate the existing house and garage and add a new one-story addition to the house with a new room over the garage. The house is not landmarked, is located within the boundary of the Grapevine Historic Township and therefore the proposed additions must be approved by the Historic Preservation Commission. The house was originally built for the Halstead family as their family home in 1954.

The plans for the renovation and additions were designed by Mr. Lusty's firm Type Six Development Services to adapt the house to serve the Lusty family as their family home.

On the front of the house, changes include construction of a new addition connecting the house with the detached garage. A new projecting porch would be added at the front entrance of the house with a double gable, which is located within the buildable area of the lot, beyond the lot's 25' setback. Also, a new dormer would be added on the existing garage roof. On the rear of the house a new covered porch would be added extending across the house, projecting into the 25' rear yard setback, which is allowed by the Zoning Ordinance.

The lot contains 8,387 square feet. The existing 1,196 square foot house, 492 square foot garage and new 638 square foot addition totals 2,318 square feet of living area, which is within the maximum of 3,400 square feet allowed by the Preservation Ordinance. The covered porch of 248 square feet does not count in the maximum square feet of 3,400 square feet allowed by the Preservation Ordinance. The building lot coverage is 30% (maximum is 40%) and the building height is 19'.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-72 for the property located at 206 South Church Street, legally described as Block A, Lot 1, Powers Bradley Addition, Grapevine, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Renovate the existing 1,196 square foot house and 492 square foot detached garage and construct a new 638 square foot addition to the house including a second-floor room over the existing garage;

as per attached plans with the condition that all exterior building materials,

windows doors and trim be approved by staff under a separate Certificate of Appropriateness and a Building Permit is obtained from the Building Services Department.

The home owner James Lusty came forward to speak. He thanked David Klempin for the assistance through this project. Mr. Lusty said they want to add to the neighborhood, they plan add to the existing siding and keep period appropriate materials.

Commissioner Garcia asked about the breezeway. Mr. Lusty said the breezeway will be fully glassed-in, with blinds inside.

Vice-Chairman Telford moved to close the public hearing; Commissioner Anderson seconded, the motion and was followed with a vote of:

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

Nays: 0

Absent: 2 (Meyer, Bunn)

Motion approved

Commissioner Niewald said that he likes the plans presented for the addition.

Commissioner Anderson moved to approve Certificate of Appropriateness #CA23-72, with the condition that the they reuse the existing materials; seconded by Commissioner Niewald prevailing in a vote of:

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

Nays: 0

Absent: 2 (Meyer, Bunn)

Motion approved

B. Historic Landmark Overlay #HL23-03 for property located at 220 Blevins Street, legally described as Block 1, Lot 3, Ratliff Addition, City of Grapevine.

BACKGROUND:

Historic Landmark Overlay application #HL23-03 was submitted by the owner Curtis Ratliff on October 30, 2023 to Landmark his and his wife Linda Ratliff's house that was designed by architect David Webster George a fellow of Frank Lloyd Wright. The 2006 Ratliff House Landmark Subdistrict would be established to recognize this significant structure designed by a master architect David Walter George and to retain its historic integrity and cultural history for the City of Grapevine. The property is located in the historic Ambrose Foster Survey. The site was once a part of the Yancey Farm that adjoined the historic Thomas J. Nash Farm of 1859.

The House adds character, interest and value to the Grapevine Historic Township. Designed for Dr. Curtis and Linda Ratliff, David George brought Frank Lloyd Wright's "organic" philosophy of architecture to the design of the Ratliff House. It was designed to "blend in with the land, merge with the outdoors in multiple locations, and feel like it grew up from the soil, like a native flower."

The house embodies seven of a possible twelve points of designation merit for Landmark Designation to be considered for Historic Landmark Designation including the following categories:

Embodiment of distinguishing characteristics of an architectural type or specimen; Identification as the work of an architect or master builder whose work has influenced the development of the city; Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant and architectural innovation; relationship to other distinctive buildings, sites or areas which are eligible for preservation; value as an aspect of community sentiment or public pride; the House identifies with a person who significantly contributed to the development of the City of Grapevine, Dr. Curtis Earl Ratliff and his wife Linda Ann Ratliff; and Exemplification of the cultural, economic, social or historical heritage of the City of Grapevine.

Mr. Klempin said that the Ratliff's House exemplifies Cultural Significance, with the City of Grapevine for their work they tirelessly put into Nash Farm, the Grapevine Heritage Foundation, the Wine Poring Society and much more. Curtis Ratliff was the GHF Chairman for many years and was instrumental in attaining the poles of the Pole Barn at Nash Farm. The Pole Barn was dedicated in 2022 as the "Dr. Curtis and Linda Ratliff Pole Barn."

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve** the proposed Historic Landmark Subdistrict overlay to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for following property addressed as:

220 Blevins Street, legally described as Block 1, Lot 3, Ratliff Addition,
City of Grapevine.

Commissioner Anderson said you have done a good job in the home of honoring your late wife, Linda.

Vice-Chairman Telford said that David Webster George was a Premier Architect with the southwest style.

Vice-Chairman Telford moved to close the public hearing; Commissioner Niewald seconded the motion and was followed with a vote of:

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

Nays: 0

Absent: 2 (Meyer, Bunn)

Public Hearing closed

Vice-Chairman Telford moved to approve the Historic Overlay #HL23-03 for landmarking the 2006 Ratliff House; seconded by Commissioner Gilliland following in a vote of:

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

Nays: 0
 Absent: 2 (Meyer, Bunn)
 Motion approved

Chairman Shope said that all three, Architect George, Linda and Curtis Ratliff are all one of a kind.

C. Certificate of Appropriateness #CA23-80 for the property located at 324 Ruth Street, legally described as Block 6, Lot 4, D. E. Box Addition, Grapevine, City of Grapevine, to the Grapevine Preservation Officer Klempin presented this item.

BACKGROUND:

Certificate of Appropriateness application #CA23-80 was submitted on November 28, 2023 by the applicant Grant Kirchhoff for foundation construction plans for the existing pier and beam house and the new pier and beam additions to the house.

Following the approval of #CA23-45 at the July 26, 2023 HPC Meeting the Kirchhoff's consulting engineer recommended a slab on grade foundation be used for both the existing 1,310 square foot pier and beam house and the new addition. This would result in full demolition of the Goodenough House. This approach had not been approved by the Commission as the approval was for a renovation and addition to the original pier and beam house.

Historic Preservation and Building Services Department staff met with the Kirchhoff family at the site regarding the condition of the existing foundation of the Goodenough house and plans for the new addition previously approved by the Historic Preservation Commission at its July 26, 2023 meeting.

Following these meetings with City Staff and their structural engineer the Kirchhoff's have revised their plans and returned to a pier and beam foundation system for the house and addition. Their plans and a PowerPoint Presentation are attached with this memo.

Staff recommends the Historic Preservation Commission **approve with conditions** the foundation plan for the existing pier and beam house and the new pier and beam additions to the house, regarding Certificate of Appropriateness #CA23-45 previously approved by the Historic Preservation Commission at the July 26, 2023 for new additions to the Historic 1953 Wayne Goodenough House; as per attached plans with the condition a Building Permit be obtained from the Building Services Department.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-80 for the property located at 324 Ruth Street, legally described as Block 6, Lot 4, D. E. Box Addition, Grapevine, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Foundation plan for the existing pier and beam house and the new pier and beam additions to the house, regarding Certificate of Appropriateness #CA23-45

previously approved by the Historic Preservation Commission at the July 26, 2023 for new additions to the Historic 1953 Wayne Goodenough House;

as per attached plans with the condition a Building Permit be obtained from the Building Services Department.

The home owner Grant Kirchhoff came forward and presented his preservation plan:

- Repurpose some to the existing interior doors in the new house design;
- Harvest the 8 24"x48" existing wood windows in the home and look to repurpose or resell these to vintage home restorers;
- Harvest usable 105 wood siding on the exterior of the house for reinstallation on the exterior wall of the house;
- Harvest wood from ceiling on the front and back porch to repurpose as possible on the new exterior porch ceilings;
- Repurpose some of the kitchen cabinets to hand in the new garage for storage.

Builder Keith Barns came forward to answer questions. He said it is a pier and beam foundation. They will leave the current stem wall in place and go back 10 to 12 feet to keep the perimeter wall. Then they will add pier and beam foundation for the new addition. The garage is slab on grade and the new garage foundation will also be slab. They will keep the front wall intact for structural safety of the building and they plan to keep the current siding to be reused on the new façade and use matching 105 siding on the rest of the house.

Chairman Shope asked how far back from the front of the house will the new addition be located. Mr. Barns said it would be one foot and eight inches setback from the existing front wall of the house.

Commissioner Niewald asked if the house is occupied. Mr. Kirchhoff said it is unoccupied and uninhabitable with the state of the interior, with holes in the floors and walls. A recent inspection report indicating there are trace amounts of asbestos in the floors, walls and ceilings that will be safely removed for the safety of the home owners.

Vice-Chairman Telford said the house is located in the Black Land Prairie area and is known to have a different soil type that would need a pier and beam foundation. She also said that as a child, she played in that area and remembers one summer, her brother lost a toy car in a large crack in the ground.

Vice-Chairman Telford moved to close the public hearing; seconded by Commissioner Anderson, prevailing in a vote of:

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

Nays: 0

Absent: 2 (Meyer, Bunn)

Public hearing closed

Vice-Chairman Telford moved to approve the pier and beam foundation plan for #CA23-80; seconded by Commissioner Niewald following in a vote of:

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

Nays: 0
Absent: 2 (Meyer, Bunn)
Motion approved

MINUTES

The Commission considered the minutes of the October 25, 2023 Regular Meeting. Commissioner Gilliland moved to approve the minutes as written; Commissioner Garcia seconded the motion and was followed in a vote of:

Ayes: 6 (Shope, Telford, Niewald, Gilliland, Anderson, Garcia)
Nays: 0
Absent: 2 (Meyer, Bunn)
Minutes approved

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:48 p.m.

Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 28th day of February, 2024.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY