

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, September 27, 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
Jana Garcia	Commissioner
Theresa Meyer	Commissioner
Taylor Bunn	Commissioner - Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constituting a quorum, members absent were:

Eric Gilliland	Commissioner
Ashley Anderson	Commissioner

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.

Chairman Shope Welcomed the volunteer Commissioners and thanked Mr. Slechta, Mr. Boyle, Ms. Hotelling and Mr. McCallum for being here. He also thanked Mr. McCallum for all the great work the Convention & Visitors Bureau put into the Grapefest that entertains people from around the world.

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 Staff Approved Certificates of Appropriateness:

- #CA23-44(B) for property located at 204 East Franklin Street;
- #CA23-55 for property located at 301 East Texas Street;
- #CA23-57 for property located at 301 East Wall Street;
- #CA23-58 for property located at 521 South Dooley Street;
- #CA23-59 for property located at 211 East Wall Street;
- #CA23-60 for property located at 312 West Wall Street;
- #CA23-61 for property located at 807 East Texas Street;
- #CA23-62 for property located at 232 Austin Street;
- #CA23-63 for property located at 721 West College Street;
- #CA23-64 for property located at 301 East Texas Street;
- #CA23-65 for property located at 601 South Main Street, Suite#100;

PUBLIC HEARING

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

A. Certificate of Appropriateness #CA23-52 for the property located at 305 Smith Street, legally described as Dooley Survey Abstract 422 Tract 62B, City of Grapevine.

BACKGROUND:

Certificate of Appropriateness application #CA23-528 was submitted on July 24, 2023 by the owner Martin Guthrie to construct a new 200 square foot workshop addition to the existing 500 square foot two-car garage in the rear yard of the house. The original house was constructed in 1914 for the Koonce family. The original garage was rebuilt by the previous owner under Historic Preservation Commission approved #CA09-51, with a new foundation, concrete floor slab, reuse of original exterior materials and the distinctive metal roof cresting from the original 1914 garage.

Plans for the new addition were developed by Austin Fleming of Exurb Studio following the 2013-23 Historic Preservation Ordinance and Design Guidelines for the Koonce-Simmons House. The house and garage are contributing structures to the Original Town Residential Historic District and was listed on the National Register of Historic Places in 1998.

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) with regard to the Koonce-Simmons property found the proposed new addition to the garage to be in compliance with the Secretary of Interior Standards.

The Historic Preservation Officer, Building Official and Director of the Grapevine Convention and Visitors Bureau recommend a variance be approved to combine the 200 maximum square foot storage building allowed by the Preservation Ordinance with the 500 square foot maximum existing garage to create a 700 square foot structure. Exterior materials would be to vertical board and batten wood siding and wood trim and a metal roof and cresting to match the existing garage.

The total living area of the original house is 2,470 square feet. The detached two-car garage of 500 square feet with proposed 200 square foot workshop is 700 square feet in size. The total size of house living area and garage building is 3,170 square feet, which is within the maximum 4,100 square feet allowed by the Preservation Ordinance. The property lot size is 12,392 square feet and the proposed building coverage is 17.7 percent, (maximum 40 percent lot coverage). Building addition height is 12 feet.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-52 for the property located at 305 Smith Street, legally described as Dooley Survey Abstract 422 Tract 62B, 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 200 square foot one-story workshop addition to the rear of the existing 500 square foot garage;

as per attached plans with the condition a variance be granted to combine the 500 square foot garage and the 200 square foot storage building allowed by the Preservation Ordinance to create a 700 square foot structure; a special exception is approved by the Board of Zoning Adjustment for the existing dwelling to remain as developed with a side yard encroachment adjacent to Texas Street for a reverse frontage lot, a lot less than 95 feet in width for a reverse frontage lot found in Subsection 42.D., Corner Lots of Section 42, Supplementary District Regulations of the Zoning Ordinance; and an existing detached garage encroachment into the required side yard setback of the "R-7.5", Single-Family District of the Zoning Ordinance; a building permit is obtained from the Building Services Department; and all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

Austin Fleming who made the plans for the new addition, from Exurb Studios came forward to speak. He said he has grown up in Grapevine and it has been a pleasure working with Mr. Klempin and Mr. McCallum on the plans for this project and he has done many other projects in Grapevine.

Chairman Shope said that Mr. Fleming put a lot of details into the drawings.

Commissioner Niewald asked Mr. Klempin about the terminology in regards to the term reverse frontage lot. Mr. Klempin said that the Board of Zoning Adjustment requires a setback of 30 feet from both the front yard and side yard since it is a corner lot. This property has an existing structure that is non-conforming and is requesting an addition. It will require review and approval from the BZA.

Vice-Chairman Telford moved to close the Public Hearing for #CA23-52. Commissioner Meyer seconded the motion, prevailing in a vote of:

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

Nays: 0

Absent: 2 (Gilliland, Anderson)

Public hearing closed

Vice-Chairman Telford moved to approve with conditions #CA23-52, Commissioner Niewald seconded the motion. Followed with a vote:

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

Nays: 0

Absent: 2 (Gilliland, Anderson)

Motion approved

MINUTES

The Commission to consider the minutes of the August 23, 2023 Regular Meeting. Commissioner Meyer moved to approve the Minutes as written. Commissioner Garcia seconded the motion and was followed in a vote of:

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

Nays: 0

Absent: 2 (Gilliland, Anderson)

Minutes of the August 23, 2023 regular meeting were approved

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:18 p.m.

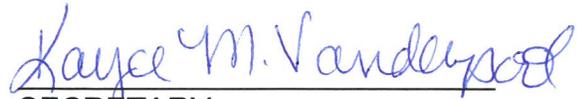
Meeting may be viewed at <https://grapevinetexas.gov/1059/Meeting-Videos>

SEPTEMBER 27, 2023

APPROVED:


CHAIRMAN

ATTEST:


SECRETARY