

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, October 25, 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:

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| Sean Shope | Chairman |
| Margaret Telford | Vice-Chairman |
| Jim Niewald | Commissioner |
| Jana Garcia | Commissioner |
| Theresa Myer | Commissioner |
| Taylor Bunn | Commissioner - Alternate |

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| Paul Slechta | City Council Liaison |
| Monica Hotelling | P&Z Liaison |

The above constituting a quorum, members absent:

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| Eric Gilliland | Commissioner |
| Ashley Anderson | Commissioner |

with the following City staff present:

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| 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.

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

#CA23-66 for property located at 411 South Main Street;
#CA23-68 for property located at 306 Austin Street;

#CA23-70 for property located at 808 East Texas Street;
#CA23-73 for property located at 121 East College Street.

PUBLIC HEARING

Chairman Shope declared the public hearing open for:

A. Historic Landmark Overlay **#HL23-02** for property located at 317 South Church Street, legally described as Block 1, Lot 1, House of Colors Addition, City of Grapevine Historic Preservation Officer Klempin presented this item.

BACKGROUND:

On August 22, 2023, Richard Beeny of 317 Church Street LLC, owner/applicants, submitted #HL23-02 for the property located at 317 South Church Street. The site was the location of the cabin of Ambrose and Susan Foster, who received a land grant that is a part of an original survey of Grapevine of the 1840s. This house was built in 1917 in the Folk-Victorian style with a pyramidal roof for D. W. and Mary Sammons Jordan as their family home. The 1,305 sq. ft. one-story house was heavily altered in the 1990s with a new addition to the rear, enclosure of the front porch, new wood siding and a gable roof which replaced the original pyramidal roof.

There is a one-car detached garage dating from the 1940s with a gabled roof and exposed rafter tails and exterior sheathed with #105 wood siding with wood trim. The property and house are associated with numerous prominent Grapevine families. The property is located in the Original Township of the City of Grapevine and its house and garage are contributing structures to the Grapevine Historic Township District.

There are large flat sandstones in the rear of the property which were identified and confirmed by John Nash (son of Tom and Elizabeth Nash of Nash Farm) and it is included in one of the earliest surveys of Grapevine during the development of the Peace Treaty. They are located behind the Ambrose Foster Cabins and mentioned in the historic books about Grapevine. David Klempin and Sallie Andrews are researching the story for the property owners.

Staff recommends approval of the Historic Overlay #HL23-02 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 located within the Grapevine Historic Township boundary. A set of the proposed design guidelines for the property are attached.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve** the proposed Historic Landmark Subdistrict overlay #HL23-02 to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for following properties addressed as:

1. 317 South Church Street, legally described as Block 1, Lot 1 House of Colors Addition, City of Grapevine.

Chairman Shope asked about stones location the map. Mr. Klempin indicated they are odd shaped drawings on the map behind the house scattered around.

Commissioner Niewald ask the size of the stones. Mr. Klempin indicated they are three to five feet around and flat looking but natural and about one to two feet in height.

Chairman Shope asked what is the period of significance for this property. Mr. Klempin said the property is to be named the 1917 Foster, Jordan, Farris House with a 1917 house that was later heavily altered in the 1990's to what you see today. The new building to be built will look appropriate for the residential area from the street.

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, Garcia, Myer, Bunn)

Nays: 0

Absent: 2(Gilliland, Anderson)

Motion approved

Commissioner Meyer moved to approve #HL23-02 overlay; seconded by Commissioner Garcia prevailing in a vote of:

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

Nays: 0

Absent: 2(Gilliland, Anderson)

Motion approved

B. Certificate of Appropriateness #CA23-50 for the property located at 317 South Church Street, legally described as Block 1, Lot 1, House of Colors Addition, City of Grapevine.

BACKGROUND:

Certificate of Appropriateness application #CA23-50 was submitted by the owner/applicant Richard Beeny of 317 Church Street LLC for demolition of the existing house, relocation of the original one-car detached garage; and construction of a new 3,186 square foot building replicating the street view of the current house. Also submitted was an application for Historic Landmark overlay #HL23-02 for the property that is on the agenda for this meeting.

This house was constructed in 1917 for the D. W. and Mary Sammons Jordan family. The property is located in the City of Grapevine and the house and garage are contributing structures to the Grapevine Historic Township District. The original house was designed in the Folk-Victorian style with pyramidal roof. The house was heavily altered in the 1990s. A one-car detached garage was built in the 1940s and features a gabled roof, exposed rafter tails and #105 wood siding with wood trim.

The plans for the building and relocation of the one-car garage were developed by Exurb Studio Josh Archer following Design Guidelines established for the property. The owners request demolition of the house and construction of the building to serve the House of Shine as office and exhibit space. The existing garage would be relocated to serve as a programed space for the House of Shine. Historic Preservation staff recommended the landmark designation for the property to allow for this relocation of the garage which retain its original #105 original wood siding and details.

The new building of 3,186 square feet is within the 3,400 maximum square feet allowed by the Preservation Ordinance. The lot size is 19,265 square feet and the building coverage is 22% which is less than the maximum allowed coverage of 40%.

Staff recommends approval of #CA23-50 for the demolition of the existing house; relocation of the original one-car detached garage; construction of a new 3,186 square foot building replicating the street view of the house as per attached plans following the design guidelines established for the property; with the conditions that #HL23-02 is approved for the property; all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness; approval of a conditional use permit with a site plan approved by the City Council; and a building permit is obtained from the Building Services Department.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness **#CA23-50** for the property located at 317 South Church Street, legally described as Block 1, Lot 1, House of Colors Addition, to the City of Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Demolition of the 1,305 square foot existing house;
2. Relocate the original one-car detached garage to the rear of the site;
3. Construction of a new 3,186 square foot building replicating the street view of house as per attached plans following the design guidelines established for the property;

with the conditions that #HL23-02 is approved for the property; all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness; approval of a conditional use permit with a site plan approved by the City Council; and a building permit is obtained from the Building Services Department.

Chairman Shope asked if the silo and amphitheater should be considered. Mr. Klempin said we are not voting to approve the silo and amphitheater submitted on the plans, just the new building and relocating the garage. Mr. Klempin said it is Central Business District

Zoning (CBD) since it is a commercial property it doesn't follow residential guidelines. It would be ok to have some different structures on the property.

Josh Archer came forward to speak. He is with Exurb Studios and working with the House of Shine on this project. They plan to move the red barn, 50 feet back on the lot to make room for more parking on the property to meet the City of Grapevine standards for a parking plan. There will be exhibit space for the art displays. In regards to the garden, they will be working with planning services.

Chairman Shope asked how do you incorporate the historic look in this new design. Mr. Archer said they spoke with the Planning Services about putting siding on this house and not masonry which is currently required. The plan is to keep the stones and incorporate them into the garden design plans.

Vice-Chairman Telford asked if it would create a problem if the HPC allows them to demolish the house, would it be setting a new precedent. She also suggested keeping some of the current building, an arch or doorway in the new structure.

Commissioner Bunn questioned what period are they planning to replicate. Commissioner Meyer asked if they were rebuilding the 1992 house. Mr. Klempin said the house will be placed in the same location and it would look the same as the current one from the street, just adding the addition to the rear of the house.

Josh Archer said they evaluated the building and found no historic features that could be identified as the original building. They don't know where the old ends and the new begins.

Chairman Shope asked about adding key identifying features to the house. They could incorporate the same windows and keep it as close to possible as the current house. He also said that as the Historic Preservation Commission they are charged with preserving the history of Grapevine.

Richard Beeny owner of the House of Shine property came forward to speak and said they desire to preserve history and you will see a lot of history in the garden design, with exhibits that tell the stories of the Founding Grapevine People. It will be a public and private garden environment. They want to do justice to the site and preserve the history.

Commissioner Meyer moved to close the public hearing; Commissioner Garcia seconded the motion prevailing in a vote of:

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

Nays: 0

Absent: 2(Gilliland, Anderson)

Public hearing closed

Commissioner Meyer said the 1990's does not contribute to the street scape and suggested they could come up with a better street scape to provide a more historic look.

Commissioner Niewald asked if we could ask the applicant to reconsider the design and make something that would look more period appropriate for the district. Commissioner Bunn said it should have the look of the historic district, and we don't want it to become a replica district.

David Klempin said we are charged with retaining the residential street scape and the original location of the house.

Mr. Beeny said they want the building to look residential.

Chairman Shope said the plans are very good but he is struggling with what was there before and would be interested in the pyramid style roof design that was created in the earlier 1917 house.

Commissioner Niewald moved to approve #CA23-50; Commissioner Meyers seconded the motion, then followed with a vote of:

Ayes: 5 (Shope, Niewald, Garcia, Myer, Bunn)

Nays: 1 (Telford)

Absent: 2(Gilliland, Anderson)

Motion Approved

C. Certificate of Appropriateness #CA23-67 for the property located at 120 South Main Street, legally described as Block A, Lot A1, Starr Addition, City of Grapevine.

BACKGROUND:

Certificate of Appropriateness application #CA23-67 was submitted on September 26, 2023 by the owner Gary Cantrell, of the Glade Family, LTD to remove the original 17 canvas awnings mounted on metal frames approved by the Historic Preservation Commission on the 1995 Cantrell Retail Building and to replace the awnings with rolled, galvanized metal awnings with standing seams mounted on new metal frames.

On Friday, September 1, 2023 Historic Preservation Staff observed that the 17 original canvas awnings mounted on metal frames on the building had been removed and that pre-painted green metal panels were in the process of being installed on the building. Unfortunately, no Certificate of Appropriateness or permit was applied for or issued for this change of material from canvas to metal panels and for the fabrication and installation of the new awnings. Staff notified the City of Grapevine Building department who stopped the job immediately. Colten Cantrell of Glade Family trust contacted David Klempin to inquire of steps to take for the project to continue.

David Klempin met with Gary and Colten Cantrell on Wednesday, September 6, 2023 at the Historic Preservation Office to gain an understanding why a Certificate of Appropriateness for the change of material had not been submitted and a permit had not

been applied for. They said they did not know they needed a Certificate of Appropriateness or a Building Permit to update the awnings. Previously they didn't need one when replacing the canvas awnings.

Klempin provided the original approved plans for the building and awnings for review. The plans approved were for 17 canvas awnings located on three sides of the building. These approved canvas awnings were installed when the building was built and have been in use until this year when the Cantrell's removed them. During the discussion it was learned that the metal support frames had also been removed from the building and were replaced with new metal frames and had already been installed to support the heavier metal panels.

The Cantrell's said they did not want to replace the canvas awnings but wanted metal which would need less maintenance and last longer. Staff provided historic photos of Main Street that showed metal awnings made of unpainted, galvanized metal with a rolled metal edge. This type of material could be appropriate to Historic Main Street and the Cantrell building, but the green painted metal awnings would not be appropriate and could not be staff approved.

The Cantrell's met with their fabricator and have come up with an alternative for the green metal panels. The new version is a galvanized metal panel with rolled metal edge, similar to the awning at Tolbert's Restaurant at 420 South Main Street. This metal material would be mounted on the newly installed metal frames.

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria with regard to the awnings found the proposed new metal awnings would be period-appropriate to the 1920s era design of the building elevations and would be in compliance with the Secretary of Interior Standards.

The Historic Preservation Officer, Building Official and Director of the Grapevine Convention & Visitors Bureau have reviewed the awning plans and recommend approval of the change of the canvas awnings to rolled metal awnings.

Staff recommends the Historic Preservation Commission approve with conditions #CA23-67 to remove the original 17 canvas awnings mounted on metal frames approved by the Historic Preservation Commission on the 1995 Cantrell Retail Building; replace the awnings with rolled, metal awnings with standing seams mounted on the new metal frames; as per attached plans and shop diagram with the condition a building permit is obtained from the Building Services Department; and the final shop drawings for the awnings be approved by Historic Preservation staff on a separate CA.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions Certificate of Appropriateness #CA23-67** for the property located at 120 South Main Street, legally described as Block A, Lot A1, Starr 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. Remove the original 17 canvas awnings mounted on metal frames approved by the Historic Preservation Commission on the 1993 Cantrell Retail Building;
2. Replace the awnings with rolled, galvanized metal awnings with standing seams mounted on the new metal frames;

as per attached plans and shop diagram with the condition a building permit is obtained from the Building Services Department; and the final shop drawings for the awnings be approved by Historic Preservation staff on a separate CA.

Colt Cantrell came forward to speak and answer questions. The new frames are 24 gage steel and light weight but strong enough to hold the weight of the metal awnings and they have double supports. The metal will be around to last and they chose the color of "Champaign" it is similar to Tolbert's weathered awnings.

Gary Cantrell came forward to speak. He said that the cost to replace the canvases was \$35,000 and the metal was \$55,000. They have replaced the canvas awnings 3 times since 1996. With hopes this metal will last and be sturdier than the canvas. The color of the Champaign looks pre-weathered and would look softer as the metal weathers.

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, Garcia, Myer, Bunn)

Nays: 0

Absent: 2 (Gilliland, Anderson)

Public Hearing closed

Commissioner Meyer moved to approve #CA23-67 with the condition "Champaign" color be used for the metal awnings; seconded by Commissioner Garcia following in a vote of:

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

Nays: 0

Absent: 2 (Gilliland, Anderson)

Motion approved

MINUTES

The Commission considered the minutes of the September 27, 2023 Regular Meeting. Vice-Chairman Telford made a motion to approve the minutes of the September 27, 2023 meeting as written; Commissioner Meyers seconded the motion and was followed in a vote of:

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

Nays: 0
Absent: 2 (Gilliland, Anderson)
Minutes approved

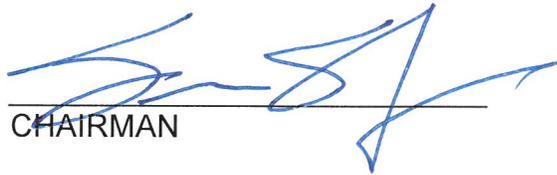
ADJOURNMENT

Chairman Shope adjourned the meeting at 7:22 p.m.

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

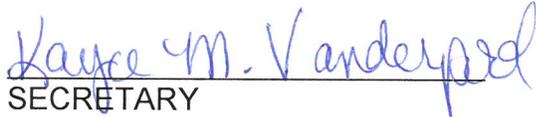
Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 13th day of December, 2023.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY