

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, December 13, 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
Jim Niewald	Commissioner
Eric Gilliland	Commissioner
Jana Garcia	Commissioner
Paul Slechta	City Council Liaison

The above constituting a quorum, members absent:

Theresa Myer	Commissioner
Taylor Bunn	Commissioner - Alternate
Monica Hotelling	P&Z Liaison

with the following City staff present:

Samuel Hawk	City of Grapevine Attorney
Paul W. McCallum	Executive Director Convention & Visitors Bureau
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

- #CA23-45(B) for property located at 324 Ruth Street;
- #CA23-74 for property located at 211 East Wall Street;
- #CA23-76 for property located at 113 East Texas Street;
- #CA23-78 for property located at 820 East Worth Street.

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:

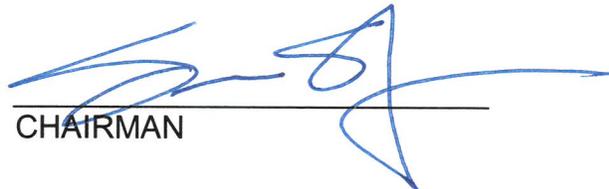
Ayes: 6 (Shope, Telford, Niewald, Gilliland, Anderson, Garcia)
Nays: 0
Absent: 2 (Meyer, Bunn)
Minutes approved

ADJOURNMENT

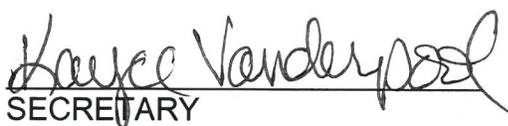
Chairman Shope adjourned the meeting at 6:48 p.m.

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