

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, February 28, 2024 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
Theresa Myer	Commissioner
Taylor Bunn	Commissioner - Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constituting a quorum, members absent:

Jana Garcia	Commissioner
-------------	--------------

with the following City staff present:

Matthew Boyle	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

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

PUBLIC HEARING

Chairman Shope declared the public hearing open 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 to the Grapevine Preservation Officer Klempin presented this item.

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 William 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;
- a building permit to be obtained from the Building Services Department.

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;
- a building permit to be obtained from the Building Services Department.

The applicants came forward to speak Kristen and Jacob Kemp. Mrs. Kemp said they really love the house and they just need more space. Jacob Kemp said that he does not want to move the family from the neighborhood. He loves the house, the neighborhood, the neighbors and Grapevine. His parents live nearby in Grapevine. He hopes for his kids to go through Grapevine schools and wants them to attend Grapevine High School and he just loves this house and needs space.

Vice-Chairman Telford said it is a great house and plan, she knew the former owners.

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

Ayes: 7 (Shope, Telford, Niewald, Gilliland, Anderson, Meyer, Bunn)

Nays: 0

Absent: 1 (Garcia)

Motion approved

Vice-Chairman Telford moved to approve Certificate of Appropriateness #CA23-87 seconded by Commissioner Gilliland prevailing in a vote of:

Ayes: 7 (Shope, Telford, Niewald, Gilliland, Anderson, Meyer, Bunn)

Nays: 0

Absent: 1 (Garcia)

Motion approved

MINUTES

Commission to consider the minutes of the December 13, 2023 Regular Meeting. Commissioner Gilliland moved to approve the minutes as written; Commissioner Bunn seconded the motion and was followed in a vote of:

Ayes: 7 (Shope, Telford, Niewald, Gilliland, Anderson, Meyer, Bunn)

Nays: 0

Absent: 1 (Meyer)

Minutes approved

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:24 p.m.

Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 27th day of March, 2024.

APPROVED:


CHAIRMAN

ATTEST:


SECRETARY