

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, March 27, 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
Eric Gilliland	Commissioner
Theresa Myer	Commissioner
Jana Garcia	Commissioner
Taylor Bunn	Commissioner - Alternate

Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constituting a quorum, member absent:

Jim Niewald	Commissioner
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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
Kayce Vanderpool	Historic Preservation Secretary

CALL TO ORDER

Chairman Shope called the meeting to order at 6:00 p.m.

The Chairman recognized our Commissioner Eric Gilliland and announced that this will be his last meeting with the Commission and thanked him for the last 9 years volunteering with the Historic Preservation Commission. Mr. Gilliland will be moving to Maryland. Commissioner Gilliland said it has been an honor and privilege serving on this commission and said he is sad to leave Grapevine, it's a wonderful city to live in.

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 and passed around the most recent staff approved Certificates of Appropriateness for the Commission to review.

A. Approved Certificates of Appropriateness as follows:

#CA24-02 for property located at 519 East Franklin Street;
 #CA24-03 for property located at 527 East Franklin Street;
 #CA24-07 for property located at 324 Ruth Street;
 #CA24-09 for property located at 129 South Main Street, Suite #235;
 #CA24-10 for property located at 317 & 319 South Main Street;
 #CA24-13 for property located at 204 East Franklin Street;
 #CA24-15 for property located at 406 South Main Street.

PUBLIC HEARING

Chairman Shope declared the public hearing open for:

A. Certificate of Appropriateness **#CA24-14** for property located at 314 East College Street, legally described as Block 22, Lot 5C, City of Grapevine to the Grapevine Preservation Officer Klempin presented this item.

BACKGROUND:

Certificate of Appropriateness application #CA24-14 was submitted by the applicant John Allender on February 28, 2024 to remove the addition on the south side of the house; restore the original house; construct a new 1 ½ story addition with basement; construct a new walkway with trellis above from the house to the existing garage; and renovate the existing garage and construct new attached trellis on the east side of the structure.

The Robert Lucas House at 314 East College Street is typical of the modest bungalow constructed for Grapevine's growing middle class in the 1920's. This house built in 1924 features a front gabled roof with a lower, projecting front gabled porch and overhanging eaves with exposed rafter tails. A gable end brick chimney is on the west elevation.

The front porch would be restored with wood decking and wood siding would be used on the addition to match the existing siding. The proposed plans would utilize the original house as a living room, dining room, kitchen and den with bar.

On the first floor the new addition would contain a central hallway, a butler's pantry, powder room, primary bedroom with attached bathroom and primary closet. A side entrance from the driveway would allow convenient access to the kitchen. There is also a laundry room and mudroom and a new walkway with trellis leading to the 2-car garage. A re-purposed garage storage area would become a "hangout space" with bathroom and a new exterior patio with trellis would be added.

From the central hallway a stairway with windows above would lead to the second-floor

of the addition which would include two bedrooms, each with a separate bathroom. Below the stairway, a stair leads to the basement which includes a living area with a bar, a storage room, a half bath and mechanical room. There is an outdoor stairway from the basement providing a second egress to the ground level.

The total building area of the project is as follows: Main House total floor area is 3,079 square feet; Garage is 659 square feet, for a total of 3,738 square feet, within the maximum of 4,100 square feet per the Preservation Ordinance. Building height is 25'-6". The lot size is 8,247 square feet and the building coverage is 40%, the maximum coverage allowed by Ordinance.

Staff recommends approval of #CA24-14 to remove the addition on the south side of the house; restore the original house; construct a new 1 ½ story addition with basement; construct a new walkway with trellis above from the house to the existing garage; renovate the existing garage and construct a new attached trellis on the east side of the structure; Pella Architect Series "Reserve" Wood Exterior Hung Windows be used for the new addition to replicate the original windows on the front of the house; approval of a special exception by the Board of Zoning Adjustment for the remodeling or enlargement of a non-conforming use or structures; as per attached drawings with the conditions all exterior materials, windows, doors and hardware, light fixtures and paint colors be approved under a separate Certificate(s) of Appropriateness; and a building permit be obtained from the Building Services department;

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA24-14 for the property located at 314 East College Street, legally described as Block 22, Lot 5C, 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 addition on the south side of the house;
2. Restore the original house and construct a new one-story link to a new 1 ½ story addition with basement following the Design Guidelines of the College Street Residential Historic District;
3. Construct a new walkway with trellis above from the house to the existing garage;
4. Renovate the existing garage and construct a new attached trellis on the east side of the structure;
5. Pella Architect Series "Reserve" Wood Exterior Hung Windows would be used for the new addition to replicate the original windows on the front of the house;
6. Approval of a special exception by the Board of Zoning Adjustment for the remodeling or enlargement of a nonconforming use or structure(s);

as per attached drawings with the conditions all exterior materials, windows, doors and hardware, light fixtures and paint colors be approved under a separate Certificate(s) of Appropriateness; and a Building Permit is obtained from the Building Services Department.

The applicant John Allendar a Principal Architect with Architexas came forward to speak. He said the goal is to respect the original footprint of the home and the massing ideas of the airplane bungalow craftsman style. This is a unique house with a gable front porch. They plan to replicate the existing 117 novelty siding on the house and continue with the open rafter tail details. Link of the garage to the house is the new trellis to be attached to the garage will match the trellis on front of the house. The original garage will remain and they are proposing a modification to add a bathroom and changing the hung window to an overhead door to provide an indoor-outdoor experience for the patio. There would be a modification to the windows over the kitchen counter and another in the living room. The plans for the front windows are to replicate the divided light pattern with 3 or 2 over 1 windows as shown in the historic photo of the house the rest of the windows will be 1 over 1.

Vice-Chairman Telford expressed her concern regarding the basement and the water table in the Blackland Prairie area. Mr. Allendar said he is aware of the soil in Grapevine and the water table issues in the area and has an engineering group Geotech to help with the water table issues. It's challenging but they have done it successfully with other properties in the area.

Vice-Chairman Telford asked David Klempin if the detached garage, would it require a variance for the 659 square footage. David said it is an existing structure so it would not require a variance from the Planning and Zoning Board of Adjustment.

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

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

Nays: 0

Absent: 1 (Niewald)

Motion approved

Commissioner Gilliland said that the years he has worked with the State Historic Preservation Office, he has recognized that the preservationists care a lot about the preservation of historic windows to maintain the caricature of the homes and he admires the continuation of the exposed rafter tail elements on the craftsman details in the presented plans.

Commissioner Gilliland moved to approve Certificate of Appropriateness #CA24-14 with conditions as written, the motion was seconded by Vice-Chairman Telford prevailing in a vote of:

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

Nays: 0

Absent: 1 (Niewald)

Motion approved

MINUTES

Commission to consider the minutes of the February 28, 2024 Regular Meeting. Commissioner Meyer moved to approve the minutes as written; Commissioner Gilliland seconded the motion and was followed in a vote of:

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

Nays: 0

Absent: 1 (Niewald)

Minutes approved

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:28 p.m.

Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 24th day of April, 2024.

APPROVED:


CHAIRMAN

ATTEST:


SECRETARY