

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, June 26, 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:

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| Sean Shope | Chairman |
| Margaret Telford | Vice-Chairman |
| Jim Niewald | Commissioner |
| Jana Garcia | Commissioner |
| Eric Gilliland | Commissioner - RESIGNED 03/27/2024 |
| Taylor Bunn | Commissioner - Alternate |
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| Monica Hotelling | Planning & Zoning Liaison |
| Paul Slechta | City Council Liaison |

The above constituting a quorum, members absent:

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| Ashley Anderson | Commissioner |
| Theresa Meyer | Commissioner |

with the following City staff present:

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| Matthew Boyle | City of Grapevine Attorney |
| Paula Newman | CVB Managing Director of Operations |
| 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.

He welcomed and thanked the applicants and introduced Paul Slechta our City Council Liaison, Matthew Boyle our City Attorney, Mr. P.W. McCallum the Executive Director of the CVB who is traveling on a Sister City Mission currently and Monica Hotelling our Planning & Zoning Liaison.

Chairman Shope announced that Commissioner Jim Niewald, who has served since 2021 is moving to Tennessee, this will be his last meeting and he is resigning from this Commission. The Chairman said that Jim Niewald’s knowledge and interest in Historic Preservation has help him serve this Commission well. The Chairman wished him the best.

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:
 - #CA24-27 for property located at 215 East Wall Street;
 - #CA24-29 for property located at 201 South Main Street;
 - #CA24-30 for property located at 905 East Worth Street;
 - #CA24-33 for property located at 221 East Worth Street;
 - #CA24-34 for property located at 215 East Worth Street;
 - #CA24-35 for property located at 814 East Wall Street;
 - #CA24-36 for property located at 215 East Wall Street.

PUBLIC HEARING

Chairman Shope declared the public hearing open for:

- A. Historic Landmark Overlay #HL24-01** for property located at 717 East Worth Street, legally described as Block 109, Lots 12 & 13, College Heights Addition, City of Grapevine. Preservation Officer Klempin presented this item.

BACKGROUND:

On May 31, 2024, Neal Cooper of Tin Barn Construction Company submitted #HL24-01 for a Historic Landmark Overlay application for the property at 717 East Worth Street. The property is located within the College Heights Addition and is within the boundary of the Grapevine Historic Township. The property contains the Tickner Apartment building which was built in 1963 on a slab on grade foundation, containing eight apartments surrounding a central courtyard. The building has a hip and gable roof with wide roof overhangs and is clad in red veneer brick. The building has driveway access from the rear with an asphalt paved roadway. The building is currently deteriorated and the apartment units are not habitable. The building does not lend itself to being adapted to serve as a single-family residential structure.

The applicant is requesting to demolish the building and in its place has proposed a two-lot development plan to allow for the construction of two period-style homes to follow Design Guidelines established for the property. The alley access way would be incorporated into the length of the two lots, allowing for detached garages at the rear of the lots and accessed from the front of the property from East Worth Street.

Staff recommends approval of the Historic Overlay #HL24-01 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development of the property. 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 to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for following property addressed as:

717 East Worth Street, legally described as Block 109, Lots 12 & 13, College Heights Addition, City of Grapevine.

Vice-Chairman Telford said she remembers there used to be two small framed Craftsmen style houses. She said her first-grade teacher lived in one of the houses, at that time all the schools in Grapevine used to be where the Faith Christian School is today. Margaret Telford said she is happy that it is going back to what the area was originally intended for.

Historic Preservation Officer David Klempin said he located a 1944 aerial photo that shows the two small houses on the lot and the apartment building to the west lot had 2 other small houses. We are reverting back to the original single-family residential lots intent for the area. It is a great plan for Historic Preservation and for the original Township.

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

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

Nays: 0

Absent: 2 (Anderson, Meyer)

Motion approved

Commissioner Niewald moved to approve Historic Landmark #HL24-01 as recommended, the motion was seconded by Vice-Chairman Telford, prevailing in a vote of:

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

Nays: 0

Absent: 2 (Anderson, Meyer)

Motion approved

B. Certificate of Appropriateness #CA24-31 for property located at 717 East Worth Street, legally described as Block 109, Lots 12 & 13, College Heights Addition, City of Grapevine. Preservation Officer Klempin presented this item.

BACKGROUND:

Certificate of appropriateness application #CA24-31 was submitted by applicant Neal Cooper of Tin Barn Construction Company on May 31, 2024 to demolish the existing one-story Tickner Rental Apartment Building, its courtyard and driveways; redevelop the property into two single family residential lots facing on East Worth Street. The property is located within the College Heights Addition and is within the boundary of the Grapevine Historic Township. The Apartment building is built on a slab on grade foundation and contains 8 apartments arraigned around a central courtyard. The building has a hip and gable roof with wide roof overhangs and is clad in red brick. It has alley access to an

asphalt driveway. It is in a deteriorated condition. The building does not lend itself to being adapted to serve as a single-family residential structure.

The property is 18,200 square feet in size. The property would be divided into two single-family residential lots of 9,100 square feet in size, each fronting onto East Worth Street, with driveway access to rear garages from East Worth Street.

Staff recommends approval of #CA24-31 to demolish the existing one-story 9,138 square foot Tickner Rental Apartment Building, its courtyard and driveways; redevelop the property into two single-family residential lots facing on East Worth Street; as per the attached drawings and site plan with the conditions: Historic Landmark Overlay #HL24-01 is approved for the property; a zoning change is approved for two single-family residential lots facing East Worth Street by the P&Z Commission and City Council; a re-plat of the property is approved by the P&Z and City Council; all plans for new houses are to be developed following Design Guidelines established for the property and all exterior materials, windows, doors and door hardware, light fixtures and fences be approved under a separate Certificate of Appropriateness; and a building permit is obtained from the Building Services Department.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** the Certificate of Appropriateness #CA24-31 for the property located at 717 East Worth Street, legally described as Block 109, Lots 12 & 13, College Heights 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. Demolish the existing one-story 9,138 square foot Tickner Rental Apartment Building, its courtyard and driveways;
2. Redevelop the property into two single-family residential lots facing onto East Worth Street; as per the attached drawings and site plan with the conditions:
 - a. Historic Landmark Overlay #HL24-01 is approved for the property;
 - b. A zoning change is approved for two single-family residential lots facing East Worth Street by the Planning and Zoning Commission and City Council;
 - c. A re-plat of the property is approved by the P&Z and City Council;
 - d. All plans for new houses are to be developed following Design Guidelines established for the property and all exterior materials, windows, doors and door hardware, light fixtures and fences be approved under a separate Certificate of Appropriateness; and
 - e. A building permit is obtained from the Building Services Department.

The Applicant Neal Cooper came forward to speak, he said the owners of the property have changed management about 3 or 4 years ago and the current property manager Bill Ticknor has been thinking ahead and working on some long-term plans for this site. This will be the first of multiple projects in the area to bring more conversions and significant changes to the Township.

Vice-Chairman said she is pleased with the plans and is happy it will be returning to permanent residential properties verses apartments.

Vice-Chairman Telford moved to close the public hearing for **#CA24-31**; Commissioner Garcia seconded the motion and was followed with a vote of:

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

Nays: 0

Absent: 2 (Anderson, Meyer)

Public Hearing Closed

Vice-Chairman Telford moved to approve Certificate of Appropriateness **#CA24-31** with conditions as listed, the motion was seconded by Commissioner Garcia, followed with a vote of:

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

Nays: 0

Absent: 2 (Anderson, Meyer)

Motion approved

MINUTES

Commission to consider the minutes of the May 22, 2024 Regular Meeting. Commissioner Niewald moved to approve the minutes as written; Commissioner Bunn seconded the motion and was followed in a vote of:

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

Nays: 0

Absent: 2 (Anderson, Meyer)

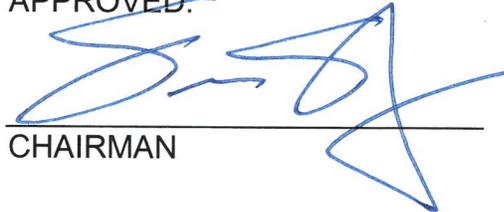
Minutes approved

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:26 p.m.

June 26, 2024 Minutes Passed and Approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 24th day of July, 2024.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY