

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, August 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
Theresa Meyer	Commissioner
Taylor Bunn	Commissioner
David Ewbank	Commissioner
Janice Rhoda	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. He welcomed the youngest attendee at 9 days old.

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.

OATH OF OFFICE

The Oath of Office was administered by Kayce Vanderpool, Historic Preservation Secretary to reappointed Commissioners Margaret Telford, Ashley Anderson, Theresa

Meyer and Taylor Bunn and the newly appointed Commissioners David Ewbank and Janice Rhoda - Alternate.

ELECTION OF OFFICERS

Commissioner Ashley Anderson spoke about the wonderful leadership of Grapevine's historic preservation by both Chairman Sean Shope and Vice-Chairman Margaret Telford. She moved that they both continue to serve in their respective rolls, Commissioner Meyer seconded the motion. Both Chairman Sean Shope and Vice-Chairman Margaret Telford agreed to continue serving. The motion was approved with the following vote:

Ayes: 7 (Shope, Telford, Anderson, Meyer, Bunn, Ewbank, Rhoda)
Nays: None
Absent: 1 (Garcia)

WORK SESSION

Approved Certificates of Appropriateness as follows:

#CA24-11C for property located at 306 Austin Street;
#CA24-37 for property located at 331 East College Street;
#CA24-38 for property located at 529 East Worth Street;
#CA24-39 for property located at 324 Ruth Street;
#CA24-40 for property located at 120 South Main Street, Suite #50;
#CA24-42 for property located at 521 East Worth Street.

PUBLIC HEARING

Chairman Shope declared the public hearing open for:

Certificate of Appropriateness #CA24-32 for property located at 422 South Dooley Street, legally described as Block 33, Lots 7 & E 35'8, Jenkins & Yates Addition, City of Grapevine the Grapevine, Preservation Officer Klempin presented this item.

BACKGROUND:

Certificate of appropriateness application #CA24-32 was submitted by applicant Chris Sanchez on June 12, 2024 to renovate the historic 1921 D. E. Box house and construct a new addition to the house and garage. The additions would include a 750 square foot one-story addition to the rear of the existing house containing a new master bedroom and bath; a request for a variance to combine the square footage from the 200 square foot storage building allowed by the Preservation ordinance with the existing 459 square foot garage; and to construct a new roofline on the garage with a shed dormer on the south elevation to allow for attic storage.

The property is landmarked and also is located within the boundary of the Grapevine Historic Township. Exterior materials and details for the new additions would include

wood siding and trim to match the original house and metal clad wood windows and wood exterior doors. A new paint color scheme would be developed for the house.

The total building area of the project is as follows: the original house of 2,646 square feet combined with the 750 square foot addition bring the house total floor area to 3,396 square feet; the existing Garage of 459 square feet plus 200 square feet addition bring its total to 659 square feet. A new porch of 42 square feet does not count against the maximum square feet. The house of 3,396 square feet plus the garage of 659 square feet totals 4,055 square feet, which is within the maximum of 4,100 square feet allowed by the Preservation Ordinance. The building height is 27'-6", within the maximum of 35 feet. The lot size is 16,500 square feet and the building coverage is 25%, maximum coverage 40% allowed by Ordinance.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** the Certificate of Appropriateness #CA24-32 for the property located at 422 South Dooley Street legally described as Block 33, Lots 7 & E35'8, Jenkins and Yates 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. Renovate the existing D. E. Box house;
2. Construct a new 750 square foot one-story addition to the rear of the house to include a new master bedroom and bath;
3. A variance to combine the square footage from the 200 square foot storage building allowed by the Preservation ordinance with the existing 459 square foot garage;
4. Construct a new roofline on the garage with a shed dormer on the south elevation to allow for attic storage;

as per the attached plans with the conditions a plat is approved and filed with Tarrant County combining Lot 7 and a portion of Lot 8, Block 33, Jenkins and Yates Addition; all exterior materials, windows, doors and hardware, light fixtures, paint colors and fences be approved under a separate Certificate(s) of Appropriateness; and a Building Permit is obtained from the Building Services Department.

Preservation Officer Klempin said the new addition will have the same wood siding and trim to match the existing house along with new wood windows and wood doors. A new color scheme will be developed for the house that will be approved with a separate certificate of appropriateness.

Mr. Klempin said that originally the house had beautiful hip roofs with four-foot overhangs. In the 1960's there was a fire in the attic that destroyed the upper roof. Due to lack of homeowner's insurance the property owner installed trusses and that is what is still there today. It would be wonderful to see the original hip roof restored someday. The owner does not have plans to restore the original roof.

Chairman Shope thanked Mr. Klempin for pointing out the original roof of the house. He asked if changing the roof back to the original hip roof, would it change the height of the

house. Mr. Klempin said no, it would not affect the height of the house.

Chairman Shope asked if the owner would like to come forward and speak about the project. The property owner Chris Sanchez thanked the Commissioners for their time and said he is looking forward to getting started.

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

Ayes: 7 (Shope, Telford, Anderson, Meyer, Bunn, Ewbank, Rhoda)

Nays: None

Absent: 1 (Garcia)

Motion approved

Vice-Chairman Telford moved to approve with conditions, Certificate of Appropriateness #CA24-32, the motion was seconded by Commissioner Anderson prevailing in a vote of:

Ayes: 7 (Shope, Telford, Anderson, Meyer, Bunn, Ewbank, Rhoda)

Nays: None

Absent: 1 (Garcia)

Motion approved

Chairman Shope congratulated Mr. Sanchez and thanked him for the hard work and working with the staff on the plans for this house.

MINUTES

Commission to consider the minutes of the June 26, 2024 Regular Meeting. Commissioner Meyer moved to approve the minutes as written; Commissioner Bunn seconded the motion and was followed in a vote of:

Ayes: 7 (Shope, Telford, Anderson, Meyer, Bunn, Ewbank, Rhoda)

Nays: None

Absent: 1 (Garcia)

Minutes approved

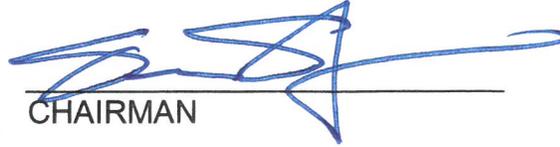
Chairman Shope pointed out that with the oath of office taken earlier, that there are two new Commissioners David Ewbank and Janice Rhoda. He thanked them for volunteering and welcomed them both to the Historic Preservation Commission.

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:17 p.m.

Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 23th day of October, 2024.

APPROVED:


CHAIRMAN

ATTEST:


SECRETARY