

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, December 18, 2024
6:00 pm

Welcome

1. Call to Order

2. Citizen Comments

Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with staff. A member of the public may address the Historic Preservation Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

3. Work Session

- A. Approved Certificates of Appropriateness as follows:
#CA24-48(A) for property located at 324 South Church Street;
#CA24-62 for property located at 820 East Texas Street;
#CA24-65 for property located at 820 East Texas Street;
#CA24-67 for property located at 221 West College Street;
#CA24-68 for property located at 852 East Texas Street;
#CA24-70 for property located at 404 East Franklin Street;

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA24-57 for property located at 403 East Worth Street, legally described as Block 34 W55'4, City of Grapevine and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA24-63 for property located at 713 East Texas Street, legally described as Block 105, Lot 11, College Heights Addition, City of Grapevine and take any necessary action.

5. Minutes

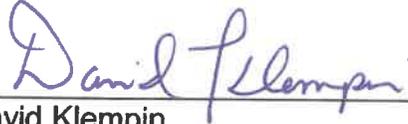
- A. Commission to consider the minutes of the November 20, 2024 Regular Meeting.

6. Adjournment

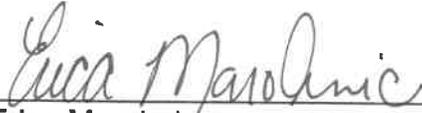
If you plan to attend this public meeting and have a disability requiring special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on January 22, 2025 in the 2nd Floor Council Chambers, Grapevine City Hall, 200 South Main Street, Grapevine, Texas 76051.

In accordance with Texas Government Code, Chapter 551.001 et seq acts of the 1993 Texas Legislature, the Grapevine Historic Preservation Commission agenda was prepared and posted on the 13th day of December, 2024 at 5:00 p.m.



David Klempin
Historic Preservation Officer



Erica Marohnic
Director of Planning Services

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *work*
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES *EM*
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, DECEMBER 18, 2024

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA24-57
HISTORIC 1933 GOAD HOUSE
403 EAST WORTH STREET
FRANK AND NANCY KOJDER, OWNER/APPLICANT
RUSSELL MORAN, ARCHITECT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA24-57 for the property located at 403 East Worth Street, legally described as Block 34W 55' 4, 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 and enlarge the existing 22' x 24' detached two-car garage with a first floor bump out of 22 square feet and add a second floor storage area to the building;

as per the attached plans and specifications with the conditions a building permit is obtained from the Building Department; and all exterior materials, finishes, paint colors, doors and hardware, windows, exterior light fixtures and fences are required to be approved on a separate Certificate(s) of Appropriateness.

BACKGROUND:

Certificate of Appropriateness application #CA24-57 was submitted on October 8, 2024 by the applicant Frank Kojder for renovation of the existing detached garage and construction of a new storage area above the garage. The second floor would include a new interior stairway to the storage area. The garage door would be moved to the north and a window added on the east side of the garage. The roof would be reconstructed to allow for two dormers providing light to the storage space.

The proposed plans for the renovation of the garage were developed by architect Russell Moran following Design Guidelines developed following the requirements of the 2013-23 Historic Preservation Ordinance. The total living area of the house is 3,373 square feet which is less than the 3,400 square feet allowed by ordinance and the existing garage is 539 square feet which exceeds the 500 maximum square foot garage allowed by ordinance. A variance is recommended to allow for the bump out of 22 square feet to the garage on the first floor from the 200 square foot storage building which is allowed by the ordinance. The Historic Preservation Officer, the Building Official and the Director of the Convention & Visitor's Bureau recommend for the variance.

The lot is 10,340 square feet in size. The lot coverage with the garage bump out would be 38% which is within the 40% maximum allowed. Total impervious area would be 59% which is less than the maximum of 60%. Exterior siding and trim materials of the garage would match those of the house. The garage would be painted to match the color scheme of the house.

Staff recommends the Historic Preservation Commission approve with conditions #CA24-57 to renovate and enlarge the existing 22' x 24' detached two-car garage with a first floor bump out of 22 square feet and the addition of a second floor storage area to the building; as per the attached plans and specifications with the conditions a building permit is obtained from the Building Department; and all exterior materials, finishes, paint colors, doors and hardware, windows, exterior light fixtures and fences are required to be approved on a separate Certificate(s) of Appropriateness.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date Oct 8, 2024

Number #CA24-57

Property Owner Name, Address & Phone Number
FRANK + NANCY KOJDER

Applicant Name, Address & Phone Number
FRANK + NANCY KOJDER

Phone: (817) 800-5126

Phone: (817) 800-5126

Mobile:

Mobile

Email: FRANKKOJDER@GMAIL.COM

Email: FRANKKOJDER@GMAIL.COM

Property Address (include any suite number)
403 E. WORTH ST.
GRAPEVINE, TX 76051

Legal Description
Block 34 W55'4
Subdivision City of Grapevine

Tenant Name/Occupancy/Use _____

Request/Description of Work to Be Done
ENLARGE GARAGE AND ADD 2ND FLOOR STORAGE AREA TO GARAGE

Drawings/Sketches Attached
 Yes No

Photographs Attached
 Current Historic

Material Sample(s) Attached (please list) _____

I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Grapevine's Historic Overlay District Ordinances and Building Codes. APPROVAL OF A CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF OTHER REQUIRED BUILDING PERMITS.

Signed x Frank H. Kojder Nancy E. Kojder
Owner or Contractor

Print Name FRANK KOJDER NANCY KOJDER

Approved-Staff HPC _____
 Approved with Conditions: _____

Office Use _____

Denied

x _____
Chair - Historic Preservation Commission

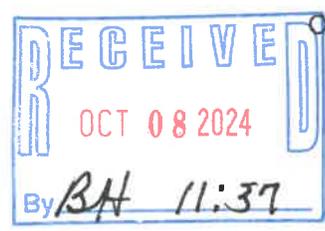
x _____
Historic Preservation Officer

x _____
Building Official

Date _____

**THIS IS NOT A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY
THE BUILDING DEPARTMENT BEFORE STARTING WORK.**

DELIVER TO: HISTORIC PRESERVATION DEPARTMENT
636 SOUTH MAIN STREET, GRAPEVINE, TEXAS



OFFICE 817-410-3556

RECEIVED
OCT 10 2024

Important Security Reminder: Everyone for 2024 will need to reset their password and some Online Accounts will need to be recreated for 2024.

Account: 01091921
Address: 403 E WORTH ST

Export Property Page

Location

32°56'16.9"N 97°04'28.6"W
 WWQG+656 Grapevine, Texas [Directions](#)

[View larger map](#)

Map data ©2024 Google Report a map error

This map, content, and location of property is provided by Google Services.

Address: [403 E WORTH ST](#)
City: GRAPEVINE
Georeference: [16060-34-4-11](#)

RECEIVED
OCT 10 2024 *K*

#CA2457

Subdivision: [GRAPEVINE, CITY OF](#)

Neighborhood Code: [3G030K](#)

Latitude: 32.9380273165

Longitude: -97.0746086429

TAD Map: 2126-460

MAPSCO: TAR-028J

Property Data

Legal Description: GRAPEVINE, CITY OF Block 34 W55'4

Jurisdictions:

CITY OF GRAPEVINE (011)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A

Year Built: 1935

Personal Property Account: N/A

Agent: None

Site Number: [101091921](#)

Site Name: GRAPEVINE, CITY OF-34-4-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,364

Percent Complete: 100%

Land Sqft*: 10,340

Land Acres*: 0.2373

Pool: Y

Notice Sent Date: 4/15/2024

Notice Value: \$1,211,277

Protest Deadline Date: 5/24/2024

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

RECEIVED

OCT 10 2024

Property Documents

#CA24-57

Documents

2024 Documents

[Value Notice 2024-04-15](#)

2023 Documents

Show Documents

Owner Information

Current Owner:

KOJDER FRANK M

~~KOJDER NANCY E~~

Primary Owner Address:

403 E WORTH ST
GRAPEVINE, TX 76051

Deed Date: 6/2/2023

Deed Volume:

Deed Page:

Instrument: [D223096706](#)

Previous Owners:

Name

BRADEN NANCY M;BRADEN RANDALL K

Date

6/26/2017

Instrument

[D217146410](#)

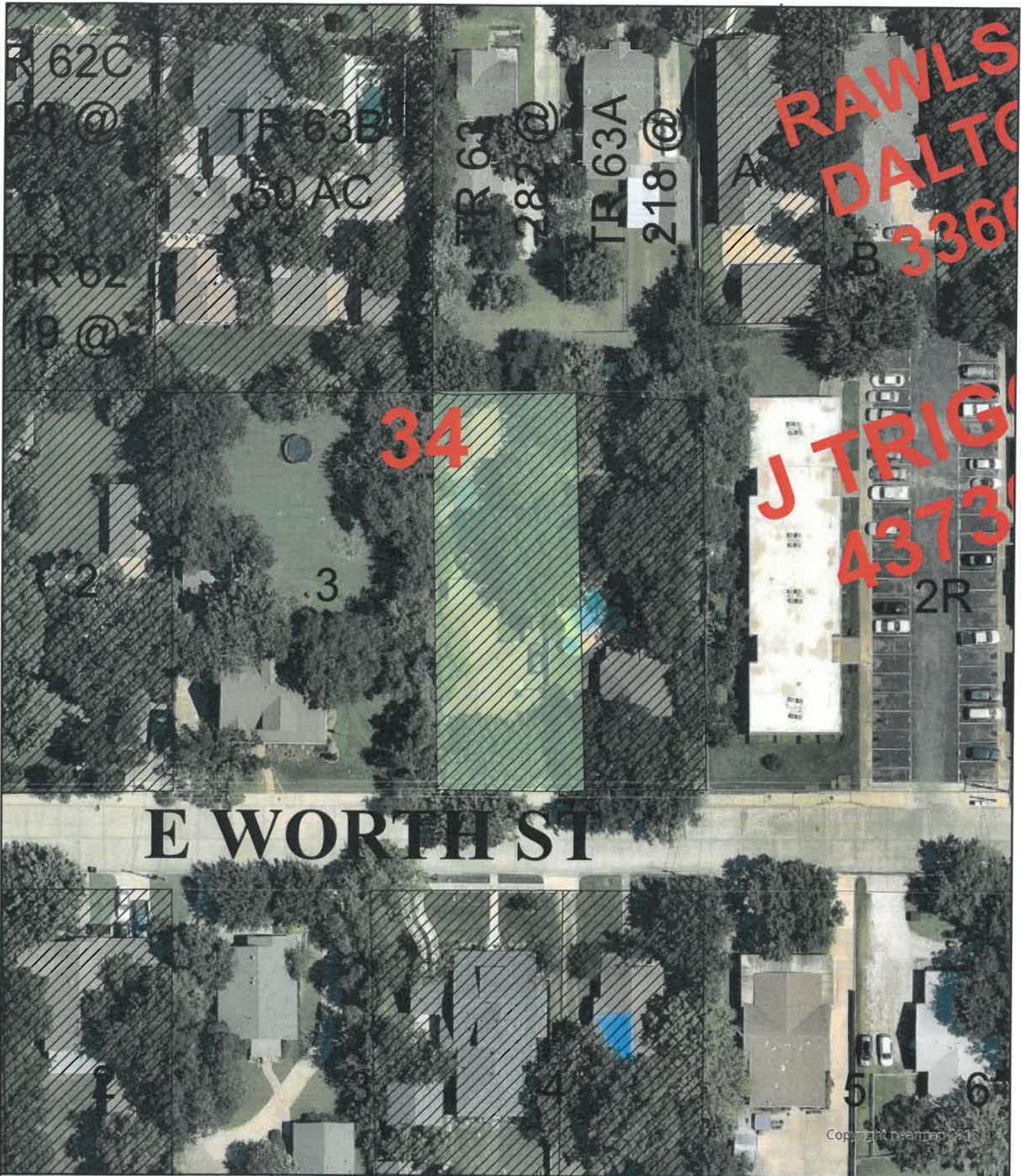
Deed Volume

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Name

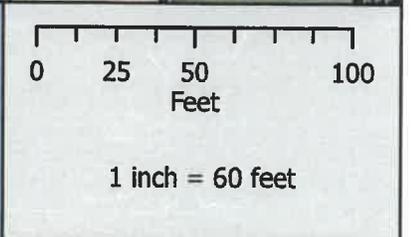
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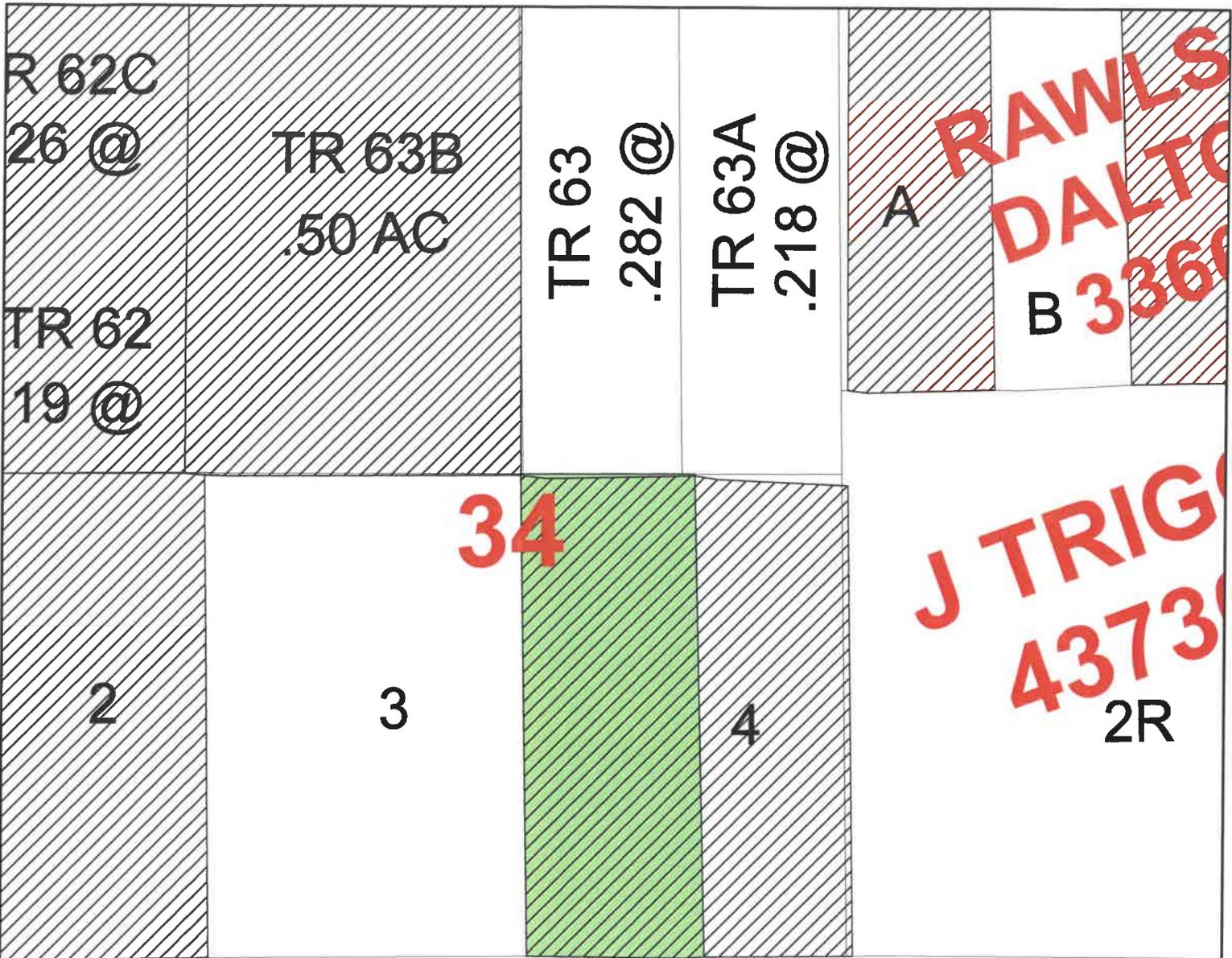
OCT 10 2024



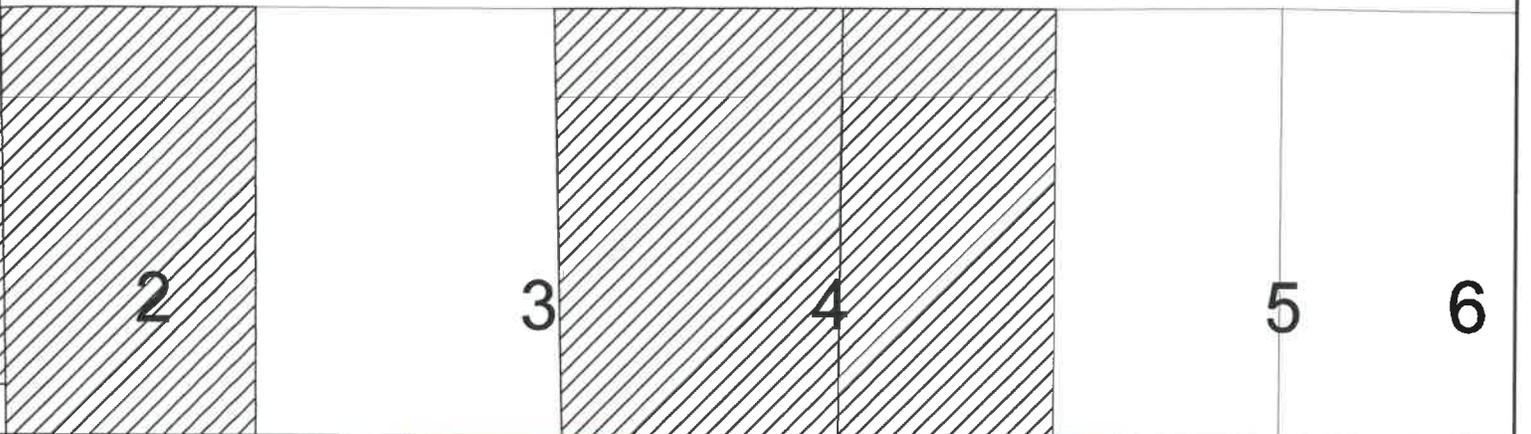
-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

#CA24-57
403 E Worth Street
 12/11/2024



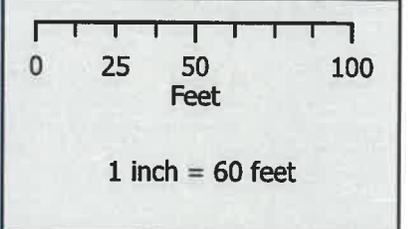


E WORTH ST



-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

#CA24-57
 403 E Worth Street
 12/11/2024



MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER ^{W DK}
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES 
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, DECEMBER 18, 2024

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA24-63
HISTORIC HARRINGTON HOUSE
713 EAST TEXAS STREET
LAWRENCE B. FRANCE, OWNER/APPLICANT
RUSSELL MORAN, ARCHITECT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA24-63 for the property located at 713 East Texas Street, legally described as Block 105, Lot 11, College Height 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. Construct a new 22' wide detached two-car garage containing 410 square feet in the rear yard of the house and construction of a new driveway apron with curb cut to the paved rear alley easement;

as per the attached plans and specifications with the conditions a building permit is obtained from the Building Department; and all exterior materials, finishes, paint colors, doors and hardware, windows, exterior light fixtures and fences are required to be approved on a separate Certificate(s) of Appropriateness.

BACKGROUND:

Certificate of Appropriateness application #CA24-63 was submitted on October 21, 2024 by the applicant Larry France for construction of a new two-car detached garage in the rear yard of the house. The garage would open directly to a paved apron and be accessed from the rear paved alley easement.

The proposed plans for the new garage were developed by architect Russell Moran following Design Guidelines developed following the requirements of the 2013-23 Historic Preservation Ordinance. The total living area of the house is 2,560 square feet which is less than the 3,400 square feet allowed by ordinance and the proposed garage is 410 square feet which is less than the 500 square feet size allowed by the ordinance.

The lot is 7,000 square feet in size. The lot coverage with the new garage would be 36.7% which is within the 40% maximum allowed. Total impervious area of the site is 3,338 square feet, 48.4% which is less than the maximum of 60%. Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria with regard to the new garage found that the garage would be in compliance. Exterior siding and trim

materials of the garage would match those of the house. The garage would be painted to match the color scheme of the house.

Staff recommends the Historic Preservation Commission approve with conditions #CA24-63 Construct a new 22' wide detached two-car garage containing 410 square feet in the rear yard of the house and construction of a new driveway apron to the paved rear alley easement, as per the attached plans and specifications with the conditions a building permit is obtained from the Building Department; and all exterior materials, finishes, paint colors, doors and hardware, windows, exterior light fixtures and fences are required to be approved on a separate Certificate(s) of Appropriateness.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 10/10/24

Number #CA24-63

Property Owner Name, Address & Phone Number
LAWRENCE FRANCE
713 E TEXAS STREET
GRAPEVINE, TX 76051
Phone: 703-801-9258
Mobile: 703-801-9258
Email: MEBURGEIII@AOL.COM
Property Address (include any suite number)
713 East Texas Street
Grapevine, TX 76051

Applicant Name, Address & Phone Number
PROPERTY OWNER
Phone:
Mobile:
Email:
Legal Description
Block 105 Lot 11
Subdivision HISTORIC DISTRICT
COLLEGE HEIGHTS DIVISION

Tenant Name/Occupancy/Use OWNER

Request/Description of Work to Be Done ADD 2-CAR GARAGE

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)
(1) PROPERTY SURVEY
(2) ILLUSTRATION PHOTO OF POTENTIAL GARAGE
(3) PLOT LOT WITH REQUESTED GARAGE FOOTPRINT

I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Grapevine's Historic Overlay District Ordinances and Building Codes. APPROVAL OF A CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF OTHER REQUIRED BUILDING PERMITS.

Signed x Lawrence France
Owner or Contractor

Print Name LAWRENCE FRANCE

Approved-Staff HPC
Approved with Conditions:
Denied

Office Use

Chair - Historic Preservation Commission
Building Official

Historic Preservation Officer
Date

THIS IS NOT A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY THE BUILDING DEPARTMENT BEFORE STARTING WORK.

DELIVER TO: HISTORIC PRESERVATION DEPARTMENT
636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

RECEIVED
OCT 21 2024

RECEIVED
OFFICE 817-410-3556
OCT 16 2024
By KH 10:56 AM

This form must be completed for
NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS

SITE & BUILDING PLAN REQUIREMENTS

Reference: Ordinance No. 2013-23 www.grapevintexas.gov/documentcenter/view/881

The following information is required for properties with Historic Landmark Subdistrict Overlays and within the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: 10/14/24
Time: phone call (817.410.3197 817.410.3185)

- 1. Survey Plan ✓
- 2. Site Plan _____
- 3. Floor Plans _____
- 4. Elevations ✓
- 5. Roof Plan _____
- 6. Street Facing Elevations _____ (of proposed structure with building elevations of structures on adjacent properties.)
- 7. Photographs ✓ (of all four elevations for any building or structure to be altered or demolished.)
- 8. Foundation Plan _____
- 9. Historic Preservation Plan _____

Property Lot Size 7000 Square Feet
 Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2560
 Building Coverage (40% max) 2800 3338 sq. ft.
 Building Height (35 ft. max) _____
 Garage (Detached 500 sq. ft. max) 240 410 sq. ft. WDK
 Garage (Attached is included within the 3,400 sq. ft. max) _____
 Storage Shed (200 sq. ft. max) N/A

For Commercial Uses:
 Impervious Area _____ % of Lot
 Parking Spaces _____
 ADA Parking Spaces _____
 Easements _____
 Board of Zoning & Adjustment approval _____

=====

PLEASE NOTE: A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS SUGGESTED SIX (6) WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION WITH;

- 1) THE ABOVE INFORMATION COMPLETED; AND
- 2) ALL REQUIRED ATTACHMENTS COMPLETED.

ALL NEW CONSTRUCTION & ADDITION REQUESTS MUST BE REVIEWED, COMPLETE AND IN COMPLIANCE WITH HISTORIC PRESERVATION ORDINACE No. 2013-23 TO BE DEEMED A SUBMITTED APPLICATION.

RECEIVED
 OCT 21 2024

RECEIVED
 OCT 16 2024
 By XH 10:56 AM

Important Security Reminder: Everyone for 2024 will need to reset their password and some Online Accounts will need to be recreated for 2024.

Account: 00563773
Address: 713 E TEXAS ST

Export Property Page

Location

32°56'19.9"N 97°04'12.7"W
WWQH+GWV Grapevine, Texas

Directions

View larger map

Map data ©2024 Google Report a map error

This map, content, and location of property is provided by Google Services.

Address: 713 E TEXAS ST
City: GRAPEVINE
Georeference: 7670-105-11

RECEIVED
OCT 21 2024

Subdivision: [COLLEGE HEIGHTS ADDITION-GRPVN](#)

Neighborhood Code: [3G030K](#)

Latitude: 32.9388545142

Longitude: -97.0701875259

TAD Map: 2126-460

MAPSCO: TAR-028J

Property Data

Legal Description: COLLEGE HEIGHTS ADDITION-GRPVN Block
105 Lot 11 50% UNDIVIDED INTEREST

Jurisdictions:

CITY OF GRAPEVINE (011)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A

Year Built: 2017

Personal Property Account: N/A

Agent: None

Site Number: [100563773](#)

Site Name: COLLEGE HEIGHTS ADDITION-GRPVN 105 11 50%
UNDIVIDED INTEREST

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 2,381

Percent Complete: 100%

Land Sqft^{*}: 6,976

Land Acres^{*}: 0.1601

Pool: N

Notice Sent Date: 4/15/2024

Notice Value: \$361,721

Protest Deadline Date: 5/24/2024

RECEIVED

OCT 21 2024

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

Property Documents

Documents

2024 Documents

[Value Notice 2024-04-15](#)

2023 Documents

Show Documents

Owner Information

Current Owner:

FRANCE LAWRENCE B

Primary Owner Address:

713 E TEXAS ST
GRAPEVINE, TX 76051

Deed Date: 7/31/2016

Deed Volume:

Deed Page:

Instrument: [D216114089](#)

Previous Owners:

Name

DONOFRIO CHARLES R;FRANCE LAWRENCE B

Date

5/24/2016

Instrument

[D216114089](#)

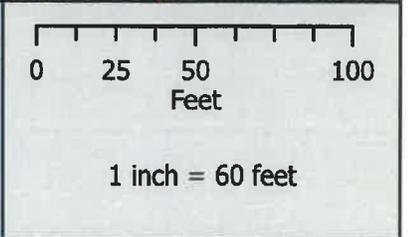
RECEIVED

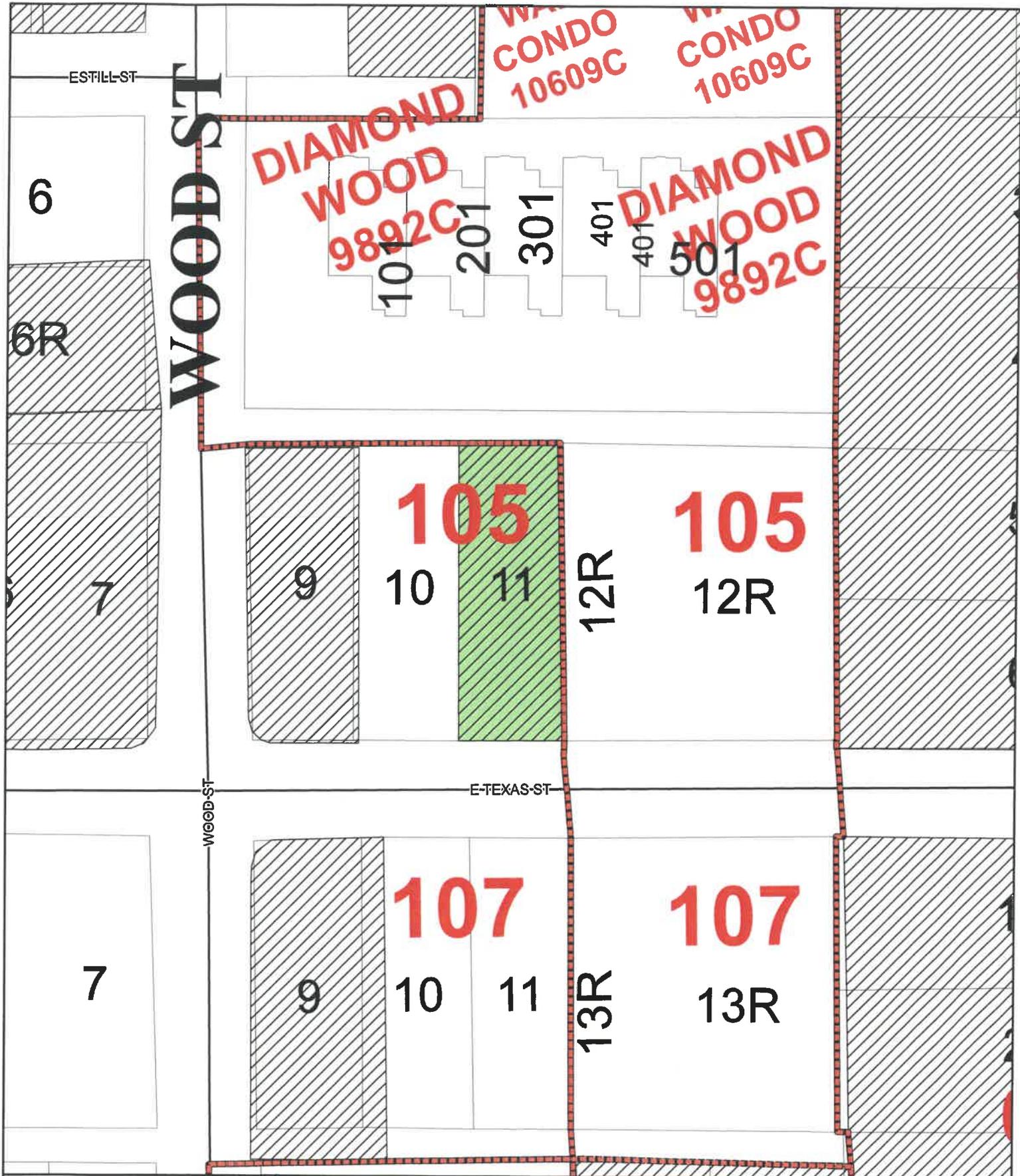
OCT 21 2024



-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

#CA24-63
 713 E Texas Street
 12/11/2024





-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

#CA24-63
713 E Texas Street
 12/11/2024



1 inch = 60 feet

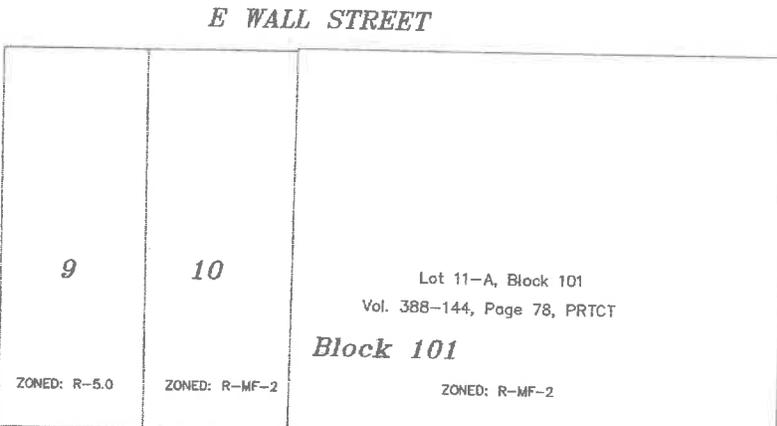
COPY, B114
FOR OFFICIAL DOCUMENT
REFER TO TARRANT COUNTY



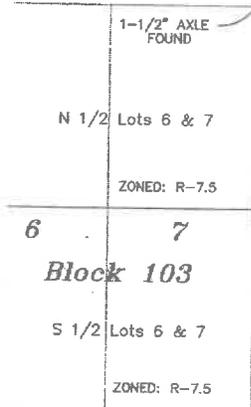
0 15' 30'
 SCALE: 1" = 30'
 Basis of Bearings:
 Assumed North

VICINITY MAP
 Not to Scale

6 7
Block 101
 ZONED: R-7.5



ESTILL AVE.



Alley (15' R.O.W.)

NAD-83 COORDINATES
 N = 2408996.2
 E = 7027671.0

6 7
 ZONED: R-7.5

Block 105

WOOD STREET
 (80' R.O.W.)

LOT 9-R
 41,168 S.F.
 0.9450 ACRES
 ZONED: R-MF-2

Block 103
COLLEGE HEIGHTS ADDITION
 VOL. 310, PG. 13
 D.R.T.C.T.

Block 105

D.E. BOY
Vol. 388
P.R.

3
 ZONED:

Bloc

ZONED: R

5/8" CIRS "RPLS 5094"

ZONED: R-12.5

C:\VARD\RP.LS_2\WARD_RP.LS\Wood Street\Wood St Final_Plat_Rev2.dwg modified by mbd at Dec 01, 2008 - 12:03pm

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	10.27'	20.00	S75°17'21"E	10.16'
C2	27.93'	55.66	N75°26'29"W	27.67'
C3	26.65'	53.32	S75°12'23"E	26.49'
C4	30.49'	59.01	S75°36'05"E	30.15'
C5	17.78'	35.00	N75°36'05"W	17.59'
C6	11.81'	23.03	S75°25'09"W	11.66'

LINE	LENGTH	BEARING
L1	1.59'	N01°08'11"W
L2	29.52'	N01°08'11"W
L3	205.17'	N89°50'43"E
L4	24.00'	S00°09'17"E
L5	209.78'	S89°50'43"W

PLATTEERS NOTES:

- ALL LOT CORNERS WILL BE 5/8" IRON RODS WITH AN ORANGE CAP STAMPED "RPLS 5094" UNLESS NOTED OTHERWISE.
- ACCORDING TO FLOOD INSURANCE RATE MAP, DATED AUGUST 2, 1995, TARRANT COUNTY, TEXAS, COMMUNITY PANEL NO. 48439C0205 H. THIS TRACT IS NOT IN A FLOOD HAZARD AREA. (TRACT IS IN ZONE X)

AREA NOTES:

- ROW Dedication Area: 1721 Sq. Ft. = 0.0395 Acres
- Esmt Dedication Area: 4772 Sq. Ft. = 0.1096 Acres
- Net Platted Area: 36,344 Sq. Ft. = 0.8343 Acres
- Total Platted Area: 42,837 Sq. Ft. = 0.9834 Acres

NOTE: THIS SURVEY DRAWING IS PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES & NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONNECTION WITH THIS ORIGINAL TRANSACTION.



SUR
 I, Michael B. H. Davis, Registered Professional Land Surveyor, Texas, do hereby certify that this plat is correct and true to the original and as the same appears on the platting in Texas and the City of Dallas.

MBD
 Michael B. H. Davis
 Texas R.P.L.S. No. 5094
 Alpha Land Surveying

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, November 20, 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 |
| Jana Garcia | Commissioner |
| Taylor Bunn | Commissioner |
| David Ewbank | Commissioner |
| | |
| Paul Slechta | City Council Liaison |
| Monica Hotelling | P&Z Liaison |

The above constituting a quorum, members absent:

- | | |
|--------------|-------------------------|
| Janice Rhoda | Commissioner- Alternate |
|--------------|-------------------------|

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:

- #CA24-54(A) for property located at 334 South Barton Street;
- #CA24-54(B) for property located at 320 South Barton Street;
- #CA24-55 for property located at 314 South Main Street;
- #CA24-56 for property located at 324 Ruth Street;
- #CA24-58 for property located at 129 South Main Street, Suite #100;
- #CA24-61 for property located at 129 South Main Street, Suite #235;
- #CA24-64 for property located at 121 East Worth Street;
- #CA24-66 for property located at 319 South Main Street;
- #CA24-51 for property located at 120 South Main Street, Suite A;
- #CA24-52 for property located at 215 East Wall Street;
- #CA21-53 for property located at 525 East Worth Street.

WORKSHOP

The Historic Preservation Officer David Klempin presented the training session on the History of the Grapevine Historic Township, its buildings and styles.

Vice Chairman Telford commented that the training information presented was excellent
Chairman Shope agreed.

Commissioner Meyer asked if the Cameron Company House that was moved to Jean Street from the corner of Main and Franklin, would it be relocated when building the new townhomes approved by City Council. David Klempin said he would look into the planning of that property.

Chairman Shope asked about our history with garages. Mr. Klempin said that he could create a section of what was historically here in Grapevine. Most of the properties had sheds and some had garages that were detached. Most of the garages are in the back 50% of the lot across the United States.

Commissioner Ewbank asked about the Doris Bateman House on the corner of Smith and Franklin and if the Historic Preservation Commission would welcome someone to create and design a better style house than the minimalist style house. Mr. Klempin said it is a Minimal Traditional House on a large lot, we work to retain our existing structures. We don't remove the houses, we could work with them by using the Pattern Book, you could expand it, enrich it and enhance it. The lot has a lot of possibility the HPC Staff could guide the new owner through the process.

Commissioner Meyer moved to close the training session; Commissioner Anderson seconded the motion and was followed with a vote of:

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

Nays: None

Absent: 1 (Janice Rhoda - Alternate)

MINUTES

Commission to consider the minutes of the October 23, 2024 Regular Meeting. Vice-Chairman Telford 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, Garcia, Bunn, Ewbank)

Nays: None

Absent: 1 (Janice Rhoda - Alternate)

Minutes approved

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:47 p.m.

November 20, 2024 Minutes Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 18th day of December, 2024.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY