

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, October 23, 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            |
| Janice Rhoda     | Commissioner- Alternate |
|                  |                         |
| Paul Slechta     | City Council Liaison    |
| Monica Hotelling | P&Z Liaison             |

The above constituting a quorum, 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:

- #CA24-43 for property located at 852 East Worth Street;
- #CA24-44 for property located at 212 East Texas Street;
- #CA24-45 for property located at 128 East Texas Street;
- #CA24-46 for property located at 820 East Texas Street;

#CA24-47 for property located at 603 East Worth Street;  
#CA24-49 for property located at 626 East Wall Street;  
#CA24-50 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.

## **PUBLIC HEARING**

Chairman Shope declared the public hearing open for:

Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness **#CA24-60** for property located at 860 East Hudgins Street, legally described Dooley, William Survey, Abstract 432, Tract 65, City of Grapevine and take any necessary action. Preservation Officer David Klempin presented this item.

### BACKGROUND:

Certificate of appropriateness application #CA24-60 was submitted by applicant Paul W. McCallum of the Grapevine Convention & Visitors Bureau on September 25, 2024 to construct a new 8' high corrugated metal fence along the north side of the property. The fence is designed to be a visual screen along the existing rail tracks which serve the Grapevine Vintage Railroad. The property is located within the Grapevine Historic Township boundary.

Staff recommends approval of #CA24-60 construct a new 8' high corrugated metal fence along the north side of the property as per the attached drawing and photo with the conditions a building permit is obtained from the Building Services Department.

### RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** the Certificate of Appropriateness #CA22-60 for the property located at 860 East Hudgins Street, legally described as Dooley, William Survey, Abstract 422, Tract 65, 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 8-foot-high corrugated metal fence, 376 feet long, along the north side of the property; fence runs from the historic McPherson Barn and includes a double gate to provide access to the property; with the conditions a building permit is obtained from the Building Services Department.

Mr. Klempin said the fence will be set back 10 from the street to offer parallel parking. There will be two 10-foot-wide access gates that could swing open to allow access to the rail yard.

Mr. Paul W. McCallum came forward to speak about the project and answer any questions. He said the rail yard has been established in 1888 as the Cotton Belt Depot development along East Hudgins Street. This fence would shield the rail yard's supply of older train equipment that provide spare parts when needed (Donor Yard), since parts for the historic trains are no longer in production. Many historic structures were made of Corrugated metal, it only screens what is on the ground, the top of the train would still be visible. There would be some parallel parking spaces along the street.

Commissioner Ewbank asked why not extend the fence all the way to Dooley Street. Mr. McCallum said the property tapers in rapidly and there are no items being stored in the narrower area. Commissioner Ewbank also asked if we would expect the metal to rust in the next few years. Mr. McCallum said that it depends on the degree, the gage and how well the metal is galvanized. This metal would be a better-quality product than the items purchased at local building supply stores.

Commissioner Garcia asked if there were other fencing materials considered. Mr. McCallum said that other materials were considered, brick and pre-cast concrete, the cost is too high, the corrugated metal is more cost effective and corrugated metal was the primary material used in the Cotton Belt Railroad area.

Vice-Chairman Telford asked about the gate and the access. Mr. McCallum said there will be the two ten-foot wide gates for when access is needed and there will be open access from both ends. This is not a security fence it is a screening fence.

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

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

Nays: None

Absent: 0

Motion approved

Vice-Chairman Telford moved to approve with conditions, Certificate of Appropriateness #CA24-60, the motion was seconded by Commissioner Anderson prevailing in a vote of:

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

Nays: None

Absent: 0

Motion approved

Chairman Shope thanked both Mr. McCallum and Mr. Klempin for their work on the plans for the rail yard fencing.

## **WORKSHOP**

Grapevine's heritage is uniquely preserved in its Main Street and residential historic districts and properties. Its Historic Districts are a great asset to the City and have been protected by the ordinances put in place by the City Council, adopted by Ordinance. Historic Preservation Staff will hold a Workshop on a proposed Grapevine Pattern Book of Principles and Standards for Continuity with History for the Grapevine Historic

Township.

David Klempin presented the Grapevine Pattern Book. The Historic Preservation staff have been working with and consulted by Architexas. Architects, Craig Melde and Robin McCaffrey for the past year and a half. This book would provide an update to the Appendix G, Ordinance that was adopted in 1992 and later updated in 2013. These ordinances define what can be built and expanded within the original Grapevine Historic Township by providing guidance and direction with more opportunities when adding onto historic houses and buildings.

## **The Pattern Book: Principals and Standards for Continuity with History**

### **Introduction**

Starting with the Grapevine Historic Preservation Ordinance that was adopted in 1992, and the update to the ordinance adopted in 2013, these ordinances define what can be built and expanded within the original Grapevine Historic Township.

- **Township Map.**

Established in 1998 the Historic Township boundary includes the footprint of the Original Town of Grapevine. There are 550 properties within the boundary, 330 of which are single family residential properties. Over half of these are landmarked properties. No structures in the Historic Township may be demolished without the approval of the Historic Preservation Commission.

- **How we got here.**

The original Historic Preservation Ordinance was established in 1992. Design Guidelines for Historic Grapevine Commercial and Residential Properties was adopted in 2003. These Guidelines brought consistency to work being done in the Township. By 2012 many of the original homes had been restored making the Township visually attractive, and the area became a magnet for new investment from outside the area. In 2013 an amendment to the ordinance was adopted which established the side yard setback plane to prevent new construction from looming over adjacent original structures.

- **What the problem is.**

The 2013 update, while preventing tall side walls looming over adjacent original structures, also created new houses with repetitive front facing gables perpendicular with the street, inconsistent with the original neighborhood pattern of gables parallel with the street.

*Solution: The Pattern Book Principles and Standards creates Continuity for new buildings and additions with the History of the Township*

By adopting the Pattern Book a set of specific standards will be put in place which will allow for new construction to meet modern needs while following designs that were present in the original Township.

- **Applying the Pattern Book**

Categories:

- **Four Basic Styles found in the Township**

The Four styles are: Prairie, 1900-1920; Queen Anne Victorian, 1880-1910;

Greek Revival 1824-1860; and Arts and Crafts Bungalow, 1920 – 1930. Use of this pattern book would be required for all properties located within the boundary of the Grapevine Historic Township. When one follows the guidelines and standards contained herein, they have the opportunity to achieve a unit square footage that is more compatible with the spatial requirements of modern living. Also, compliance with the guidelines and standards of this pattern book would allow certain encroachments into the side yard setback plane and setbacks required for the property by current zoning ordinance, which further enhances design flexibility for new construction.

The pattern book will allow for second floors to have full height walls which extend beyond the side yard setback plane. In certain instances, this will allow a house to be larger than the 3400 square feet allowed by the Preservation Ordinance.

**Pattern Book provides six steps for Design Development:**

1. Identify the Building Space
  2. Identify the Spatial Envelope
  3. Compose the Building Form
  4. Compose the Face Articulation
  5. Establish the style expression
  6. Incorporate the Building Construction Standards.
- **Standards of Style Identity**
  - **Building Blocks and Continuity**
    1. Five Elements of Building Form
    2. Primary Mass
    3. Adjunct Mass
    4. Sub-mass
    5. Accessory Mass
    6. Engaged Mass
  - **Walls and Wall Openings**

Need to conform to historic style.  
Window details would conform to the historic styles  
Voids and Solids established
  - **Building Quality**

Chimneys Masonry Stone appropriate to the styles.  
Details match the four basic Styles.
  - **Next Steps for Approval of the Pattern Book:**

Workshop of the Pattern Book draft with the City Council; update with any changes;  
Review updated Pattern Book with HPC;  
Presentation of Pattern Book to City Council for Approval and Adoption to appendix G.

Commissioner Garcia likes the idea of not being limited by square footage, you could make your home architecturally based while keeping with the appropriate time period. When you are limited to the square footage, you would be limited to the same style of

home since the majority of lots are 50 feet wide.

Commissioner David Ewbank mentioned the pictures of 4 different styles of homes, 3 presented were on larger frontage lots, the Greek Revival would be the only style that would fit on most lots. David Klempin said the photos were just examples of the house styles.

Commissioner Ewbank also asked, would we do away with having to keep the first four feet of the Cameron, kit homes that were built in the 40's. Chairman Shope said we are not trying to do away with the Cameron Homes, if you want to build a Cameron Home you could. David Klempin said the HPC reviews and determines each home on an individual basis. If you have a Cameron Home you would continue with that style when adding on to it, we would not be eliminating the Cameron style home. The staff would work with the pattern book and the property owners, builders and architects to come up with plans.

HPO David Klempin said the Historic Preservation Commission body works to preserve all existing buildings.

Commissioner Garcia said this book would help with developing the house plans on the new single-family properties were the winery and the apartments will be removed.

Commissioner Anderson asked if the local builders and architects have been involved in the creation of the book. Mr. Klempin said yes, the Historic Preservation staff has been working with local architects and builders for input to create continuity in the Township and what we would like to see with future planning. This will help open up more possibilities to get closer to what would be appropriate, with modern standards.

City Council Liaison Paul Slechta said the Pattern Book could be beneficial for home owners and home builders, we would have less restrictions with results to give us a better product.

Chairman Shope thanked the Historic Preservation Staff for all the work on this book.

## **MINUTES**

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

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

Nays: None

Absent: 0

Minutes approved

## **ADJOURNMENT**

Chairman Shope adjourned the meeting at 6:42 p.m.

October 23, 2024 Minutes Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 20th day of November, 2024.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY