

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, December 18, 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
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, members absent:

Theresa Meyer	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 (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 was two Citizen Appearance Request regarding #CA24-63 to be heard when the case is presented and one other letter of concern addressed by the Historic Preservation Officer David Klempin.

WORK SESSION

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;

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 Preservation Officer David Klempin presented this item.

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.

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.

Property owner Frank Kojder came forward to speak. He said the storage area above the garage is needed after moving from Mansfield, his wife has lots of Christmas decorations.

Chairman Garcia asked the distance from the west side of the garage to the fence line, concerning the addition looking over into the neighbor's yard. Mr. Kojder said is currently eight feet and it will be six feet. Vice-Chairman Telford asked about the easement at the rear of the property. David Klempin said the driveway is existing with no changes to be made there.

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

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

Nays: 0

Absent: 1 (Meyer)

Motion approved

Vice-Chairman Telford moved to approve Certificate of Appropriateness #CA24-57 with conditions as written, the motion was seconded by Commissioner Anderson prevailing in a vote of:

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

Nays: 0

Absent: 1 (Meyer)

Motion approved Motion approved

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 Preservation Officer David Klempin presented this item.

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 existing rear paved alley easement with access from Wood Street. The alley easement does have a dedicated 24-foot fire lane.

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 allowed by the ordinance. The proposed garage would replace the existing shed.

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.

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.

Neighboring property owner Peggy Martinelli came forward to speak. She owns a Condo that backs up to the property being discussed and she is the Director of the Diamond Wood Property Condo Association. She expressed her concern that the condo owners were not notified of this action due to the law and technicalities. The condos are ten yards

from this property. The construction trucks would be an issue to the condo owners, due to the fact that the trucks would block the condo's garage access. Condo owners pay dues to the HOA to maintain the improved driveway. When purchasing, they were told the driveway was private and they owned it. She also expressed concerns of the construction trucks usage and possible damage to the concrete on the private drive. Martinelli said the Condo Association would support the garage if the access come from the front of the property at Texas Street and removal the tree, as opposed to the back of the property. It would be less disruptive to the condo owners.

Commissioner Garcia said that the alley in the Historic District is shard, with the understanding that it is city property. Martinelli pointed out that this drive way is not a drive through. The only people who access the alley are the condo owners.

Commissioner Anderson asked City Attorney Mathew Boyle, is it true that the alley ways are City owned but maintained by property owners. Mr. Boyle said the alley way is plated as a Fire Easement. It is a fire lane, 24 feet wide with a 15-foot alley that is built on the dedicated right of way.

Neighboring property owner Andrew Coles came forward to talk. He is concerned about the height of the garage. David Klempin said for the size of the garage, it is within the limits established. It is about 14 feet to the top of the garage.

Commissioner Bunn asked why are the property owners proposing this addition since they are selling. Mr. Klempin said that they have potential buyers who require a garage approval before purchasing.

Commissioner Anderson asked about access from Wood Street. The access would be from the condo drive way area and to turn south into property and garage. Mr. Klempin said they could possibly have a driveway gate.

Peggy Martinelli asked if the garage doors would face her house because there is a fence and maintained flower beds with sprinklers maintained by the condo association. The driveway is 2 lanes wide and this proposal would cause access difficulty for all. Mr. Klempin said a curb cut would be required to access the garage.

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

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

Nays: 0

Absent: 1 (Meyer)

Motion approved

Commissioner Anderson said that addressing the front of the property would cause a problem to other neighbors. The Commission is hearing the concern. The plans look nice but would affect many people.

David Klempin said they have evaluated the options to make a garage work this is the only configuration to have a garage while preserving the tree. Chairman Shope asked

about the rear view of the fence, that would need to be approved later. The shed would not remain, the garage would be built on its present location.

The Historic Preservation Officer said the Historic Preservation Commission is charged with the approval of the plans for the design of the garage for appropriateness.

City Attorney Matthew Boyle spoke up to offer a clarification. Anywhere else in the city they owner would be able to build this structure as long as it is in compliance with zoning and building codes. This body is not in charge of the setbacks. The Commission is to assess and consider the appropriateness if the architecture of the structure and that it follows the Guidelines of the Historic Landmark designation.

Commissioner Bunn moved to approve Certificate of Appropriateness #CA24-63 with conditions as written, the motion was seconded by Commissioner Garcia, prevailing in a vote of:

Ayes: 7 (Shope, Telford, Anderson, Garcia, Bunn, Ewbank, Rhoda)
Nays: 0
Absent: 1 (Meyer)
Motion approved

MINUTES

Commission to consider the minutes of the November 20, 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, Garcia, Bunn, Ewbank, Rhoda)
Nays: None
Absent: 1 (Meyer)
Minutes approved

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:56 p.m.

December 18, 2024 Minutes Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 22th day of January, 2025.

APPROVED:


CHAIRMAN

ATTEST:


SECRETARY