

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, February 26, 2025 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
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:

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 and thanked the applicant and introduced Paul Slechta our City Council Liaison, Matthew Boyle our City Attorney, Mr. P.W. McCallum the Executive Director of the CVB and Monica Hotelling our Planning & Zoning Liaison.

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:

#CA25-01 for property located at 120 South Main Street Suite #A 50;
#CA25-03 for property located at 514 East Texas Street;
#CA25-04 for property located at 324 Ruth Street.

PUBLIC HEARING

Chairman Shope declared the public hearing open for:

A. Certificate of Appropriateness #CA24-69 for property located at 504 South Dooley Street, legally described as Block 30, Lot 6A, Yates & Jenkins Addition, City of Grapevine. Preservation Officer Klempin presented this item.

BACKGROUND:

On November 13, 2024 #CA24-69 was submitted by James Sandefur of V3 Electric with plans to install 47 solar panels on the roof of the Historic 1923 John Dougherty House on the south side and the west facing garage roof. On Wednesday, January 29th HP Officer David Klempin spoke by phone with Josh Sevey of V3 Electric to share that the plan would need to be revised. The section of the roof on the south side containing 13 panels is not visible from the street and could be considered for approval. However, the remaining 19 panels on the house and the 16 panels on the garage roof would need to be removed. These panels are visible from both South Dooley Street and East Franklin Streets. The 35 panels could be relocated and ground mounted in the yard if located behind a screening fence. Mr. Sevey said he would contact the owner to let him know of this option.

On February 1, 2025 Klempin drove north on Dooley Street and noticed that the panels had already been installed on the John Dougherty House. Klempin verified with the Building Department that no permit had been issued for the job; and that no Certificate of Appropriateness had been approved by Historic Preservation staff.

Solar panel use in Texas must conform to [Texas Property Code Section 202.010](#). A property owner cannot be prohibited from installing a solar energy device as defined by [Texas Tax Code Section 171.107](#). However, there are exceptions including: Solar panels may not extend higher than the roofline, must conform to the slope of the roof, and must be parallel to the roofline. Solar panels that are ground-mounted may not extend above the homeowner's fence. Solar panels may not be installed without prior approval.

With regard to Historic Districts and landmarked properties, residential solar installations must be situated so they are screened from view from public streets.

Staff recommends the Commission **deny** Certificate of Appropriateness **#CA24-69** to install solar panels on the south facing roof and garage roof of the Historic John Dougherty House.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **deny** Certificate of Appropriateness **#CA24-69** for the property located at 504 South Dooley Street, legally described as Block 30, Lot 6A, City of Grapevine to the Grapevine Historic Preservation

Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Install solar panels on the south facing roof and the west facing garage roof of the Historic John Doherty House;

as per the attached plans.

Commissioner Ewbank asked if we need to make any changes to the terminology regarding the design guidelines.

City Attorney Matthew Boyle said there is a two-step process that was not followed, it would have saved this from occurring. They should have applied for a building permit and the Building Department would have caught that this property is in the Historic District and would require a Certificate of Appropriateness.

Vice-Chairman Telford moved to close the public hearing; the motion was seconded by Commissioner Bunn, prevailing in a vote of:

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

Nays: 0

Absent: 0

Public hearing closed

Commissioner Meyer moved to deny Certificate of Appropriateness #CA24-69, the motion was seconded by Commissioner Ewbank prevailing in a vote of:

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

Nays: 0

Absent: 0

Motion to deny approved

B. Certificate of Appropriateness #CA25-06 Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA25-06 for property located at 422 South Dooley Street, legally described as Block 33, Lot 7 & E 35' 8", City of Grapevine.

BACKGROUND:

Certificate of appropriateness application #CA25-06 was submitted by applicant Chris Sanchez on January 31, 2024 to demolish the existing two-car detached garage at the Historic landmark 1921 D. E. Box house. The Commission previously approved #CA24-32 to renovate the existing 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 was approved 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 addition and a new roofline on the garage with a shed dormer on the south elevation to allow for attic storage.

The property is landmarked and is also 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.

In January 2025 a City of Grapevine building inspector notified Historic Preservation staff that the entire garage had been demolished. Any demolitions of a historic structure must first be approved at a meeting of the Historic Preservation Commission. A arial photo was reviewed to show the current site with the garage demolished.

The Preservation Ordinance requires the following information for the Historic Preservation Commission to consider for a demolition, this information was not provided:

Information describing the condition of the structure, estimated cost or restoration or repair;

Demonstration that the adaptive use or restoration of the structure has been seriously considered;

Any available historic records of the building (drawings, photographs...) Architectural drawings of any proposed new construction which is intended to replace the existing structure;

Any conditions proposed to be voluntarily placed on new development that would mitigate the loss of the existing structure;

Any other information that the staff finds appropriate for the commission to render a decision on the application. As an example, the wood siding could have been saved and reused on the new structure.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **deny** the Certificate of Appropriateness #CA25-06 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. Demolish the existing 459-square-foot two-car detached garage;
as per the attached plans.

Historic Preservation Officer suggested, as a way forward, the owner would submit a new CA with garage plans that include the new materials to match the house wood siding and trim with a direction, that the paint matches the house.

Property owner Chris Sanchez (210 East Worth) came forward to speak. He thanked the Commissioners for letting him speak today.

He read a letter from his structural engineer stating that the existing columns and walls are load bearing elements and have lost their load bearing capacity. They should be removed, and contractors should follow the required code in replacing for the new load.

I did not see anything of historical significance in the garage. Based on the plans that were approved the west wall would have been absorbed in the new addition. The garage door was inoperable. The west side of the garage wall had 3 windows that filled the wall. The roof was concaved, the joist was scabbed and the footers were rotted. The roof had to be removed for the new dormers.

Mr. Sanchez said it was a total mistake on my part, this is the worst looking house in Grapevine. When it is done it will look amazing. He tried to get new windows because there are 15 pains of glass in each window and it will cost \$1,000 for each window to be restored, saying nothing about energy efficiency. I will go through Mr. Klempin now.

Chairman Shope thanked Mr. Sanchez for the presentation and the investment into the city and said that when the job is complete he will appreciate the house.

Commissioner Meyer asked if there was any kind of consequence the Commission could impose on the property owner for this kind of offence.

City Attourny Boyle shared that there is nothing the HPC could impose. There are other means to cite and fine people for violations.

Commissioner Ewbank pointed out that the construction got stopped and has been unable to proceed with the work for eight weeks.

Chairman Shope pointed out the process was flip flopped, and the commission did not get a chance to see the garage they could have been able to make a plan and preserve the records.

Commissioner Garcia expressed her concern about moving forward with this project, will you skip any more additional steps to get your project finished. With a Historic Preservation Project there are additional steps, meeting with your builder, your contractor and with HPC. She feels he is asking for forgiveness instead of asking for permission. She wants to be sure the steps will be followed.

Commissioner Anderson moved to close the public hearing; the motion was seconded by Vice Chair Telford prevailing in a vote of:

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

Nays: 0

Absent: 0

Public hearing closed

City Attorney Boyle commented that he has a warning for Mr. Sanchez. The windows have to be maintained and preserved. If any direction is undertaken with the windows that is in conflict to the process there will be citations, fines and punishment. You are publicly warned to please follow the process relative to the windows.

Attorney Boyle proposed motion for consideration to deny #CA25-06 for demolition of the garage with the direction to Historic Preservation staff to give favorable consideration to a to-be-filed Certificate of Appropriateness for the reconstruction of the garage in accordance with the plans and elevations included in the Commission's packet including the materials and trim for the garage will match those of the original house.

Commissioner Bunn moved for consideration to deny #CA25-06 for demolition of the garage with the direction to Historic Preservation staff to give favorable consideration to a to-be-filed Certificate of Appropriateness for the reconstruction of the garage in accordance with the plans and elevations included in the Commission's packet including the materials and trim for the garage will match those of the original house, the motion was seconded by Commissioner Meyer prevailing in a vote of:

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

Nays: 0

Absent: 0

Motion to deny approved

MINUTES

Commission to consider the minutes of the January 22, 2025 Regular Meeting. Vice-Chairman Telford moved to approve the minutes as written; Commissioner Garcia seconded the motion and was followed in a vote of:

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

Nays: 0

Absent: 0

Minutes approved

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:33 p.m.

February 26, 2025 Minutes Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 26th day of March, 2025.

APPROVED:


CHAIRMAN

ATTEST:


SECRETARY