

STATE OF TEXAS  
 COUNTY OF TARRANT  
 CITY OF GRAPEVINE

Note: In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine Historic Preservation Commission will conduct the meeting scheduled at 6:00 p.m. on May 27, 2020 in the Council Chambers at 200 South Main Street by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The supplemental written notice, the meeting agenda and packet are posted online at [www.grapevinetexas.gov](http://www.grapevinetexas.gov). With no public access to the location described below: The public toll-free dial-in number to participate in the telephonic meeting was 1.210.469.4097. The audio conference PIN was 579 233 569#. The public will be able to offer comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Starting at 5:00 p.m. on Tuesday, May 26 citizens can submit a Citizen Appearance request form from the City’s website at <https://www.grapevinetexas.gov/89/Agenda-Minutes>. During the meeting, the names of those having submitted a form will be called on to speak telephonically in the order the forms were received. Please submit forms by 5:00 p.m. on Wednesday, May 27. Meeting may be viewed at <http://www.grapevinetexas.gov/1059/Meeting-Videos>.

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The Historic Preservation Commission for the City of Grapevine, Texas met in Public Hearing on Wednesday, May 27, 2020, at 6:00 p.m. in the Grapevine City Hall, 2<sup>nd</sup> Floor Council Chambers, 200 South Main Street, Grapevine, Texas with the following members present to wit:

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|------------------|----------------------|
| Sean Shope       | Chairman             |
| Ashley Anderson  | Commissioner         |
| Jason Parker     | Commissioner         |
| Margaret Telford | Commissioner         |
| Chuck Voelker    | Commissioner         |
| Paula Wilbanks   | Alternate            |
| Paul Slechta     | City Council Liaison |

Members present via telephone:

- |                |               |
|----------------|---------------|
| Vick Cox       | Vice Chairman |
| Eric Gilliland | Commissioner  |

The above commissioners constituted a quorum with no Commissioner(s) absent.

With the following city staff present:

- |                  |   |
|------------------|---|
| Paul W. McCallum | Executive Director,<br>Grapevine Convention & Visitors Bureau (CVB) |
| Matthew Boyle    | Assistant City of Grapevine Attorney                                |
| David Klempin    | Historic Preservation Officer (HPO)                                 |
| Mary Bush        | Historic Preservation Secretary                                     |

## CALL TO ORDER

Chairman Shope welcomed all and thanked those attending for their presence and thanked members Vice Chairman Vick Cox and Eric Gilliland attending via telephone.

## 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.*

There were no citizen comment requests.

## WORK SESSION

Staff Approved Certificates of Appropriateness as follows:

A. Approved Certificates of Appropriateness as follows:

- #CA20-23 for property located at 334 Barton Street;
- #CA20-24 for property located at 846 East Worth Street;
- #CA20-25 for property located at 900 South Main Street;
- #CA20-26 for property located at 428 East Wall Street;
- #CA20-27 for property located at 214 East College Street;
- #CA20-29 for property located at 238 Austin Street
- #CA20-33 for property located at 314 East Franklin Street
- #CA20-35 for property located at 306 Austin Street
- #CA20-36 for property located at 428 East Wall Street
- #CA20-37 for property located at 415 South Main Street
- #CA20-38 for property located at 205 West College Street.

## PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA20-30** open for the property located at 908 East Wall Street, legally described as Block 3 Lot 1, D.E. Box Addition, Grapevine, City of, Grapevine, Texas according to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Chairman Shope called on David Klempin to present the case:

## BACKGROUND:

Certificate of Appropriateness application #CA20-30 was submitted on April 22, 2020 by Neal Cooper of Tin Barn, LLC to construct an addition to the existing house and a new

two-car detached garage with workshop. The existing 1,390 square foot house was constructed in 1965 as a speculative house. It was purchased and briefly owned by local physician Dr. Carlton Pittard as an investment rental property. Through the years the house had many owners, serving primarily as rental property. The house is currently in poor condition.

Robert M. and Janet Green purchased the house in February 2020 to serve as their family home. Plans were prepared by Scott Buchanan Designs for a renovation, addition and new detached garage. Further inspection of the existing house by a structural engineer confirmed the concrete slab foundation had failed and was not stable to allow for the proposed renovation project and the new addition. Attached documentation from the engineer and letter with evaluation and photographs from the applicant were included in the agenda packets.

The owners requested the Commission approve demolition of the existing house and foundation to construct a new 2,876 square foot house and addition to replicate the original house, and to construct a new 817 square foot two-car detached garage with workshop. A variance is required to combine the areas of the allowed 500 square foot garage, the 200 square foot storage building, and 117 square feet of living area from the house. The lot is 15,725 square feet in size, with adequate space to allow for the proposed detached structure. The Director of the Convention & Visitors Bureau, the Director of Development Services and the Historic Preservation Officer recommended the variance to combine the square footage be granted. The proposed house living area including the one-car attached garage is 2,876 square feet in size. The building height is 15 feet-10 ½ inches with the building coverage of the lot at 26.4 percent (within the 40 percent maximum allowed coverage).

#### RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA20-30 for the property located at 908 East Wall Street, legally described as Block 3, Lot 1, D. E. Box 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. To demolish the existing 1,390 square foot house and construct a new 2,876 square foot house replicating the original house, with a one-story addition to the rear and to construct a new 817 square foot two-car detached garage with workshop;

with the condition a variance is granted for the 817 square foot garage with workshop, combining the allowed garage 500 square feet, the allowed storage building area of 200 square feet and 117 square feet of living area from the house; a permit be obtained from the Building Department and all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

Chairman Shope called on the property owners for their comments. Robert M. Green came forward saying they knew there were structural issues with the house but as they opened up the structure they realized it was built missing the time and technology to overcome the bad soil it sits on. Mr. Green said their plans reflect replicating near the same front as now exists, keeping cohesive with the D.E. Box Addition and keeping the Grapevine look. Commissioner Telford asked if the foundation would be pier and beam, Mr. Green said no, they were advised to go with a slab foundation again. Commissioner Voelker questioned their plan for the large tree in the front, Mr. Green said their goal was to not disturb and keep all existing trees on the property. Vice Chairman Cox asked exterior brick, Mr. Green said they had not find the identical brick but wanted to match best they can and they do want the same size of brick again.

Margaret Telford moved to close the Public Hearing for #CA20-30; Jason Parker seconded the motion, prevailing in a vote of:

- Ayes: 5 (Shope, Anderson, Parker, Telford and Voelker)
- Ayes: 2 (Cox and Gilliland by telephone)
- Absent: 0
- Nays: 0

Commissioner Voelker stated his concern for the number of square feet of the garage combined with the storage building square feet and taking square feet from the house for more garage square feet; he concluded the good thing is the house's appearance will be the same.

Jason Parker made the motion to approve #CA20-30 as presented; Ashley Anderson seconded the motion prevailing in a vote of:

- Ayes: 4 (Shope, Anderson, Parker and Telford)
- Ayes: 2 (Cox and Gilliland by telephone)
- Absent: 0
- Nays: 1 (Voelker)

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**PUBLIC HEARING**

Chairman Shope declared the **Public Hearing for CA20-31** open for the property located at 316 South Main Street, legally described as Block 1 Lot 18, Grapevine, City of, Grapevine, Texas, according to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Chairman Shope called on David Klempin to present the case:

BACKGROUND:

Certificate of Appropriateness application #CA20-31 was submitted on April 22, 2020 by Fabien Goury to remove the existing canvas awnings and replace them with a flat projecting wood awning above the existing transom windows on the front façade of the building, with the design to match the appearance of the flat awning at 318 South Main Street Chez Fabien Bistro; and to install a wood casement window, opening inward, to the right of the entry door, to allow outside walk-up service from the coffee and pastry counter; with the condition a permit be obtained from the Building Department and all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

Mr. Goury is in the process of adapting the Bakery and Bistro restaurant to follow the square footage requirements brought about by the COVID-19 State and County regulations; and to make the bakery visually more open to the street, he wants to remove the enclosing canvas awnings which cover the transom windows and to replace them with a flat wood awning above the transom windows. This would create more visual openness and allow more natural light inside the building. To open up more floor space in the bakery side of the business, he plans to relocate the pastry counter to the opposite wall, to align with the coffee and beverage counter. To better serve customers he proposes to add to the right of the entry door, an outside walk-up service window in the storefront to allow employees to deliver food and beverage orders to customers outside the building and to the servers of the sidewalk diners.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA20-31 for the property located at 316 South Main Street, legally described as Block 1 Lot 18, Grapevine, City of, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Remove the existing canvas awnings and replace with a flat projecting wood awning above the existing transom windows on the front façade of the building; design to match the appearance of the flat awning to the south at 318 South Main Street
2. To the right of the entry door, install a wood casement window, opening inward, to allow outside walk-up service from the coffee and pastry counter;

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

Chairman Shope called on the applicant/owner Fabien Goury. Mr. Goury explained moving the pastry counter to the coffee side would give better counter service together

and allow sidewalk service without occupying the building. Vice Chairman Cox first complimented the City for their improvements to the sidewalks during the stay at home time; and second, complimented Mr. Goury and his wife Yasmine for their bakery and bistro saying one of his main reasons for residing in the Township is their bakery. Commissioner Telford complimented the Gourys for their design enhancing the flow inside.

Margaret Telford moved to close the Public Hearing for #CA20-31; Chuck Voelker seconded the motion, prevailing in a vote of:

- Ayes: 5 (Shope, Anderson, Parker, Telford and Voelker)
- Ayes: 2 (Cox and Gilliland by telephone)
- Absent: 0
- Nays: 0

Chairman Shope asked the Commission if they had additional questions or comments. Commissioner Voelker asked about the awning and if the service window would be a permanent change; Mr. Goury said yes.

Jason Parker made the motion to approve #CA20-31 as presented; Margaret Telford seconded the motion prevailing in a vote of:

- Ayes: 5 (Shope, Anderson, Parker, Telford and Voelker)
- Ayes: 2 (Cox and Gilliland by telephone)
- Absent: 0
- Nays: 0

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**MINUTES**

Chuck Voelker made the motion to approve the minutes of the March 25, 2020 meeting as written; Jason Parker seconded the motion which prevailed in the following vote:

- Ayes: 5 (Shope, Cox, Parker, Telford and Voelker)
- Ayes: 2 (Cox and Gilliland by telephone)
- Absent: 0
- Nays: 0

**ADJOURNMENT**

Jason Parker made the motion to adjourn the meeting; Ashley Anderson seconded the motion, which prevailed in the following vote:

- Ayes: 5 (Shope, Anderson, Parker, Telford and Voelker)
- Ayes: 2 (Cox and Gilliland by telephone)
- Absent: 0
- Nays: 0

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The meeting adjourned at 6:40 p.m.

Meetings may be viewed at: <http://www.grapevintexas.gov/1059/Meeting-Videos>

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF  
THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 26<sup>TH</sup> DAY OF AUGUST 2020.

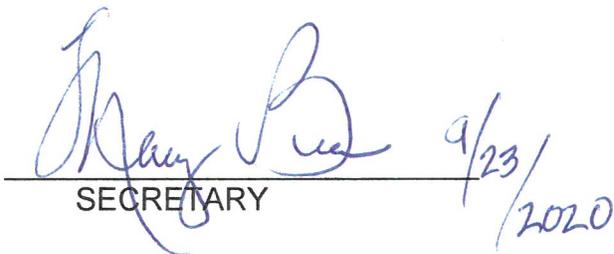
23<sup>RD</sup> SEPTEMBER

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY 9/23/2020