

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas met in Public Hearing on Wednesday, October 24, 2018, 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:

Sean Shope	Chairman
Vick Cox	Vice Chairman
Eric Gilliland	Commissioner
Jason Parker	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Paula Wilbanks	Commissioner Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

The above commissioners constituted a quorum with Commissioner(s) Ashley Anderson absent.

With the following city staff present:

Paula Newman	Managing Director of Administration & Operations, Grapevine Convention & Visitors Bureau
Matthew Boyle	City of Grapevine Attorney
David Klempin	Historic Preservation Officer
Mary Bush	Historic Preservation Secretary

## CALL TO ORDER

Chairman Shope welcomed all and called the meeting to order at 6 p.m. in the City Council Chambers.

## 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.*

## WORK SESSION

### Staff Approved Certificates of Appropriateness as follows:

#CA18-84 for property located at 314 West College Street;  
 #CA18-85 for property located at 709 South Main Street;  
 #CA18-87 for property located at 365 East Hudgins Street;  
 #CA18-89 for property located at 424 South Main Street;  
 #CA18-90 for property located at 426 South Main Street;  
 #CA18-93 for property located at 507 South Church Street;  
 #CA18-95 for property located at 518 Estill Street;  
 #CA18-96 for property located at 924 East Worth Street;  
 #CA18-97 for property located at 629 West College Street  
 #CA18-99 for property located at 518 Estill Street;  
 #CA18-100 for property located at 504 West College Street;  
 #CA18-101 for property located at 528 South Dooley Street;  
 #CA18-102 for property located at 129 South Main Street, Suite #200;  
 #CA18-103 for property located at 629 West College Street;  
 #CA18-104 for property located at 129 South Main Street, Suite #150;  
 #CA18-105 for property located at 428 East Wall Street;  
 #CA18-108 for property located at 338 South Main Street.

## PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA18-109** open for the property located at 312 West Wall Street, legally described as Block 14 lot 14A1A, Starr Addition, City of Grapevine, Texas to the 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 #CA18-109 was submitted on October 1, 2018 by the applicant, Josh Archer of M.J. Wright Architects, to relocate the house, at 312 West Wall Street, closer to the street and construct a new addition to the sides and rear of the house; and the construction of a new two-car detached garage. The house was originally built in 1956 and is in near original condition. The new owner, Gregg Blatt, desires to adapt the house to serve as a home for his family. The plans for the new addition and the new detached garage were developed following Design Guidelines established for the house as a contributing structure to the West Wall Street Historic District.

Historic Preservation Staff met with Mr. Archer to develop a preservation plan to retain the original foot print and exterior walls as indicated on the floor plan. The demolition plan indicates the specific areas of wall to be removed from the house to open into the new additions.

The total living area of the existing 878 square foot house and the 2,014 square foot addition totals 2,892 square feet. This is within the 3,400 maximum square feet established by the Preservation Ordinance. The covered front porch of 136 square feet; the new covered terrace addition of 159 square feet; and the breezeway of 120 square feet are not to be included in the maximum square feet as per the Preservation Ordinance.

The property lot size is 12,500 square feet and the building coverage is 33.12%, (maximum 40% lot coverage). Total building size of house and detached garage with storage is 4,014 square feet, within the ordinance maximum of 4,100 square feet. Building height is 17'-10".

#### RECOMMENDATION:

Staff recommended approval of Certificate of Appropriateness #CA18-109 as per the attached plan and drawings:

1. To demolish the non-original shed;
2. To lift and move the house to the front setback;
3. To construct a new addition to the sides and rear of the house; and
4. To construct a new two-car detached garage

with the conditions all exterior materials including siding and trim, roofing, doors and door hardware, windows and light fixtures be staff approved under a separate Certificate of Appropriateness, and a building permit is obtained from the Building Department.

The commissioners discussed the dormers added to the front of the house as usual when a house is expanded; and with discussion of the garage and the streetscape.

Chairman Shope called on applicant Josh Archer to speak. Mr. Archer said the dormers had been moved back about two feet. Vice Chairman Cox asked if the large tree was to remain, Mr. Archer said yes it was planned.

Jane Everett, Executive Director of the Grapevine Housing Authority, inquired about the drainage plan in regard to the housing next door. She said this property now has a 36 inch drop with drainage flooding the adjoining property she is responsible for. Chairman Shope asked what the City would do about the drainage. David Klempin said there is city drainage planning within the Building Department. Cathy Boyar Blatt introduced herself, saying she and her husband were the owners of this property and are excited to be moving to Grapevine.

Commissioner Telford asked if there were possible unforeseen problems with the structure being moved? David Klempin said No, it was a very stable, stout house.

Margaret Telford moved to close the Public Hearing for #CA18-109; Eric Gilliland seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Cox, Gilliland, Parker, Telford, Voelker and Wilbanks)  
Absent: Anderson  
Nays: None

Commissioner Telford corrected the history as written in the agenda memo as this was not originally the Shope House; the house was built by Tommy and Ann Frank. Tommy was the son of Starr Frank. The house was later sold to the Dalton family and later to the Shope family. Commissioner Voelker stated it was nice to see a house well-kept and intact; Commissioner Telford agreed with what a special house it was.

Chairman Shope called for a motion. Jason Parker made the motion to approve **#CA18-109** with the conditions as presented; Eric Gilliland seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Cox, Gilliland, Parker, Telford, Voelker and Wilbanks)  
Absent: Anderson  
Nays: None

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## MINUTES

Chuck Voelker made the motion to approve the minutes of the August 22, 2018 meeting as reported; Eric Gilliland seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Cox, Gilliland, Parker, Telford, Voelker and Wilbanks)  
Absent: Anderson  
Nays: None

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## ADJOURNMENT

Eric Gilliland made the motion to adjourn the meeting; Vick Cox seconded the motion, which prevailed in the following vote:

Ayes: 7 (Shope, Cox, Gilliland, Parker, Telford, Voelker and Wilbanks)  
Absent: Anderson  
Nays: None

The meeting adjourned at 6:30p.m.

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 28TH DAY OF NOVEMBER 2018.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY