

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, March 27, 2019, at 6:00 p.m. in the Grapevine City Hall, 2nd Floor Council Chambers, 200 South Main Street, Grapevine, Texas with the following members present to wit:

Sean Shope	Chairman
Vick Cox	Vice Chairman
Ashley Anderson	Commissioner
Eric Gilliland	Commissioner
Jason Parker	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Paula Wilbanks	Commissioner Alternate

Monica Hotelling	P & Z Liaison
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The above commissioners constituted a quorum with no Commissioner(s) 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. He announced Love Chapel Pastor Robert Redmon had passed on and would be missed. The upcoming Spring Into Nash event will be at Nash Farm on April 13, 2019.

CITIZEN COMMENTS

There were no 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:

A. Approved Certificates of Appropriateness as follows:

- #CA19-05 for property located at 603 East Worth Street;
- #CA19-06 for property located at 210 West Wall Street;
- #CA19-07 for property located at 129 South Main Street, Suite #260;
- #CA19-08 for property located at 851 East Worth Street;
- #CA19-10 for property located at 311 Smith Street;
- #CA19-14 for property located at 312 West Wall Street;
- #CA19-15 for property located at 611 South Main Street, Suite #103;
- #CA19-20 for property located at 814 East Wall Street;
- #CA19-21 for property located at 312 South Main Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-12** open for the property located at 512 Estill Street, Block 102 Lot 4R1, College Heights Addition, Grapevine, Texas, 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 #CA19-12 was submitted on February 24, 2019 by the applicant Neal Cooper of Copper Street Homes to revert to the previously approved plat established by the Historic Preservation Commission under #CA16-48 and #CA16-49 on May 25, 2016. With Lot(s) 3 and 4 to remain with the existing house; and the revised Lot 5R1 (516 Estill Street) to include 10 feet of Lot 4; as per the attached plan with the condition the final plat is approved by the Grapevine Planning and Zoning Commission and Grapevine City Council.

The applicant intends to construct a new period style house on the Lot 5R1 (516 Estill Street) following the requirements established under Ordinance 2013-23 for non-landmarked buildings.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-12 for the property located at 512 Estill Street, legally described as Block 102, Lot 4R1, (Original Lots 3, 4, 5), College Heights Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

To revert to the previously approved plat established by the Historic Preservation Commission under #CA16-48 and #CA16-49 on May 25, 2016.

Lot(s) 3 and 4 to remain with the existing house; and the revised Lot 5R1 (516 Estill Street) to include 10 feet of Lot 4; as per the attached plan with the condition the final plat is approved by the Grapevine Planning and Zoning Commission and Grapevine City Council.

Chairman Shope called for the applicant Mr. Cooper to speak regarding the case as presented; Mr. Cooper of 404 East Wall Street came forward and thanked the City Manager and city staff for their help on the above revised plat.

Margaret Telford moved to close the Public Hearing for #CA19-12; Ashley Anderson seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Voelker)
Absent: None
Nays: 0

Margaret Telford made the motion to approve #CA19-12, with conditions as presented; Eric Gilliland seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Voelker)
Absent: None
Nays: 0

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PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-13** open for the property located at 516 Estill Street, Block 102 Lot 5R1, College Heights Addition, Grapevine, Texas, 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 #CA19-13 was submitted on February 24, 2019 by the applicant Neal Cooper for construction of a new period-style home on revised Lot 5R1. Plans for the new home were developed by Architect Russell Moran to follow the updated 2013-23 Historic Preservation Ordinance for non-landmarked buildings.

The total living area of the proposed house was 2,922 square feet combined with the 478 square foot attached garage totals 3,400 square feet; the maximum allowed by the Preservation Ordinance. The covered front porch of 51 square feet, and the new covered patio addition of 328 square feet are not included in the maximum square feet (as per the Preservation Ordinance). The total building size of the house including the second floor and the attached garage is 3,779 square feet (within the ordinance maximum of 4,100 square feet). The property lot size is 8,400 square feet and the proposed building coverage is 34 percent, (maximum 40 percent lot coverage). Building height is 29 feet.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA19-13 for the property located at 516 Estill Street, legally described as Block 102, Lot 5R1, College Heights Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

To construct the new period-style home on revised Lot 5R1 as per the attached plans with the condition a building permit is obtained from the Building Department.

Staff noted the house plan formerly proposed for 620 Estill Street was nearly identical to the plan as presented to be built for the same client here at 516 Estill Street. This lot was wider and offered more open space on the east. The Commission verified the architects plan in context of other homes was labeled #514 and should be corrected to read #512, staff acknowledged the Commission was correct. Commissioner Voelker questioned the location of the second floor, Mr. Cooper said it was moved forward to stagger *in and out* street view to fit well with #518 second floor set back, therefore proposed #516 comes forward.

Vick Cox moved to close the Public Hearing for #CA19-13; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Voelker)
Absent: None
Nays: 0

Ashley Anderson made the motion to approve #CA19-13, with conditions as presented; Margaret Telford seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Voelker)
Absent: None
Nays: 0

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MINUTES

Chuck Voelker made the motion to approve the minutes of the February 27, 2019 meeting as written; Eric Gilliland seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Voelker)
Absent: None
Nays: 0

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ADJOURNMENT

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

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Voelker)
Absent: None
Nays: 0

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The meeting adjourned at 6:24 p.m.

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

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 24TH DAY OF APRIL 2019.

APPROVED:


CHAIRMAN

ATTEST:


SECRETARY