

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, February 26, 2020, 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	Alternate

Paul Slechta	City Council Liaison
Monica Hotelling	P & Z Liaison

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

With the following city staff present:

Paula Newman	Director of Operations, Finance & Administration 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 there for their service to the City of Grapevine. He thanked Historic Preservation Commission Liaisons City Councilman Paul Slechta and Planning & Zoning Member Monica Hotelling, City Attorney Matthew Boyle and the Commission for their dedication to the preservation of Grapevine's unique character.

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:

- #CA19-125 for property located at 609 East Wall Street;
- #CA20-01 for property located at 603 East Worth Street;
- #CA20-02 for property located at 309 West College Street;
- #CA20-03 for property located at 701 East Wall Street
- #CA20-04 for property located at 605 East Wall Street;
- #CA20-05 for property located at 218 Ruth Street;
- #CA20-09 for property located at 338 South Main Street;
- #CA20-11 for property located at 914 East Texas Street;
- #CA20-15 for property located at 426 East Texas Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-127** open for the property located at 512 Estill Street, legally described as Block 102 Lot 4R2, 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 #CA19-127 was submitted by Neal Cooper of Tin Barn LLC - Grapevine on December 30, 2019. The lot size of 12,600 square feet; with the existing house living area of 1,042 square feet, and the proposed addition of 2,041 totaling 3,056 square feet; within the maximum 3,400 square feet allowed by the Preservation Ordinance. The detached garage was proposed the maximum 500 square feet; the building coverage of the lot would be 37 percent (within the maximum coverage of 40 percent). The proposed building height was 21 feet.

Staff review of the plans with regard to the Historic Preservation Ordinance, finds the plans in compliance with the Design requirements of the Ordinance.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-127 for the property located at 512 Estill Street to:

1. To renovate and expand the existing 1,042 square foot one-story single family residence to be lifted and set on a new foundation;
2. To construct a 2,014 square foot addition to the side and rear of the house; and
3. To construct a new 500 square foot two-car detached garage in the rear yard.

as per the attached plans and drawings with the condition a permit be obtained from the Building Department.

Chairman Shope called on Neal Cooper of Tin Barn LLC for his comments.

Mr. Cooper stated the Hale family to reside here were both employed by American Airlines. He reminded the Commission this was originally three lots, but had now been replatted by seven and one-half feet from the property line to try to balance out the lots, actually from build line to build line.

Chairman Shope confirmed the existing one-story house was to be “lifted”; Mr. Cooper said correct, to be lifted to allow the foundation work underneath, no moving. Commissioner Voelker questioned the drawing of the garage on the east side at 500 square feet; Mr. Cooper said there was a combined workshop added in and the actual total was 674 square feet not the 500 square feet as listed on the legend of the drawings. The Commission agreed this was executed similar to previous garage plans requiring a variance to combine the two hundred square feet allowed for a tool shed to become part of the garage. They agreed to approve the garage/shed variance as a condition of the motion for approval. Commissioner Voelker questioned if the added square feet would increase the building coverage past the maximum 40 percent, and was told no.

Commissioner Telford complimented not tearing the house down.

Margaret Telford moved to close the Public Hearing for #CA19-127; Vick Cox seconded the motion, noting it was nice the house was left intact, prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Voelker)
Absent: 0
Nays: 0

Chuck Voelker made the motion to approve #CA19-127 with a variance of the 200 square feet, allowed for a shed, to be combined with the garage’s 500 square feet, adding 174 square feet for a detached garage total of 674 square feet, and all other conditions as presented; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Voelker)
Absent: 0
Nays: 0

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PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA20-06** open for the property located at 620 Estill Street, legally described as Block 103 Lot 14, 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 #CA20-06 was submitted by Neal Cooper of Copper Street Homes-Coppell on January 27, 2020. The lot was approximately 7,522 square feet; with the existing house living area of 934 square feet; and the proposed addition of 2,356; to include the 524 square foot attached* (counted as living area*) garage would total 3,290 square feet; within the maximum 3,400 square feet allowed by the Preservation Ordinance. The building coverage of the lot is 40 percent (within the maximum coverage of 40 percent). The building height is 24 feet.

Staff review of the plans with regard to the Historic Preservation Ordinance, finds the plans in compliance with the Design requirements of the Ordinance. The addition with the second floor will be in the rear of the existing house, the existing house does remain.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA20-06 for the property located at 620 Estill Street:

1. To renovate and expand the existing 934 square foot one-story single family residence;
2. To lift the existing house to place on a new foundation;
3. The construction of a 2,356 square foot 1 ½ story addition to the side and rear of the house;
4. The above addition to include a 524 square foot attached two-car garage; and

as per the attached plans and drawings with the condition a permit be obtained from the Building Department.

Chairman Shope called on Neal Cooper of Cooper Street Homes for his comments.

Mr. Cooper stated this will be a slab foundation; the second-story windows would all looked out to the east with no windows looking into the neighbor's windows; nothing protruding out on the front of the house, a nice addition to the neighborhood. Commissioner Telford asked what the upstairs windows would view; Mr. Cooper said the windows would look out over the house at 622 Estill Street. Commissioner Telford questioned the upstairs room door opening, it appeared as a close drop-off, it was agreed city code would control any safety concerns.

Chairman Shope asked about the electric wires coming directly into the front of the house? Mr. Cooper said he will bring back underground.

Margaret Telford moved to close the Public Hearing for #20-06; Ashley Anderson seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Voelker)
Absent: 0
Nays: 0

Jason Parker made the motion to approve with conditions as presented for #20-06; Chuck Voelker seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Voelker)
Absent: 0
Nays: 0

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MINUTES

Chuck Voelker made the motion to approve the minutes of the December 18, 2019 meeting as written; Vick Cox seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Voelker)
Absent: 0
Nays: 0

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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, Anderson, Cox, Gilliland, Parker, Telford and Voelker)
Absent: 0
Nays: 0

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The meeting adjourned at 7:10 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 25TH DAY OF MARCH 2020.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY