

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, June 26, 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
Paul Slechta	City Council Liaison
Monica Hotelling	P & Z Liaison

The above commissioners constituted a quorum with Commissioner(s) Alternate Paula Wilbanks absent.

With the following city staff present:

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

CALL TO ORDER

Chairman Shope welcomed all and thanked Council Liaison Paul Slechta, Planning and Zoning Liaison Monica Hotelling, Assistant City Attorney Matthew Boyle for their dedication to Grapevine's Historic Preservation program. He called the meeting to order at 6 p.m.

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.

No comments were made.

WORK SESSION

Staff Approved Certificates of Appropriateness as follows:

A. Approved Certificates of Appropriateness as follows:

#CA19-38 for property located at 415 East College Street;
 #CA19-40 for property located at 129 South Main Street, Suite 120;
 #CA19-41 for property located at 403 East Worth Street;
 #CA19-44 for property located at 514 East Texas Street;
 #CA19-45 for property located at 629 West College Street;
 #CA19-46 for property located at 409 East Worth Street;
 #CA19-47 for property located at 520 South Main Street, Suite 200;
 #CA19-48 for property located at 405 Smith Street;
 #CA19-50 for property located at 129 South Main Street, Suite 120;
 #CA19-53 for property located at 324 East Franklin Street;
 #CA19-55 for property located at 911 East Worth Street;
 #CA19-56 for property located at 403 East Worth Street;
 #CA19-58 for property located at 613 East Texas Street;
 #CA19-59 for property located at 129 South Main Street, Suite 130.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-49** open for the property located at 210 South Church Street, legally described as Block A Lot 2, Powers Bradley 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 #CA19-49 was submitted on May 8, 2019 by the owner and applicant John Bradley for construction of a new period-style home on the vacant lot. Plans for the new home were developed by Michael DeRosia, Custom Home Design, to follow the updated 2013-23 Historic Preservation Ordinance for non-landmarked buildings.

The total living area of the house and the attached two-car garage is 3,093 square feet, within the 3,400 square feet maximum allowed by the Preservation Ordinance. (As the garage is attached to the house, it must be counted within the 3,400 square feet maximum. The covered front porch of 342 square feet is not included in the maximum square feet (per the Preservation Ordinance). The property lot size is 5,696 square feet and the proposed building coverage is 40 percent (maximum 40 percent). The building height is 30 feet.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve with conditions #CA19-49 for the construction of a new one and one-half story period-style home with attached two-car garage as per attached plans with the conditions a building permit is obtained from the Building Department. The property is not landmarked, and is located within the Grapevine Historic Township District.

Historic Preservation Officer (HPO) David Klempin said the plans for the new home were a nice style Victorian house with small leaded glass windows in the second story dormers. Chairman Shope verified the garage would be attached, he was confirmed and noted a couple of adjustments had been made to the original plans as presented to balance lower with the low Ranch style home to the north and then raised to the south by the larger one and one-half story home to fit in the streetscape. Commissioner Telford questioned if the garage was taller than the house, it was confirmed it was not but the streetscape drawing could be deceptive. Commissioner Volker asked about the paint colors submitted in the packet, HPO Klempin said our approval was not required on this property and the paint samples were shared only for your interest.

Vick Cox moved to close the Public Hearing for #CA19-49; Margaret Telford seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Cox, Anderson, Gilliland, Parker, Telford and Voelker)
Absent: 1 (Wilbanks)
Nays: 0

Chairman Shope called for discussion, the Commission was interested in the confined area to pull in and exit the garage, this had been investigated and agreed it could work.

Jason Parker made the motion to approve with conditions as presented #CA19-49; Ashley Anderson seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Cox, Anderson, Gilliland, Parker, Telford and Voelker)
Absent: 1 (Wilbanks)
Nays: 0

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MINUTES

Chuck Voelker made the motion to approve the minutes of the May 22, 2019 meeting as written; Jason Parker seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Cox, Anderson, Gilliland, Parker, Telford and Voelker)
Absent: 1 (Wilbanks)
Nays: 0

ADJOURNMENT

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

Ayes: 7 (Shope, Cox, Anderson, Gilliland, Parker, Telford and Voelker)
Absent: 1 (Wilbanks)
Nays: 0

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The meeting adjourned at 6:27 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 JULY 2019.

APPROVED:


CHAIRMAN

ATTEST:


SECRETARY