

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 conducted the meeting scheduled at 6:00 p.m. on March 24, 2021 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. The public toll-free dial-in number to participate in the telephonic meeting was 1.210.469.4097. The audio conference PIN was 582 372 671#. The public was 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 Wednesday, May 26, 2021 citizens could 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 would be called on to speak telephonically in the order the forms were received. Forms were to be submitted by 5:00 p.m. on Wednesday, May 26, 2021. Meeting may be viewed at <http://www.grapevinetexas.gov/1059/Meeting-Videos>.

No forms were received.

The Historic Preservation Commission for the City of Grapevine, Texas met in Public Hearing on Wednesday, May 26, 2021 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
Ashley Anderson	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Paul Slechta	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

Member(s) present via telephone:

Jim Niewald	Alternate
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The above commissioners constituted a quorum with Commissioner(s) Paula Wilbanks and Eric Gilliland absent.

With the following city staff present:

Paul W. McCallum	Executive Director, Grapevine Convention & Visitors Bureau (CVB)
Matthew C. G. Boyle	City of Grapevine Attorney
David Klempin	Historic Preservation Officer (HPO)
Mary Bush	Historic Preservation Secretary

WELCOME

Chairman Shope welcomed all noting the Grapevine Heritage Foundation's May 4, 2021 Preservation Advocacy Awards to 420 East College, 204 East Franklin and 835 East Texas Streets. He asked for a moment to honor the work of Vice Chairman Vick Cox for his service on the commission for the last 12 years, the outstanding and appropriate work he had done on the Commission and on his home in the Historic Township; as he is now retiring. Vice Chairman Cox stated it was an honor to serve and work with everyone.

CALL TO ORDER

Chairman Shope 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.

Chairman Shope called for any citizen comments written or telephonically; there were none.

WORK SESSION

Approved Certificates of Appropriateness as follows:

- #CA21-01 for property located at 823 East Texas Street;
- #CA21-16 for property located at 319 East College Street;
- #CA21-21 for property located at 223 East College Street;
- #CA21-23 for property located at 211 West Franklin Street;
- #CA21-24 for property located at 620 Estill Street;
- #CA21-25 for property located at 420 South Main Street;
- #CA21-26 for property located at Street 150 West College Street, Suite 315;
- #CA21-27 for property located at 319 East College Street;
- #CA21-28 for property located at 307 East College Street;
- #CA21-29 for property located at 330 South Main Street
- #CA21-30 for property located at 204 West Dallas Road;
- #CA21-31 for property located at 420 East College Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA21-17** open for the property located at 316 South Barton Street, legally described as Block 1 Lot 24R, Grapevine,

City of, 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:

At the November 18, 2020 meeting of the Grapevine Historic Preservation Commission #CA20-99 was approved for this property to construct a new 1,068 square foot addition to the building and renovate the exterior of the building. After receiving costs estimates for the work, the property owners Fabien and Yasmine Goury recognized there was a need for additional storage and office space to serve their business needs.

Certificate of Appropriateness application #CA21-17 was submitted on April 7, 2021 by Fabien Goury, to renovate the exterior of the existing metal building built in 1970 and construct a new 1,068 square foot addition to the first floor of the building; and a new second floor addition of 3,168 square feet to serve as storage and office space.

The building with additions would serve as a new commissary operation for Main Street Bistro & Bakery. The existing building would house a bakery for bread, cookie and cake baking and finishing. Customers could pick up orders of fresh baked bread and desserts inside the building. There would be no inside seating for customers. The rear addition would be a storage area for the bakery with the second floor for storage and office space.

On the exterior of the existing building, an entrance porch with metal roof and faced with vertical wood siding would be added and the single front door changed to a double door unit. The existing overhanging metal canopy would be faced with vertical wood siding. All windows would be replaced with new aluminum window units with fixed glass. The north elevation of the new addition would be faced with vertical wood siding. The proposed exterior color scheme of the building is similar to that of the Main Street Bistro & Bakery's South Main Street buildings.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA21-17 for the property located at 316 South Barton Street, legally described as Block 1 Lot 24R, Grapevine, City of, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Renovate the exterior of the existing 1,660 square foot metal building;
2. Construct a new addition to the first floor of the building; and a new second floor addition of 3,168 square feet to serve as storage and office space for the commissary building;

as per the attached plans with the condition a parking plan is approved by the Planning and Zoning Commission and City Council, 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.

Margaret Telford made the motion to close the Public Hearing for #CA21-17; Ashley Anderson seconded the motion prevailing in a vote of:

- Ayes: 4 (Shope, Anderson, Telford and Voelker)
- Ayes: 1 (Niewald by telephone)
- Nays: 0
- Absent: 2 (Paula Wilbanks and Eric Gilliland)

Chairman Shope called for any other questions; there were none.

Chuck Voelker made the motion to approve #CA21-17 as presented with the conditions as presented; Vick Cox seconded the motion prevailing in a vote of:

- Ayes: 4 (Shope, Anderson, Telford and Voelker)
- Ayes: 1 (Niewald by telephone)
- Nays: 0
- Absent: 2 (Paula Wilbanks and Eric Gilliland)

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Chairman Shope declared the **Public Hearing for #CA21-18** open for the property located at 324 South Church Street, legally described as Block 1 Lot 2, South Church Street 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 #CA21-18 was submitted on March 20, 2021 by the applicant/owner Harley Drain for the construction of a new 1 1/2 story house with a detached garage on a vacant Landmarked lot in the Grapevine Historic Township. The lot was originally a part of the Scribner House property to the north and was Landmarked by the Historic Preservation Commission in 2008. The house would serve as the primary residence for the Drain family.

The proposed plans for the new house and garage were developed by Clear & West Design + Build following the June 2013-23 Preservation Ordinance and Design Guidelines established for the property. The lot is sloped from the front street to the rear of the property. The house has a hip and gable roof which conforms to the side yard

setback plane required by the Ordinance. In the street view drawing, the hip and gable roofline of the house is similar to the house to the south at 330 South Church Street and compatible with the hip roof of the original Scribner House to the north.

The house would contain 2,769 square feet of climate controlled living area including family room, kitchen, an upstairs bonus room, three bedrooms, three bathrooms and a detached garage of 500 square feet. The total living area of 2,769 square feet is within the 3,400 maximum square feet established by the Preservation Ordinance and the garage within the 500 square feet maximum. The covered front porch of 190 square feet does not count against the maximum living area square feet. The property lot size is 7,500 square feet and the building coverage is 39%, (maximum 40% coverage).

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA21-18 for the property located at 324 South Church Street, legally described as Block 1, Lot 1, South Church Street 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 construct a new 1 ½ story period style house with a detached two-car garage, as per the attached plans;

with the condition 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 for any comments. Mr. Harley Drain came forward to address the Commission saying he was looking forward to becoming a member of the Grapevine community, Commissioner Telford asked Mr. Drain about the slope on this site; he said it was about eight feet.

Margaret Telford made the motion to close the Public Hearing for #CA21-18; Vick Cox seconded the motion prevailing in a vote of:

Ayes: 4 (Shope, Anderson, Telford and Voelker)
 Ayes: 1 (Niewald by telephone)
 Nays: 0
 Absent: 2 (Paula Wilbanks and Eric Gilliland)

Commissioner Voelker stated he liked the plans as they are similar to the adjacent homes. Chairman Shope called for any other questions; there were none.

Ashley Anderson made the motion to approve #CA21-18 as presented with the conditions as presented; Margaret Telford seconded the motion prevailing in a vote of:

Ayes: 4 (Shope, Anderson, Telford and Voelker)

Ayes: 1 (Niewald by telephone)
 Nays: 0
 Absent: 2 (Paula Wilbanks and Eric Gilliland)

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Chairman Shope declared the **Public Hearing for #CA21-22** open for the property located at 607 South South Dooley Street, legally described as Block 1 Lot 1, Dooley Estates 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 #CA21-22 was submitted by the applicant Jason Keen on March 24, 2021 to demolish the rear modern addition, slab on grade construction; construct a new 1-story master bedroom suite with porch on the rear of the house; and construct a new Porte cochere on the north end of the house and revise the placement of the 2-car garage with storage area to allow for a larger rear yard area. The E. J. Lipscomb House was built in 1907. It features original wood windows some with diamond pane stained glass and a unique front entry doorway with sidelights. The house is Landmarked and is a contributing structure to the Original Town National Register Historic District. The revised plans for the house renovation and the new additions were developed by Scott Buchanan of Buchanan Design following the Design Guidelines established for the property and the provisions of the 2013-23 update to the Preservation Ordinance.

The existing house with additions would contain 3,399 square feet of living area. Rooms include the foyer, family room, kitchen, dining room area, study, three bedrooms, and four and ½ baths. The previously approved garage with variance is 696 square feet. The existing front porch of 345 square feet, the new covered porch of 518 square feet and Porte cochere of 358 square feet are not included in the maximum square footage calculation as per the Ordinance. The lot size is 19,697 square feet and the building coverage is 22% which is less than the maximum (allowed coverage of 40%).

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA21-22 for the property located at 607 South Dooley Street, legally described as Block 1, Lot 1, Dooley Estates Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

- Revisions to the previously approved plans for the E. J. Lipscomb House:
1. Demolish the rear modern addition, slab on grade construction;
 2. Construct a new 1-story master bedroom suite with porch on the rear of the

- house;
3. Construct a new Porte cochere on the north end of the house and revise the placement of the 2-car garage with storage area to allow for larger rear yard area;

as per attached plans following the Design Guidelines established for the property with the conditions all Planning and Zoning setback requirements are followed, a building permit is obtained from the Building Department and all exterior materials, windows, doors and door hardware, exterior light fixtures and paint colors be approved under a separate Certificate(s) of Appropriateness.

Chairman Shope called for any comments, there were none.

Vick Cox made the motion to close the Public Hearing for #CA21-22; Margaret Telford seconded the motion prevailing in a vote of:

Ayes: 4 (Shope, Anderson, Telford and Voelker)
Ayes: 1 (Niewald by telephone)
Nays: 0
Absent: 2 (Paula Wilbanks and Eric Gilliland)

Margaret Telford knew the family who had lived here, an elementary school teacher. Chairman Cox said this house was his introduction to searching for a home in the Historic District in 2003, when a rock band was renting there.

Vick Cox made the motion to approve #CA21-22 as presented with the conditions as presented; Chuck Voelker seconded the motion prevailing in a vote of:

Ayes: 4 (Shope, Anderson, Telford and Voelker)
Ayes: 1 (Niewald by telephone)
Nays: 0
Absent: 2 (Paula Wilbanks and Eric Gilliland)

MINUTES

Chuck Voelker made the motion to approve the minutes from the March 24, 2021 meeting as written; Vick Cox seconded the motion which prevailed in the following vote:

Ayes: 4 (Shope, Anderson, Telford and Voelker)
Ayes: 1 (Niewald by telephone)
Nays: 0
Absent: 2 (Paula Wilbanks and Eric Gilliland).

ADJOURNMENT

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

Ayes: 4 (Shope, Anderson, Telford and Voelker)
Ayes: 1 (Niewald by telephone)
Nays: 0
Absent: 2 (Paula Wilbanks and Eric Gilliland)

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 23RD DAY OF JUNE 2021.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY