

AGENDA
REGULAR MEETING
GRAPEVINE HISTORIC PRESERVATION COMMISSION
CITY HALL COUNCIL CHAMBERS, 2ND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051
WEDNESDAY, MAY 22, 2019, 6:00 P.M.

I. CALL TO ORDER

II. CITIZENS COMMENTS

III. WORK SESSION

A. Approved Certificates of Appropriateness as follows:

- #CA19-25 for property located at 428 East Worth Street;
- #CA19-26 for property located at 211 West Franklin Street;
- #CA19-34 for property located at 513 East Texas Street;
- #CA19-35 for property located at 218 West College Street;
- #CA19-36 for property located at 405 South Main Street;
- #CA19-37 for property located at 129 South Main Street, Suite #160.

IV. PUBLIC HEARING

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness # CA19-43 for property located at 846 East Wall Street, Block 2, Lot 7, D. E. Box Addition, City of Grapevine and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA19-31 for property located at 426 East Texas Street, Block, Lot C, Rawls and Dalton Addition, City of Grapevine and take any necessary action.
- C. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA19-32 for property located at 513 East Worth Street, Block 108, Lot 4, College Heights Addition, City of Grapevine and take any necessary action.
- D. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA19-33 for property located at 521 South Dooley Street, Block 1, Lot 1, Weaver Addition, City of Grapevine and take any necessary action.
- E. Commission to conduct a public hearing relative to an application for a Historic Landmark Overlay #HL19-01 for property located at 619 South Church Street, Block 14, Lot 3C & 6A, City of Grapevine and take any necessary action.

V. MINUTES

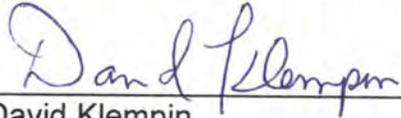
- A. Commission to consider the minutes of the April 24, 2019 Regular Meeting.

VI. ADJOURNMENT

If you plan to attend this public meeting and have a disability that requires special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on June 26, 2019 in the Council Chambers 2nd Floor, Grapevine City Hall, 200 South Main Street, Grapevine, Texas 76051.

In accordance with Texas Government Code, Chapter 551.001 et seq acts of the 1993 Texas Legislature, the Grapevine Historic Preservation Commission agenda was prepared and posted on the 17th day of May 2019 at 5:00 p.m:



David Klempin
Historic Preservation Officer

Scott Williams
Director of Development Services/Building Official

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WOL*
SCOTT WILLIAMS, BUILDING OFFICIAL
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, MAY 22, 2019

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-43
1951 HISTORIC NORRIS L. GRAHAM HOUSE
846 EAST WALL STREET
D. E. BOX ADDITION HISTORIC DISTRICT
FRANCISCO MURILLO, OWNER/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **deny** Certificate of Appropriateness #CA19-43 for the property located at 846 East Wall Street, legally described as Block 2, Lot 7, D. E. Box 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. Remove and replace all existing wood windows in the house;
2. Install vinyl windows in original wood window locations;
3. Remove existing rear door and install new metal door in same door opening;

as per attached photos.

BACKGROUND:

Certificate of Appropriateness application #CA19-43 was submitted on May 8, 2019 by the applicant, Francisco Murillo for installation of vinyl windows and removal of original wood windows. The original house was constructed in 1951 for Norris L. Graham as his family home. The minimal traditional house has a simple rectangular plan. An original one car attached garage at the front of the house to the right of the front door was previously enclosed as living area. The windows were installed without obtaining a Certificate of Appropriateness or a permit.

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) with regard to the property found the work to be in violation of 1, 3, 4, and 6. To remediate this discrepancy with the Secretary of Interior Standards, staff recommends removal of vinyl windows and replacement with 6 over 6 wood windows and the rear wood door to be reinstalled.

Staff recommends the Historic Preservation Commission **deny** #CA19-43 for removal of existing wood windows replacement with new vinyl window as per attached photos; and removal of the wood back door and replacement with a metal door.

Standards for Rehabilitation Worksheet

Rehabilitation is Defined as the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

1. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
2. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
3. Changes to a property that have acquired historic significance in their own right will be retained and preserved. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
4. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
5. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
6. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
7. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MAY - 6 2019

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date MAY 6, 2019

Number #CA19-43

Property Owner Name, Address & Phone Number

Francisco Murillo
846 E WALL ST
GRAPEVINE TX 76051

Phone: 214 733-4872

Mobile:

Email: FrankMurillo44@gmail.com

Property Address (include any suite number)

846 E. WALL ST
GRAPEVINE, TX 76051

Applicant Name, Address & Phone Number

SAME
846 E. WALL ST.
GRAPEVINE, TX 76051

Phone:

Mobile

Email:

Legal Description

Block Lot

Subdivision D.E. BOX ADDITION
CITY OF GRAPEVINE

Tenant Name/Occupancy/Use SINGLE FAMILY RES.

Request/Description of Work to Be Done

INSTALL NEW CONCRETE DRIVEWAY IN FRONT OF HOUSE
REPLACE WINDOWS IN HOUSE

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Grapevine's Historic Overlay District Ordinances and Building Codes. APPROVAL OF A CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF OTHER REQUIRED BUILDING PERMITS.

Signed x Francisco Murillo
Owner or Contractor

Print Name Francisco Murillo

Approved-Staff HPC

Approved with Conditions: Office Use

Denied

x _____
Chair - Historic Preservation Commission

x _____
Historic Preservation Officer

x _____
Building Official

Date _____

THIS IS NOT A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY
THE BUILDING DEPARTMENT BEFORE STARTING WORK.

DELIVER TO: HISTORIC PRESERVATION DEPARTMENT
636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

OFFICE 817-410-3556



05/07/2019

Account #: 00251801
Georeference: 3150-2-7
Property Location: 846 E WALL ST

Jurisdictions:

011 CITY OF GRAPEVINE
220 TARRANT COUNTY
906 GRAPEVINE-COLLEYVILLE ISD
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

Owner Information

MURILLO FRANCISCO
ACUNA ROSA
846 E WALL ST
GRAPEVINE, TX 76051

5-Year Value History

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2019	\$246,203	\$180,000	\$426,203	\$426,203
2018	\$156,448	\$180,000	\$336,448	\$336,448
2017	\$62,228	\$180,000	\$242,228	\$242,228
2016	\$157,325	\$71,720	\$229,045	\$229,045
2015	\$62,400	\$50,000	\$112,400	\$112,400

A zero value indicates that the property record has not yet been completed for the indicated tax year
† Appraised value may be less than market value due to state-mandated limitations on value increases

Property Data

Legal Description: BOX, D E ADDITION Block 2 Lot 7
Deed Date: 01-15-2019
Instrument: D219009386
Year Built: 1952
Agent: None

State Code: A Residential SingleFamily

Approximate Size †††: 1,316
Land Acres ♦: 0.3586
Land Sqft ♦: 15,621

Notice Sent: 04-01-2019
Protest Deadline: 05-15-2019

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Exemptions



Legend

-  Landmarked Property
-  City Limits
-  Zoning

#CA19-43
846 East Wall Street
 5/13/2019

0 25 50 100
 Feet


 1 inch = 60 feet

E WALL ST

ECKLEY ST

DEBOX
ADDN
3150

5

6

7

8

1

2

3

12

11

10

9

6

Legend

-  Landmarked Property
-  City Limits
-  Zoning
-  Streets

#CA19-43
846 East Wall Street

5/13/2019

0 25 50 100
Feet



1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER
SCOTT WILLIAMS, BUILDING OFFICIAL
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, MAY 22, 2019

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-31
1948 HISTORIC RAWLS HOUSE
426 EAST TEXAS STREET
GRAPEVINE, TX 76051
DAN BOCK, OWNER/APPLICANT
SCOTT BUCHANAN, BUCHANAN DESIGN

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-31 for the property located at 426 East Texas Street, legally described as Lot C, Rawls and Dalton Subdivision, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. The owner requests to enlarge the garage from 595 square feet to 700 square feet to allow for an internal stairway to the attic loft. A variance would be required to combine the 500 square foot detached garage and the remaining 105 square feet of the 200 sq. ft. storage building allowed by the Historic Preservation Ordinance. Upon review of this plan Historic Preservation Officer David Klempin, Development Services Director Scott Williams and Convention & Visitors Bureau Director Paul W. McCallum unanimously recommend granting of this request.

as per attached plan and drawings with the conditions that no further additions may be made to the square footage of the buildings and a building permit is obtained from the building department.

BACKGROUND: Certificate of Appropriateness application #CA18-72 was submitted on June 25, 2018 by the applicant Scott Buchanan of Buchanan Design to renovate the house at 426 East Texas Street, the 1948 Rawls House and update it for modern living. The house was originally built to serve as the home for the Rawls Family. The total living area of the existing 1,458 square foot Rawls house and the 1,941 square foot addition totals 3,399 square feet. This is within the 3,400 maximum square feet established by the Preservation Ordinance. The existing covered front porch of 110 square feet and the new covered porch addition of 159 square feet are not included in the maximum square feet of the Preservation Ordinance.

The property lot size is 18,629 square feet and the building coverage would be 23%, (maximum 40% lot coverage). Total building size of house with detached garage with

storage is 3,994 square feet which is within the ordinance maximum of 4,100 square feet. Building height is 20 feet.

Staff review of the plans relative to the Secretary of Interior Standards found no issues; plans are in compliance with the Standards. See attached Standards.

Staff recommends approval of Certificate of Appropriateness #CA19-31 as per the attached plan and drawings: with conditions that a variance be granted for construction of a 700 square foot Garage with attached storage; that all exterior materials including roofing, siding and trim, doors and door hardware, windows, and light fixtures be staff approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the building department.

Standards for Rehabilitation Worksheet

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6. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
7. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 5-14-19

Number #CA19-31

Property Owner Name, Address & Phone Number
Dan & Robin Bock
426 E. Texas St.
Grapevine Tx. 76051
Phone: 9
Mobile: 817 454-1998
Email: Dan @ Bocktech.com
Property Address (include any suite number)
SAME

Applicant Name, Address & Phone Number
Same
Phone:
Mobile
Email:
Legal Description
Block Rawls & Dalton Lot C
Subdivision
CITY OF GRAPEVINE

Tenant Name/Occupancy/Use Personal Residence
R-7.5 Zoning

Request/Description of Work to Be Done
Make Detached garage 700 square Ft.

Drawings/Sketches Attached
 Yes No

Photographs Attached
 Current Historic

Material Sample(s) Attached (please list)

I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Grapevine's Historic Overlay District Ordinances and Building Codes. **APPROVAL OF A CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF OTHER REQUIRED BUILDING PERMITS.**

Signed Daniel B Bock
Owner or Contractor

Print Name Daniel B. Bock

Approved-Staff HPC Office Use
 Approved with Conditions:

Denied

x _____
Chair - Historic Preservation Commission
x _____
Building Official

x _____
Historic Preservation Officer
Date _____

**THIS IS NOT A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY
THE BUILDING DEPARTMENT BEFORE STARTING WORK.**

DELIVER TO: HISTORIC PRESERVATION DEPARTMENT
636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

OFFICE 817-410-3556

This form must be completed by the applicant for
NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS
SITE & BUILDING PLAN REQUIREMENTS

CASE NO. #CA _____
DATE _____

Reference: Ordinance No. 2013-23 www.grapevinetexas.gov/documentcenter/view/881

The following information is required for properties with Historic Landmark Subdistrict Overlays and/or properties located within the boundary of the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: 5-14-19 Time: 1:00 pm
Contact: (817.410.3197 817.410.3185)

1. Survey Plan
2. Site Plan
3. Floor Plans
4. Elevations
5. Roof Plan
6. Street Facing Elevations of proposed structure with building elevations of structures on adjacent properties.
7. Photographs of any elevation for any building or structure to be altered or demolished.

Property Lot Size 18,428 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 3399

Building Coverage (40% max) 24%

Building Height (35 ft. max) 19.7 Ft.

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 700 (Attached is included within the 3,400 sq. ft. max) _____

Storage Shed (200 sq. ft. max) N/A

For Commercial Uses:

Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces _____

ADA Parking Spaces _____

Easements _____

=====

PLEASE NOTE this page is for **ALL NEW CONSTRUCTION & ADDITION APPLICATIONS** for PUBLIC HEARING:

1. THE ABOVE INFORMATION MUST BE COMPLETE; WITH
2. ALL REQUIRED ATTACHMENTS COMPLETED; AND
3. A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS RECOMMENDED SIX WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION.



05/13/2019

Account #: 02326035
Georeference: 33660--C
Property Location: 426 E TEXAS ST

Jurisdictions:

011 CITY OF GRAPEVINE
220 TARRANT COUNTY
906 GRAPEVINE-COLLEYVILLE ISD
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

Owner Information

BOCK ROBIN R
426 E TEXAS ST
GRAPEVINE, TX 76051

5-Year Value History

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2019	\$147,011	\$198,000	\$345,011	\$345,011
2018	\$102,166	\$198,000	\$300,166	\$223,874
2017	\$103,726	\$198,000	\$301,726	\$203,522
2016	\$185,200	\$78,060	\$263,260	\$185,020
2015	\$108,200	\$60,000	\$168,200	\$168,200

A zero value indicates that the property record has not yet been completed for the indicated tax year
† Appraised value may be less than market value due to state-mandated limitations on value increases

Property Data

Legal Description: RAWLS & DALTON SUBDIVISION
Lot C

State Code: A Residential SingleFamily

Deed Date: 01-26-2018
Instrument: D218019607
Year Built: 1947
Agent: None

Approximate Size †††: 1,590
Land Acres ♦: 0.3902
Land Sqft ♦: 17,000

Notice Sent: 04-01-2019
Protest Deadline: 05-15-2019

†† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Exemptions

MILICAN
PLACE
ADDN
26149

1

WESLEY
ADDN
45732

1

2R

1R

2A

R 63A
25 AC

RAWLS &
DALTON
33660

1A

J TRIGG
43730

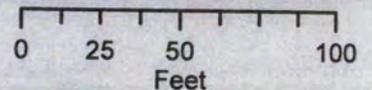
2R

Legend

-  Landmarked Property
-  City Limits
-  Zoning

#CA19-31
426 East Texas Street

5/9/2019



1 inch = 60 feet

MILICAN PLACE
ADDN 26149
2 1 3

WESLEY ADDN
45732
1 1

E-TEXAS-ST

2R
1R
2A

E-TEXAS-ST

TR 63A
.25 AC

RAWLS & DALTON
A B C
33660

S-DOOLEY-ST

1B
3A
1A

J TRIGG
43730
2R

1 2 3

Legend

-  Landmarked Property
-  City Limits
-  Zoning
-  Streets

#CA19-31
426 East Texas Street

5/9/2019

0 25 50 100
Feet



1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WDK*
SCOTT WILLIAMS, BUILDING OFFICIAL
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, MAY 22, 2019

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-32
513 EAST WORTH STREET
1913 HISTORIC PAM EZELL HOUSE
GRAPEVINE, TX 76051
JOE AND JANA GARCIA, OWNERS
NEAL COOPER, APPLICANT
SCOTT BUCHANAN, BUCHANAN DESIGN

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-32 for the property located at 513 East Worth Texas Street, legally described as Block 108, Lot 4, 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:

Renovate the original 1913 Ezell House, a single family residential property and update it for modern living standards and owner's needs, to include the following items -

1. Construct a new detached 500 square foot two-car garage building at the rear of the property;
2. Construct a new one-story addition on the north side of the house containing master bedroom and bath addition on the north side of the house; new kitchen, family room and attached two-car garage;

as per attached demolition plan and drawings with the conditions that a building permit is obtained from the building department.

BACKGROUND:

Certificate of Appropriateness application #CA19-32 was submitted on April 2, 2019 by the applicant Neal Cooper of Copperstreet Homes to renovate the house at 513 East Worth Street, the 1913 Pam Ezell House and update it for modern living. The house requires significant updating of its electrical, plumbing and HVAC systems. The new owners Joe and Janna Garcia desire to adapt the house to serve as their family home. The plans for the new additions and new detached garage have been developed following Design Guidelines established for the Ezell property.

A demolition plan indicates the specific walls that would be removed from the Ezell house to allow for the new addition on the north side of the house.

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) with regard to the property found the proposed work to be in violation of item 6. See attached. To remediate this discrepancy with the Secretary of Interior Standards, staff recommends the new additions be demarcated by the use of a 1" x 6" wood trim board at the point of jointure between the original 1-car garage and its addition on the west elevation; and a 1" x 6" wood trim board be placed at the jointure between the original house and the new addition on the east elevation of the house.

The total living area of the existing 1,492 square foot Ezell house and the 1,122 square foot addition totals 2,614 square feet. This is within the 3,400 maximum square feet established by the Preservation Ordinance.

The property lot size is 10,500 square feet and the building coverage would be 31%, (maximum 40% lot coverage). Building height is 20 feet.

Staff recommends approval of Certificate of Appropriateness #CA19-32 as per the attached demolition plan and drawings: with conditions that all exterior materials including roofing, siding and trim, doors and door hardware, windows, and light fixtures be staff approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the building department.

Standards for Rehabilitation Worksheet

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7. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RECEIVED
APR 02 2019
By 2:30 PM

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 4/1/2019

Number # CA19-32

Property Owner Name, Address & Phone Number

JOE + JANA GARCIA

Phone: 817-455-7774

Mobile:

Email: JOEGAR.TEXAS@YAHOO.COM

Property Address (include any suite number)

513 E WORTH ST

Applicant Name, Address & Phone Number

NEAL COOPER / COPPER STREET HOMES
P.O. BOX 1025

GRAPEVINE, TX 76099

Phone:

Mobile 817-727-3427

Email: NEAL@COPPERSTREETHOMES.COM

Legal Description

Block 109 Lot 4

Subdivision COLLEGE HEIGHTS ADDITION

Tenant Name/Occupancy/Use JOE + JANA GARCIA

SINGLE FAMILY RESIDENCE

Request/Description of Work to Be Done

RENOVATION + ADDITION PLUS ADDING DETACHED GARAGE
NEW FOUNDATION ON HOUSE

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Grapevine's Historic Overlay District Ordinances and Building Codes. APPROVAL OF A CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF OTHER REQUIRED BUILDING PERMITS.

Signed [Signature]
Owner or Contractor

Print Name NEAL COOPER

Approved-Staff HPC Approved with Conditions: Office Use

Denied

X _____
Chair - Historic Preservation Commission

X _____
Historic Preservation Officer

X _____
Building Official

Date _____

**THIS IS NOT A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY
THE BUILDING DEPARTMENT BEFORE STARTING WORK.**

DELIVER TO: HISTORIC PRESERVATION DEPARTMENT
636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

OFFICE 817-410-3556

This form must be completed by the applicant for
NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS
SITE & BUILDING PLAN REQUIREMENTS

CASE NO. #CA 19-32
DATE 5/15/19

Reference: Ordinance No. 2013-23 www.grapevintexas.gov/documentcenter/view/881

The following information is required for properties with Historic Landmark Subdistrict Overlays and/or properties located within the boundary of the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: 5/15/19 Time: 1:00 pm
Contact: (817.410.3197 817.410.3185)

1. Survey Plan
2. Site Plan
3. Floor Plans
4. Elevations
5. Roof Plan
6. Street Facing Elevations of proposed structure with building elevations of structures on adjacent properties.
7. Photographs of any elevation for any building or structure to be altered or demolished.

Property Lot Size 10500 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2614 A/C

Building Coverage (40% max) 31%

Building Height (35 ft. max) 20 ft

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 500 (Attached is included within the 3,400 sq. ft. max) _____

Storage Shed (200 sq. ft. max) 40 ATTACHED TO GARAGE

For Commercial Uses:

Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces _____

ADA Parking Spaces _____

Easements _____

=====

PLEASE NOTE this page is for ALL NEW CONSTRUCTION & ADDITION APPLICATIONS for PUBLIC HEARING:

1. THE ABOVE INFORMATION MUST BE COMPLETE; WITH
2. ALL REQUIRED ATTACHMENTS COMPLETED; AND
3. A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS RECOMMENDED SIX WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION.



05/17/2019

Account #: 00564044
Georeference: 7670-108-4-30
Property Location: 513 E WORTH ST

Jurisdictions:

011 CITY OF GRAPEVINE
220 TARRANT COUNTY
906 GRAPEVINE-COLLEYVILLE ISD
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

Owner Information

GARCIA JUAN J
GARCIA JANA B
513 E WORTH ST
GRAPEVINE, TX 76051

5-Year Value History

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Table with 5 columns: Year, Improvement Market, Land Market, Total Market, Total Appraised †. Rows for years 2015 to 2019.

A zero value indicates that the property record has not yet been completed for the indicated tax year
† Appraised value may be less than market value due to state-mandated limitations on value increases

Property Data

Legal Description: COLLEGE HEIGHTS ADDITION- GRPVN Block 108 Lot 4 E 1/2 LOT 3
Deed Date: 01-24-2019
Instrument: D219014801
Year Built: 1915
Agent: None

State Code: A Residential SingleFamily

Approximate Size †††: 1,496
Land Acres ♦: 0.2460
Land Sqft ♦: 10,716

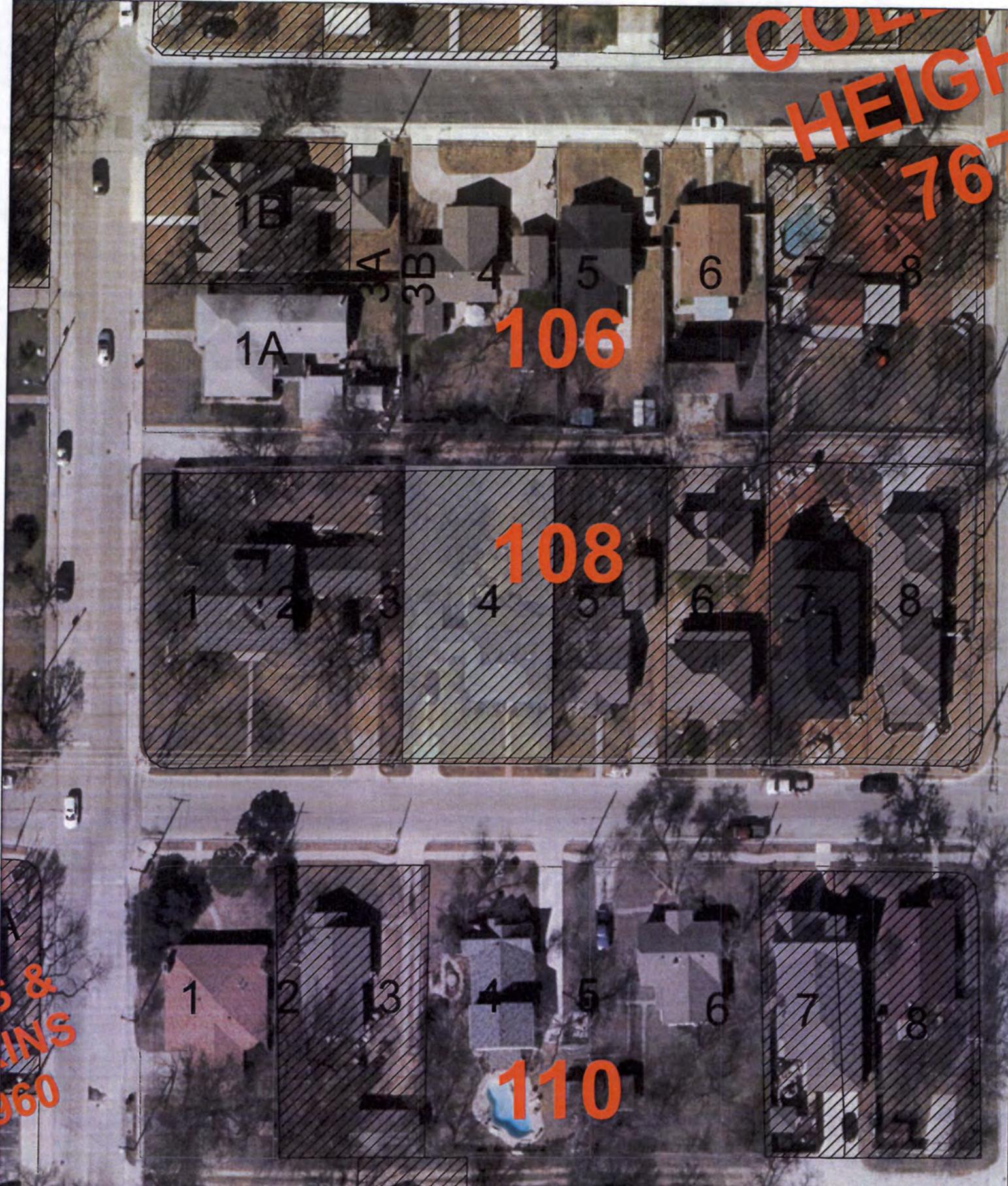
Notice Sent: 04-01-2019
Protest Deadline: 05-15-2019

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Exemptions

COLLEGE HEIGHTS 767



Legend

-  Landmarked Property
-  City Limits
-  Zoning

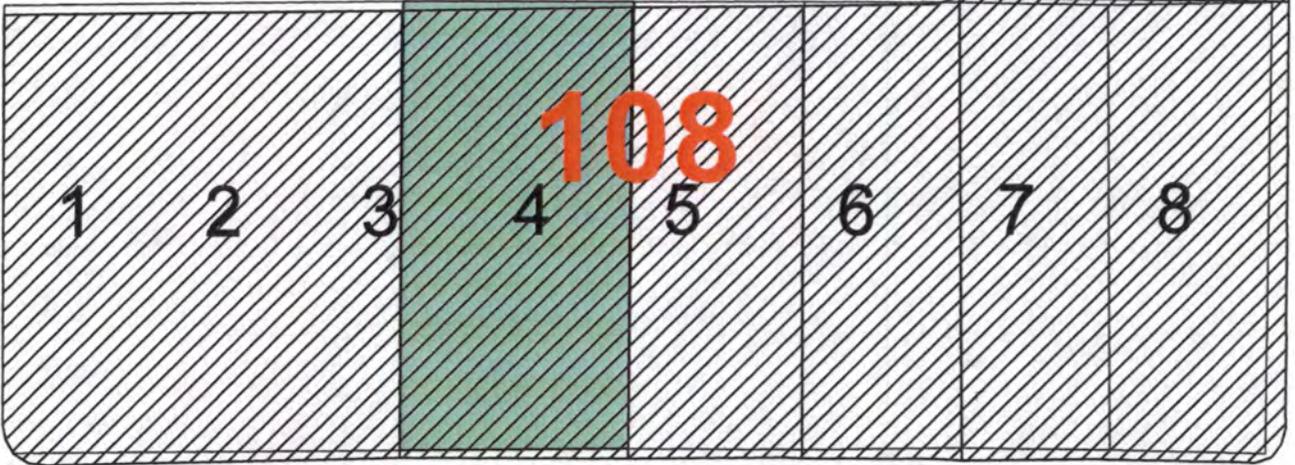
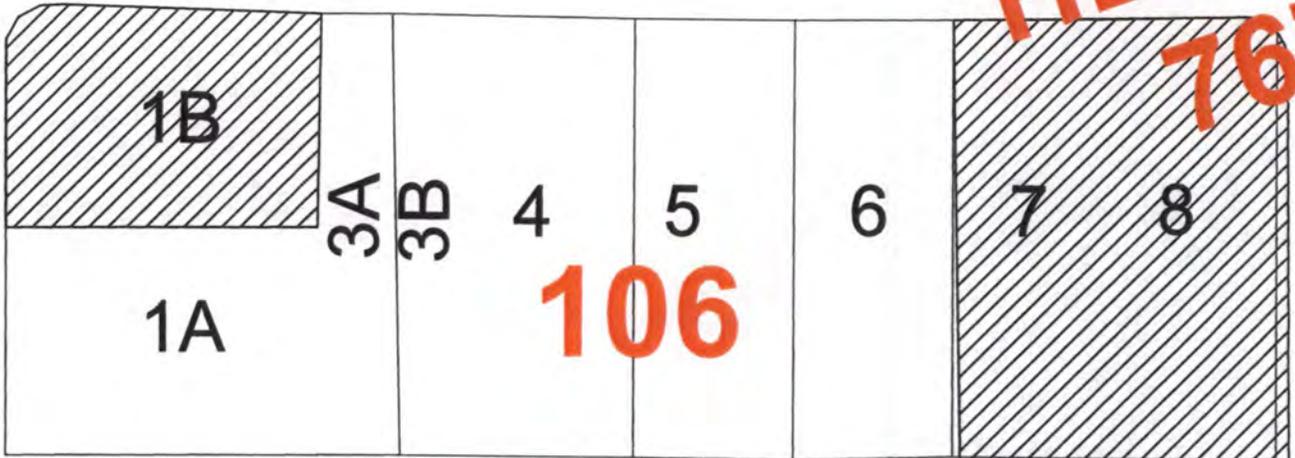
#CA19-32
 513 East Worth Street
 5/9/2019

0 25 50 100
 Feet

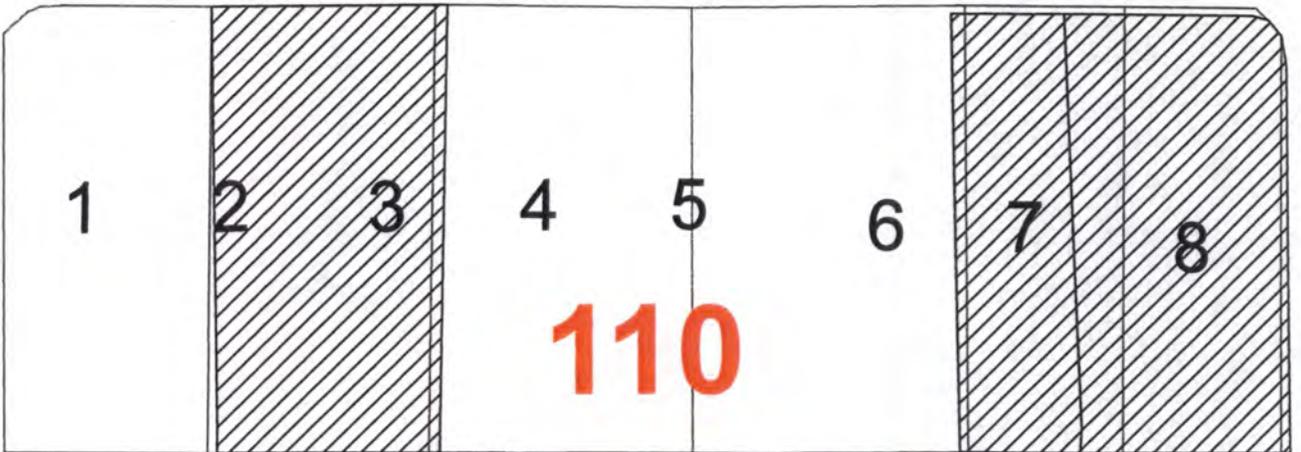
 1 inch = 60 feet

COLLEGE HEIGHTS 767

E-TEXAS-ST



E-WORTH-ST



S-DOOLEY-ST

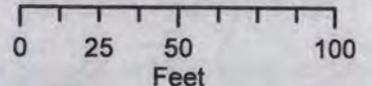
INS 660

Legend

- Landmarked Property
- City Limits
- Zoning
- Streets

#CA19-32
513 East Worth Street

5/9/2019



1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WD/L*
SCOTT WILLIAMS, BUILDING OFFICIAL
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, MAY 22, 2019

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-33
521 SOUTH DOOLEY STREET
1941 KENNETH AND RUTH MOORE HOUSE
GRAPEVINE, TX 76051
RYAN AND SOMMER TATE, OWNERS
NEAL COOPER, APPLICANT
SCOTT BUCHANAN, BUCHANAN DESIGN
NON-LANDMARKED PROPERTY LOCATED
WITHIN THE HISTORIC GRAPEVINE TOWNSHIP

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **deny** Certificate of Appropriateness #CA19-33 for the property located at 521 South Dooley Street, legally described as Block 1, Lot 1, Weaver Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

- Streetscape View: The new addition with the remaining portion of the existing house would be 82 feet 11 inches wide along Dooley Street, the house to the north is approximately 35 feet wide and the house to the south is approximately 40 feet wide; the proposed structure would be twice the width of adjoining houses on either side; the removal of the existing study, laundry and garage alters the street scape view;
- The proposed 998 square foot garage and shop building with attached 456 square foot covered porch would be very large in relation to garage buildings on adjoining properties which are small one and two car structures. The structure requires a variance to combine the 500 square foot garage, 200 square foot storage building allowed by the Ordinance and 298 square feet from the 3400 square foot allowed maximum living area. The proposed one and one half story structure is 21 feet tall. The Historic Preservation Officer, Director of Convention and Visitors Bureau and Building Official recommend denial of the request for a 998 square feet garage with 456 square foot covered porch;

as per the submitted plans.

BACKGROUND:

garage, laundry room and study wing on the north end of the existing house; to construct a new one-story addition on the north end of the existing house to include a new entry hall, kitchen, family room and a master bedroom and bath; and to construct a new detached 998 square foot two-car garage building with shop at the rear of the property. The proposed one and one half story structure is 21 feet tall. The property is not landmarked and the owner has not submitted a landmark application for the property.

The owners propose to expand the home to serve the needs of their family. The existing house was built in 1941 and contains 1616 square feet of living area and has a 343 square foot attached 1-car garage. Following demolition of the garage, laundry and study the remaining house would be 1,241 square feet. The new addition would contain 1811 square feet totaling 3,052 square feet of living area. The existing front porch of 128 square feet, the front porch addition of 118 square feet, side porch of 64 square feet and screened porch of 217 square feet do not count against the 3,400 square foot maximum allowed by the ordinance. A new two car garage with shop 998 square feet in size with a 456 square foot covered porch would be constructed at the rear of the property.

The property lot size is 24,400 square feet and the building coverage would be 20.7% %, (maximum 40% lot coverage). Total building size of house with detached garage and shop would be 4,050 square feet which is within the ordinance maximum of 4,100 square feet. Building height is 20 feet.

Staff recommends denial of Certificate of Appropriateness #CA19-33.

APR 24 2019

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 4/24/19

Number #CA19-33

Property Owner Name, Address & Phone Number

ROBERT + SOMMER TATE
521 S DOWNEY
GRAPEVINE, TX 76057

Phone:

Mobile: 817-437-3913

Email: SOMMERTATEDESIGN@HOTMAIL.COM

Property Address (include any suite number)

Applicant Name, Address & Phone Number

NEAL COPPEN / COPPEN STREET HOMES
404 E WALL
GRAPEVINE, TX 76057

Phone:

Mobile 817-727-3467

Email: NEAL@COPPENSTREETHOMES.COM

Legal Description

Block 1 Lot 1

Subdivision WEAVER ADDITION

Tenant Name/Occupancy/Use ROBERT + SOMMER TATE SINGLE FAMILY RESIDENCE

Request/Description of Work to Be Done

REMOVE OLD GARAGE AND LINK, ADD NEW ADDITION TO HOUSE ON WEST SIDE.
ADD DETACHED GARAGE WITH ATTACHED STORAGE AREA. ONE STORY

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Grapevine's Historic Overlay District Ordinances and Building Codes. APPROVAL OF A CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF OTHER REQUIRED BUILDING PERMITS.

Signed x [Signature]
Owner or Contractor

Print Name NEAL COPPEN

Approved-Staff HPC

Approved with Conditions: Office Use

Denied

x Chair - Historic Preservation Commission

x Historic Preservation Officer

x Building Official

Date

THIS IS NOT A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY THE BUILDING DEPARTMENT BEFORE STARTING WORK.

DELIVER TO: HISTORIC PRESERVATION DEPARTMENT
636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

OFFICE 817-410-3556

This form must be completed by the applicant for
NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS
SITE & BUILDING PLAN REQUIREMENTS

CASE NO. #CA 19-33
DATE 5/15/19

Reference: Ordinance No. 2013-23 www.grapevintexas.gov/documentcenter/view/881

The following information is required for properties with Historic Landmark Subdistrict Overlays and/or properties located within the boundary of the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: 5/15/19 Time: 2:00pm
Contact: (817.410.3197 817.410.3185)

- 1. Survey Plan
- 2. Site Plan
- 3. Floor Plans
- 4. Elevations
- 5. Roof Plan
- 6. Street Facing Elevations of proposed structure with building elevations of structures on adjacent properties.
- 7. Photographs of any elevation for any building or structure to be altered or demolished.

Property Lot Size 24,400 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 3052

Building Coverage (40% max) 20.7%

Building Height (35 ft. max) 20'

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 998 (Attached is included within the 3,400 sq. ft. max) _____

Storage Shed (200 sq. ft. max) _____

For Commercial Uses:

Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces _____

ADA Parking Spaces _____

Easements _____

=====

PLEASE NOTE this page is for ALL NEW CONSTRUCTION & ADDITION APPLICATIONS for PUBLIC HEARING:

- 1. THE ABOVE INFORMATION MUST BE COMPLETE; WITH
- 2. ALL REQUIRED ATTACHMENTS COMPLETED; AND
- 3. A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS RECOMMENDED SIX WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION.



05/16/2019

Account #: 41463234
Georeference: 45481-1-1
Property Location: 521 S DOOLEY ST

Jurisdictions:

011 CITY OF GRAPEVINE
220 TARRANT COUNTY
906 GRAPEVINE-COLLEYVILLE ISD
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

Owner Information

TATE ROBERT R
TATE SOMMER M
521 S DOOLEY ST
GRAPEVINE, TX 76051-5456

5-Year Value History

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Table with 5 columns: Year, Improvement Market, Land Market, Total Market, Total Appraised. Rows for years 2015 to 2019.

A zero value indicates that the property record has not yet been completed for the indicated tax year
† Appraised value may be less than market value due to state-mandated limitations on value increases

Property Data

Legal Description: WEAVER ADDITION Block 1 Lot 1 State Code: A Residential SingleFamily
Deed Date: 10-18-2016
Instrument: D216244446 Approximate Size †††: 1,617
Year Built: 1960 Land Acres ♦: 0.5601
Agent: None Land Sqft ♦: 24,400

Notice Sent: 04-01-2019
Protest Deadline: 05-15-2019

††† Rounded
♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Exemptions

- HOMESTEAD GENERAL 11.13(b)



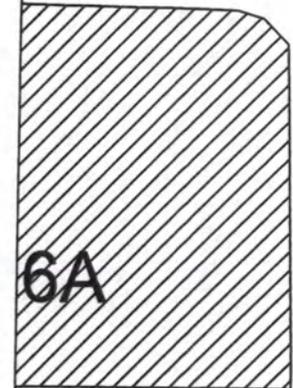
Legend

-  Landmarked Property
-  City Limits
-  Zoning

#CA19-33
521 South Dooley Street
 5/9/2019

0 25 50 100
 Feet

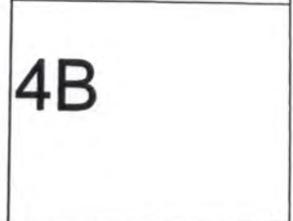

 1 inch = 60 feet



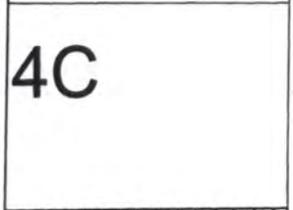
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4A



4B



4C



4D

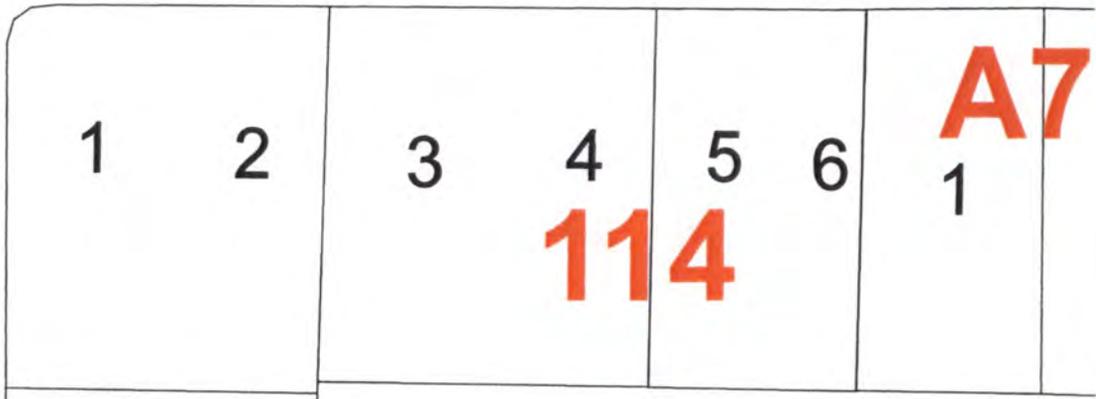


E COLLEGE ST



2R1

S DOOLEY ST



1

2

3

4

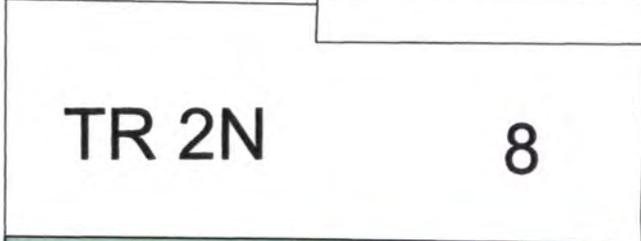
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6

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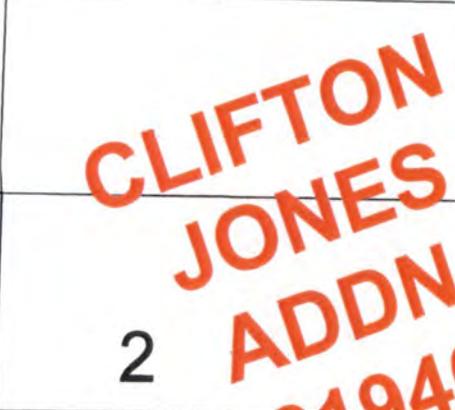
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WEAVER
ADDN
45481

1

1



CLIFTON
JONES
ADDN
2194

2

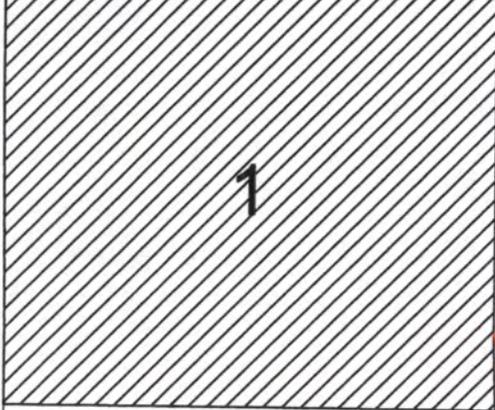
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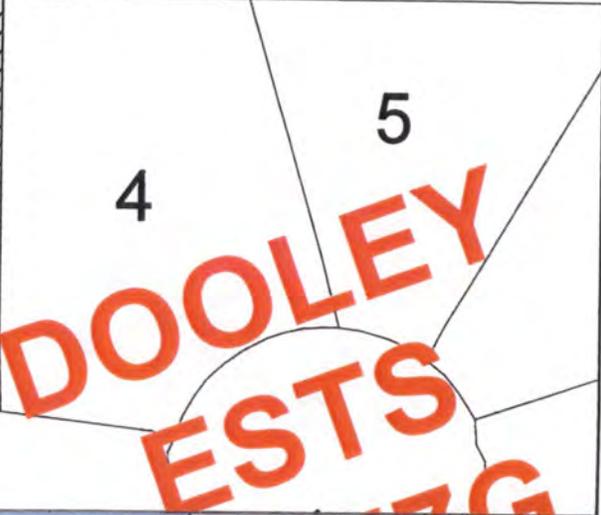
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117

4



1



4

5

DOOLEY
ESTS

Legend

- Landmarked Property
- City Limits
- Zoning
- Streets

#CA19-33
521 South Dooley Street
5/9/2019

0 25 50 100
Feet
1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WDK*
SCOTT WILLIAMS, BUILDING OFFICIAL
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, MAY 22, 2019

SUBJECT: HISTORIC LANDMARK OVERLAY #HL19-01
1947 RUBY TILLERY MOORE HOUSE
619 SOUTH CHURCH STREET
GRAPEVINE, TEXAS 76051
CITY OF GRAPEVINE
CONVENTION & VISITORS BUREAU, OWNER
DAVID KLEMPIN, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve the proposed Historic Landmark Subdistrict overlay to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for following properties addressed as:

1. 619 South Church Street, legally described as Block 14, Lot 3C & 6A, City of Grapevine.

BACKGROUND:

On April 24 2019, applicant David Klempin of the City of Grapevine Convention & Visitors Bureau submitted an application for Historic Landmark Overlay #HL19-01, for property located at 619 South Church Street, City of Grapevine. The property contains a vacant house and was recently purchased by the Convention & Visitors Bureau for the purpose of extending the Ted Ware plaza and creation of a Grapevine International outreach museum for citizens to enjoy.

This minimal traditional cottage was built in 1947 to serve as the home of Deward R and Ruby Tillery Moore. The land on which the house stands was carved from larger lot that included the historic Keeling House, then owned by D. R. Moore who lived next door in the Keeling House. It is symmetrical in plan. A small projecting gable covers the front entrance porch. The house contains 4 rooms and an enclosed back porch that stretches the length of the house. The house was continuously lived in by its owner Ruby Moore for 74 years from 1947 until her death. Through the years Ruby developed the large lot into a verdant oasis with many pass along plants, punctuated with decorative statues and animal figurines.

Staff recommends approval of the Historic Overlay #HL19-01 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development of the property. A set of the proposed Design Guidelines for the property are attached.

4/24/19

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME DAVID KLUMPIN, HISTORIC PRESERVATION OFFICER
 COMPANY NAME CITY OF GRAPEVINE, HISTORIC PRESERVATION
 ADDRESS 636 S. MAIN
 CITY/STATE/ZIP GRAPEVINE, TX 76051
 WORK PHONE 817.410.3197 FAX NUMBER n/a
2. APPLICANT'S INTEREST IN SUBJECT PROPERTY REPRESENT OWNER
3. PROPERTY OWNER(S) NAME CITY GRAPEVINE CVB
 ADDRESS 636 S. MAIN ST
 CITY/STATE/ZIP GV, TX 76051
 WORK PHONE 817.410.3185 FAX NUMBER _____
4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION 619 SOUTH CHURCH ST
 LEGAL DESCRIPTION: LOT 3 & 6A BLOCK 14, ADDITION GRAPEVINE, CITY OF
 SIZE OF SUBJECT PROPERTY _____ ACRES 9,240 SQUARE FEET
 METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET
5. PRESENT ZONING CLASSIFICATION R 7.5
6. PRESENT USE OF PROPERTY GOVERNMENT USE

7. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACING A HISTORICAL LANDMARK SUBDISTRICT REQUEST SIGN ON THE SUBJECT PROPERTY.

THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) DAVID KLUMER, HPO

APPLICANT SIGNATURE David Klumper

OWNER (PRINT) CITY OF GRAPEVINE - CVB

OWNER SIGNATURE David Klumper for COG

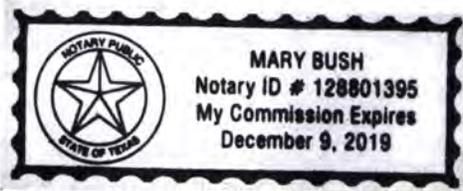
The State of TEXAS

County of TARRANT

Before me Mary Bush on this day personally appeared DAVID KLEMPER known to me (or proved to me on the oath of _____ or through CITY EMPLOYEE (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 24 day of APRIL, A.D. 2019.

SEAL



Mary Bush
Notary Signature

The State of _____

County of _____

Before me _____ on this day personally appeared _____ known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, A.D. _____.

SEAL

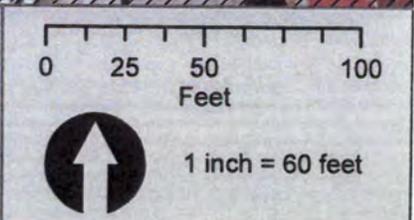
Notary Signature

**RIO
TOWN OF
GRAPEVINE
16060**

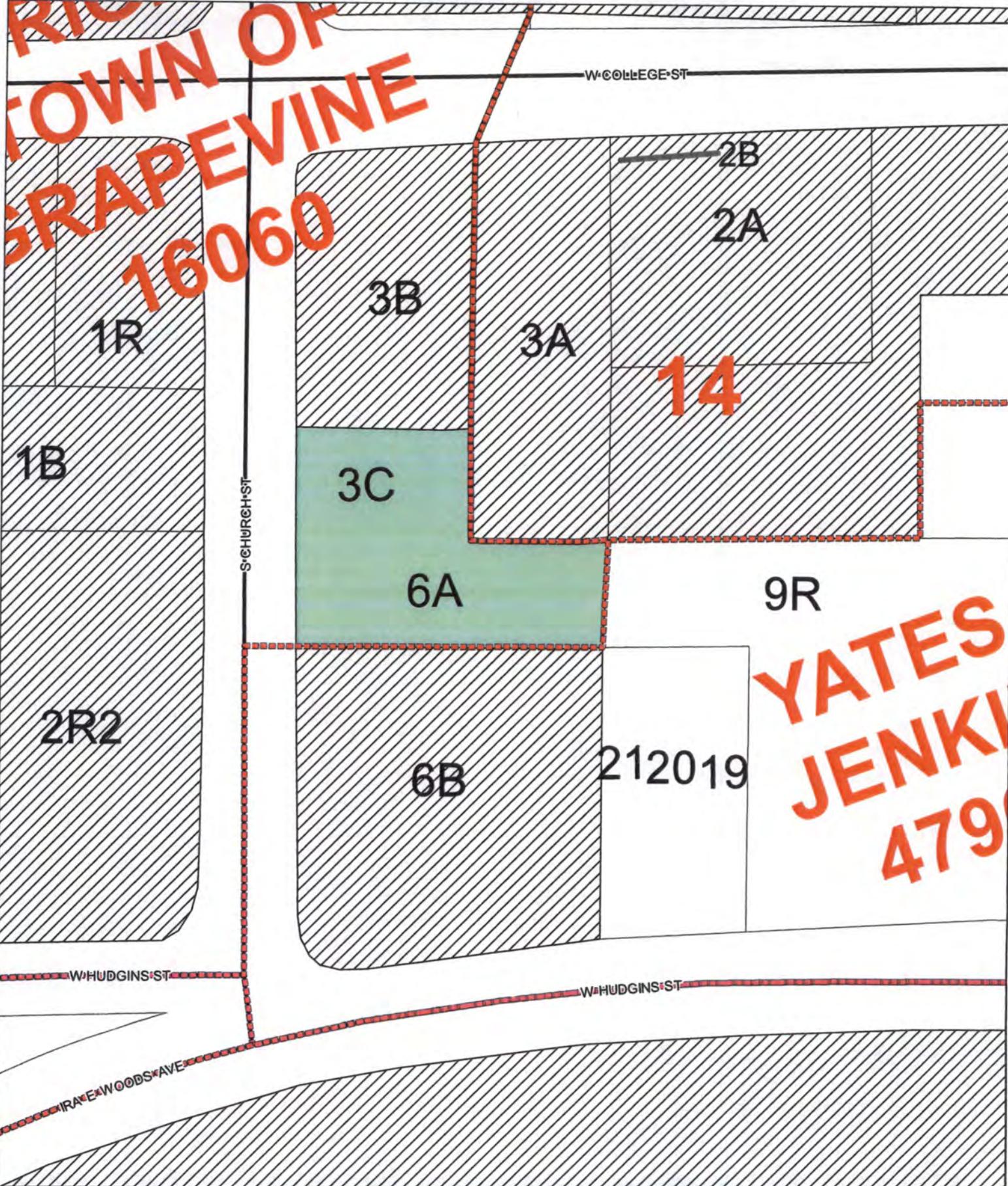


- Legend**
-  Landmarked Property
 -  City Limits
 -  Zoning

#HL19-01
619 South Church Street
5/9/2019



**TOWN OF
GRAPEVINE
16060**



**YATES
JENKI
479**

Legend

- Landmarked Property
- City Limits
- Zoning
- Streets

#HL19-01
619 South Church Street
5/9/2019

0 25 50 100
Feet

1 inch = 60 feet

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, April 24, 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
Ashley Anderson	Commissioner
Chuck Voelker	Commissioner
Paula Wilbanks	Commissioner Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	P & Z Liaison

The above commissioners constituted a quorum with Commissioner(s) Vick Cox, Eric Gilliland, Jason Parker and Margaret Telford absent.

With the following city staff present:

Paula Newman	Managing Director of Administration & Operations, Grapevine Convention & Visitors Bureau
John 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 thanked the Commission Liaison City Councilman Paul Slechta, City Attorney John Boyle and the commissioners for their presence. Chairman Shope reminded all the Nash Farm *Farm to Fork Experience* would be Friday evening, April 26, 2019.

CITIZEN COMMENTS

Ryan Gradke, 807 East Texas Street
 Scott Thiel, 823 East Texas Street

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:

- #CA19-11 for property located at 530 South Main Street;
- #CA19-16 for property located at 852 East Texas Street;
- #CA19-18 for property located at 924 East Worth Street;
- #CA19-19 for property located at 129 South Main Street;
- #CA19-22 for property located at 321 Turner Road;
- #CA19-23 for property located at 318 Turner Road;
- #CA19-24 for property located at 406 South Main Street;
- #CA19-28 for property located at 318 East Worth Street;
- #CA19-29 for property located at 834 East Texas Street;
- #CA19-30 for property located at 815 East Texas Street;
- #CA19-31 for property located at 604 East Northwest Highway.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-12** open for the property located at 815 East Texas Street, Block 2 Lot 15, D. E. Box 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 #CA19-27 was submitted on March 27, 2019 by the applicant, Amy Pham of True Blue Acquisitions, LLC, for construction of a new addition to the rear of the house; replacement of all existing aluminum windows with new aluminum windows and to construct a new two-car detached garage in the rear yard of the house. The original house was constructed in 1950 for Ed and Dr. Edith Pewitt, well-known Grapevine area educators, as their first Grapevine home. The minimal traditional house has a simple rectangular plan. An original one car attached garage at the front of the house to the left of the front door was previously enclosed as living area.

The proposed plans for the new addition and garage were developed by D & L Design Development Services following Design Guidelines developed for the D. E. Box Addition Historic District and the 2013-23 Historic Preservation Ordinance.

The total living area of the house with the addition would be 2,466 square feet which is less than the 3,400 square feet permitted and the garage is 500 square feet, which is allowed by Ordinance. The covered front porch of 182 square feet and new 81 square

foot outdoor deck are not included in the maximum square feet (as per the Preservation Ordinance).

Staff reviewed the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria with regard to the property and found the proposed work to be in compliance except for Item 9 New Additions: "The new work will be differentiated from the old." On the east elevation, the new addition is not differentiated from the original house. To remediate this discrepancy with the Secretary of Interior Standards, staff recommended on the east elevation of the house, the new addition be set back 18 inches at the point where the new structure joins the existing structure, to demarcate the original house from the new addition.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-27 for the property located at 815 East Texas Street to construct a new 927 square foot addition to the rear of the original 1,539 square foot 1951 Ed and Dr. Edith Pewitt House; to replace all existing aluminum windows in the house with new Ply Gem one-over-one, double pane aluminum windows; to remove the existing non-contributing storage sheds in northwest corner of rear yard; to construct a new 500 square foot detached two-car garage in the rear yard of the house; and a new driveway to the street;

as per the attached plans and specifications with the conditions the new addition be set back 18 inches at the point where the new structure joins the existing structure to demarcate the original house from the new addition; and a building permit is 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.

Chairman Shope called on the applicant Amy Pham to speak. Ms. Pham said she was aware of the 18 inches setback where the original house met with the new rear addition and was good with this. Commissioner Alternate Paula Wilbanks questioned Ms. Pham if it would be possible to save the big tree, Ms. Pham said she would try and would know more after the demolition of the two non-contributing sheds. Commissioner Wilbanks thanked her. Chairman Shope asked Mr. Thiel if his Citizen Comments had been answered by the presentation; Mr. Thiel introduced himself as the next door neighbor to the east, saying he was concerned about the driveway drainage and added he hoped they would save the tree and the crape myrtle. Ms. Pham answered there would be no change in the grade.

Commissioner Chuck Voelker commented it was nice Ms. Pham as the homeowner was agreeable to the 18 inches set-back. Mr. Klempin answered yes, Ms. Pham came in to inquire before purchasing and had correctly followed the ordinances for properties in the Township.

Chuck Voelker moved to close the Public Hearing for #CA19-27; Paula Wilbanks seconded the motion prevailing in a vote of:

Ayes: 4 (Shope, Anderson, Voelker and Wilbanks)
Absent: Cox, Gilliland, Parker and Telford
Nays: 0

Commissioner Voelker suggested to Ms. Pham regarding the trees and plants, she might want to bring in an arborist to qualify moving the garage.

Paula Wilbanks made the motion to approve #CA19-27 with the 18 inches setback and with the conditions as presented; Chuck Voelker seconded the motion prevailing in a vote of:

Ayes: 4 (Shope, Anderson, Voelker and Wilbanks)
Absent: Cox, Gilliland, Parker and Telford
Nays: 0

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MINUTES

Chuck Voelker made the motion to approve the minutes of the March 27, 2019 meeting as written; Ashley Anderson seconded the motion which prevailed in the following vote:

Ayes: 4 (Shope, Anderson, Voelker and Wilbanks)
Absent: Cox, Gilliland, Parker and Telford
Nays: 0

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ADJOURNMENT

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

Ayes: 4 (Shope, Anderson, Voelker and Wilbanks)
Absent: Cox, Gilliland, Parker and Telford
Nays: 0

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The meeting adjourned at 6:36 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 22ND DAY OF MAY 2019.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY