

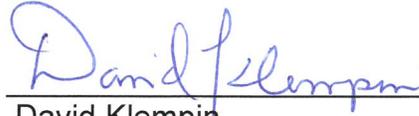
AGENDA
REGULAR MEETING
GRAPEVINE HISTORIC PRESERVATION COMMISSION
CITY HALL COUNCIL CHAMBERS, 2ND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051
WEDNESDAY, JULY 24, 2019, 6:00 P.M.

- I. CALL TO ORDER
- II. CITIZENS COMMENTS
- III. OATH OF OFFICE: COX, GILLILAND, SHOPE AND WILBANKS
- IV. WORK SESSION
 - A. Approved Certificates of Appropriateness as follows:
 - #CA19-52 for property located at 419 South Main Street;
 - #CA19-62 for property located at 314 West College Street;
 - #CA19-63 for property located at 129 South Main Street, Suite #130;
 - #CA19-64 for property located at 150 West College Street, Suite #115;
 - #CA19-65 for property located at 235 Austin Street;
 - #CA19-66 for property located at 120 South Main Street, Building B, Suite #10;
 - #CA19-67 for property located at 405 South Main Street.
- V. PUBLIC HEARING
 - A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA19-61 for property located at 530 East Worth Street, Block 110, Lot 8, College Heights 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 #CA19-60 for property located at 822 East Wall Street, Block 2, Lot 3, D. E. Box 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 #CA19-70 for property located at 214 East College Street, Block 15, Lot 3 and 4B, City of Grapevine and take any necessary action.
- VI. MINUTES
 - A. Commission to consider the minutes of the June 26, 2019 Regular Meeting.
- VII. ADJOURNMENT

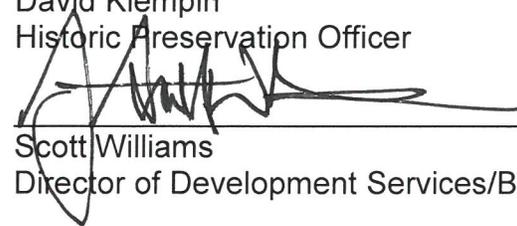
If you plan to attend this public meeting and have a disability that requires special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on August 28, 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 19th day of July 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 ^{WDK}
SCOTT WILLIAMS, BUILDING OFFICIAL *[Signature]*
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, JULY 24, 2019
SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-61
HISTORIC LANDMARK #HL10-10, ORDINANCE #2010-61
1917 CLAUDIA ANDREWS MILLICAN PERLICK HOUSE
530 EAST WORTH STREET
COLLEGE HEIGHTS ADDITION
TAYLOR BUNN, OWNER
JASON DREW, SUGARLOAF HOMES, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve Certificate of Appropriateness #CA19-61 for the property located at 530 East Worth Street, legally described as Block 110, Lot 8, 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:

1. Construct a new 901 square foot addition to the rear of the house;
2. Construct a new two-car detached garage at the rear of the property with access from Austin Street;

as per attached plans with the conditions all exterior materials including roofing, siding and trim, doors and door hardware, windows and light fixtures be staff approved under a separate Certificate(s) of Appropriateness; and a building permit be obtained from the Building Department.

BACKGROUND:

Certificate of Appropriateness application #CA19-61 was submitted on June 11, 2019 by the applicant, Jason Drew of Sugarloaf Homes for construction of a new 901 square foot addition to the rear of the house and a new two-car detached garage at the rear of the property.

The Claudia Andrews Millican Perlick House is typical of the modest Bungalow style houses constructed in Grapevine during the early part of the twentieth century. Constructed in 1917, the house retains several hallmarks of the style. These include the rectangular massing with a prominent front gable and lower gabled porch. Other Bungalow features found on this house include the triangular brackets under the gables and exposed rafter tails.

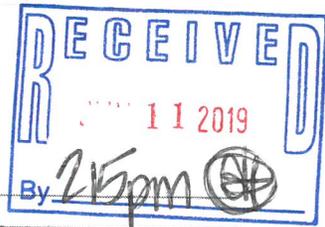
Plans for the new additions were developed by architect Russell Moran to follow the 2013-23 Historic Preservation Ordinance and Design Guidelines for landmarked properties.

The total living area including the original 1,103 square foot house and the new addition of 901 square feet is 2,027 square feet. The existing covered front porch of 112 square feet and the new covered porch of 30 feet are not included in the maximum square feet (as per the Preservation Ordinance). The new detached garage is 424 square feet. The property lot size is 7,000 square feet and the proposed building coverage is 35 percent, (maximum 40 percent lot coverage). Building height is 15'-4".

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 compliance with the criteria ten points.

Staff recommends the Historic Preservation Commission approve #CA19-61 for 530 East Worth Street as per the attached plans with the conditions all exterior materials including roofing, siding and trim, doors and door hardware, windows and light fixtures be staff approved under a separate Certificate(s) of Appropriateness; and a building permit be obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION



Date 6/6/2019

Number #CA19-61

Property Owner Name, Address & Phone Number
Taylor Bunn
530 E Worth
Grapevine, Tx 76051

Applicant Name, Address & Phone Number
Sugarloaf Homes
PO Box 1596
Grapevine, Tx 76099

Phone:
Mobile: 214-606-8880
Email: taylor.bunn@gmail.com
Property Address (include any suite number)

Phone:
Mobile: 512-203-0708
Email: jason@copperstreethomes.com
Legal Description

530 E Worth
Grapevine, Tx 76051

Block 110 Lot 8
Subdivision College Heights Addition

Tenant Name/Occupancy/Use Single family residential

Request/Description of Work to Be Done
Construct a 901 square foot addition to the rear of the 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
Owner or Contractor

Print Name Jason Drew

Approved-Staff HPC Approved with Conditions: Office Use

Denied

Chair - Historic Preservation Commission

Historic Preservation Officer

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



06/13/2019

Account #: 00564230
Georeference: 7670-110-8
Property Location: 530 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

BUNN TAYLOR
REYNOLDS JOHNSEN DEBORAH K
530 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 110 Lot 8
Deed Date: 04-21-2017
Instrument: D217090041
Year Built: 1925
Agent: None

State Code: A Residential SingleFamily

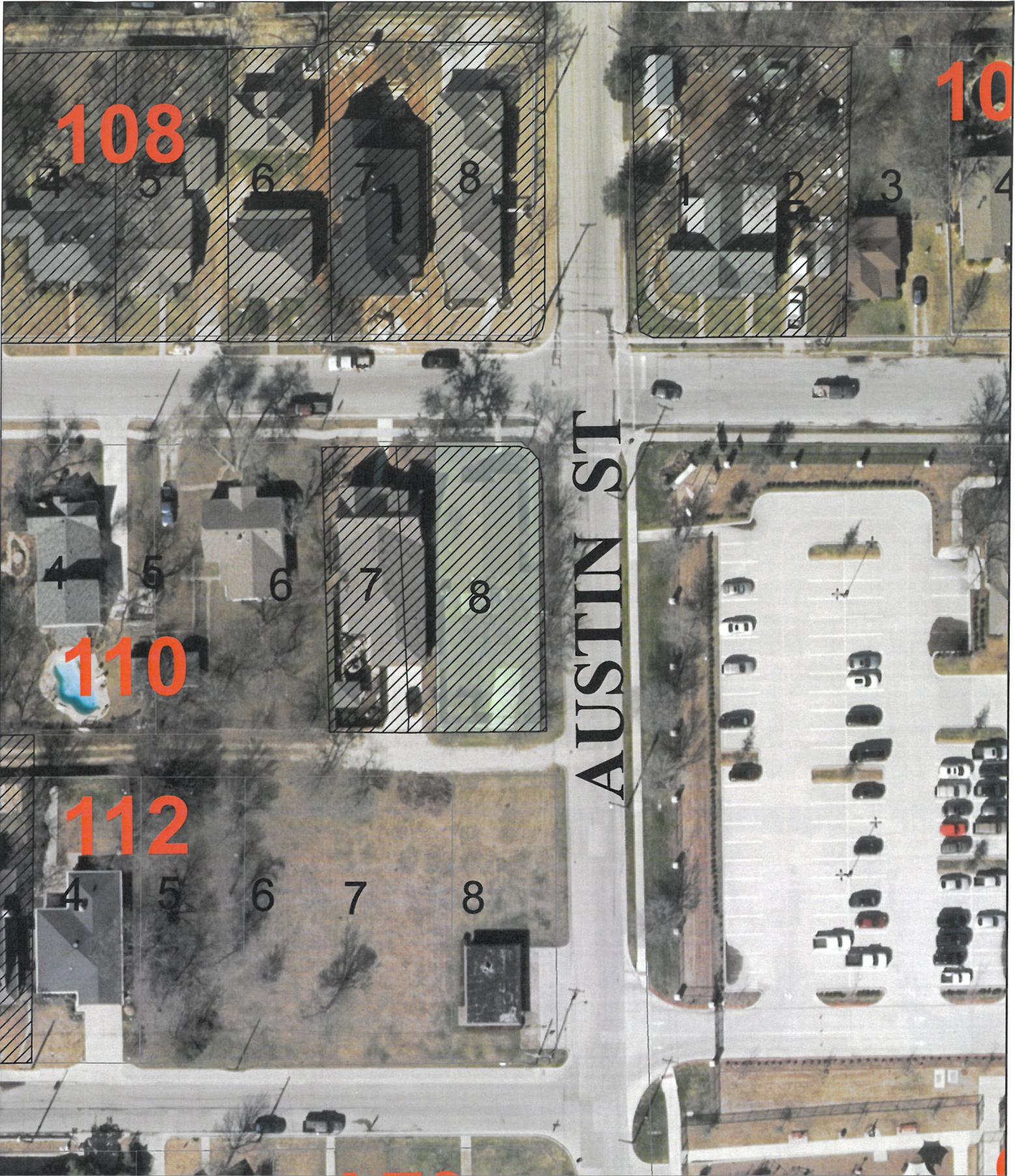
Approximate Size †††: 1,194
Land Acres ♦: 0.1500
Land Sqft ♦: 6,534

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



108

10

110

112

AUSTIN ST

Legend

-  Landmarked Property
-  City Limits
-  Zoning

#CA19-61
530 East Worth Street
 6/13/2019

0 25 50 100
 Feet

 1 inch = 60 feet



Legend

-  Landmarked Property
-  City Limits
-  Zoning
-  Streets

#CA19-61
530 East Worth Street
 6/13/2019

0 25 50 100
 Feet

 1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, JULY 24, 2019

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-60
D. E. BOX ADDITION HISTORIC DISTRICT
ORDINANCE #2011-62, #HL10-09
822 EAST WALL STREET
KATHRYN A. LEWIS, OWNER
VINCENT OCONNOR, O. C. CONSTRUCTION, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve** Certificate of Appropriateness #CA19-60 for the property located at 822 East Wall Street, legally described as Block 2, Lot 3, 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. Demolish and reconstruct the detached one-car garage in same location;

as per attached plans with the conditions the garage be constructed a minimum of 10 feet from the house as per the zoning requirement; all exterior materials including roofing, siding and trim, doors and door hardware, windows and light fixtures be staff approved under a separate Certificate(s) of Appropriateness; and a building permit be obtained from the Building Department.

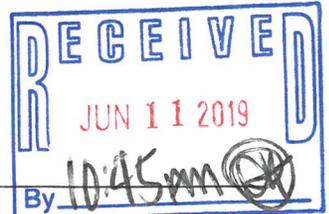
BACKGROUND:

Certificate of Appropriateness application #CA19-60 was submitted on June 11, 2019 by the applicant, Vincent O'Conner of O. C. Construction Company for demolition of the existing 396 square foot one-car detached garage in the same location. The garage is structurally deteriorated with rotted wood framing and a failed foundation. Historic Preservation staff visited the property and confirmed the deteriorated conditions of the building walls, framing and foundation.

Plans for the new garage were developed following the 2013-23 Historic Preservation Ordinance and Design Guidelines for landmarked properties. 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 compliance with the criteria ten points.

Staff recommends the Historic Preservation Commission **approve** #CA19-60 for 822 East Wall Street as per the attached plans with the conditions the garage be constructed a minimum of 10 feet from the house as per the zoning requirement; all exterior materials including roofing, siding and trim, doors and door hardware, windows and light fixtures be staff approved under a separate Certificate(s) of Appropriateness; and a building permit be obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION



Date 6/11/19

Number #CA19-60

Property Owner Name, Address & Phone Number

KATHRYN A. LEWIS

Phone: (817) 239-9499

Mobile:

Email: K.I.S.LEWIS09@GMAIL.COM

Property Address (include any suite number)

822 E. WALL ST

Applicant Name, Address & Phone Number

O G CONSTRUCTION

VINCE O'CONNOR

P.O. Box 1951 COLLEYVILLE 76034

Phone:

Mobile (817) 312-2574

Email: VINCE@JVOL.ORG

Legal Description CONTRACTOR

Block 2 Lot 3

Subdivision BOX D E ADDITION

Tenant Name/Occupancy/Use

Request/Description of Work to Be Done

REMOVE AND REPLACE THE DETACHED GARAGE WITH NEW GARAGE IN SAME LOCATION SAME WIDTH 28' DEEP.

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

HARDY PLANK LAP SIDING (SELECT CEDAR MILL) STANDARD SHINGLE TO MATCH EXISTING/HOUSE.

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 VINCENT O'CONNOR.

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 19-60
DATE 6/11/19

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: _____ Time: _____

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 15,000 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 396

Building Coverage (40% max) 2.64%

Building Height (35 ft. max) 10'6"

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 396 (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.



06/21/2019

Account #: 00251755
Georeference: 3150-2-3
Property Location: 822 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

LEWIS KATHRYN A
LEWIS DICKEY
822 E WALL ST
GRAPEVINE, TX 76051-3612

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	\$206,725	\$180,000	\$386,725	\$205,853
2018	\$139,522	\$180,000	\$319,522	\$187,139
2017	\$126,449	\$180,000	\$306,449	\$170,126
2016	\$229,114	\$68,900	\$298,014	\$154,660
2015	\$90,600	\$50,000	\$140,600	\$140,600

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 3
Deed Date: 12-01-2000
Deed Page: 0000517
Deed Volume: 0000517
Instrument: 00146370000517
Year Built: 1948
Agent: None

State Code: A Residential SingleFamily

Approximate Size †††: 1,940
Land Acres ♦: 0.3444
Land Sqft ♦: 15,005

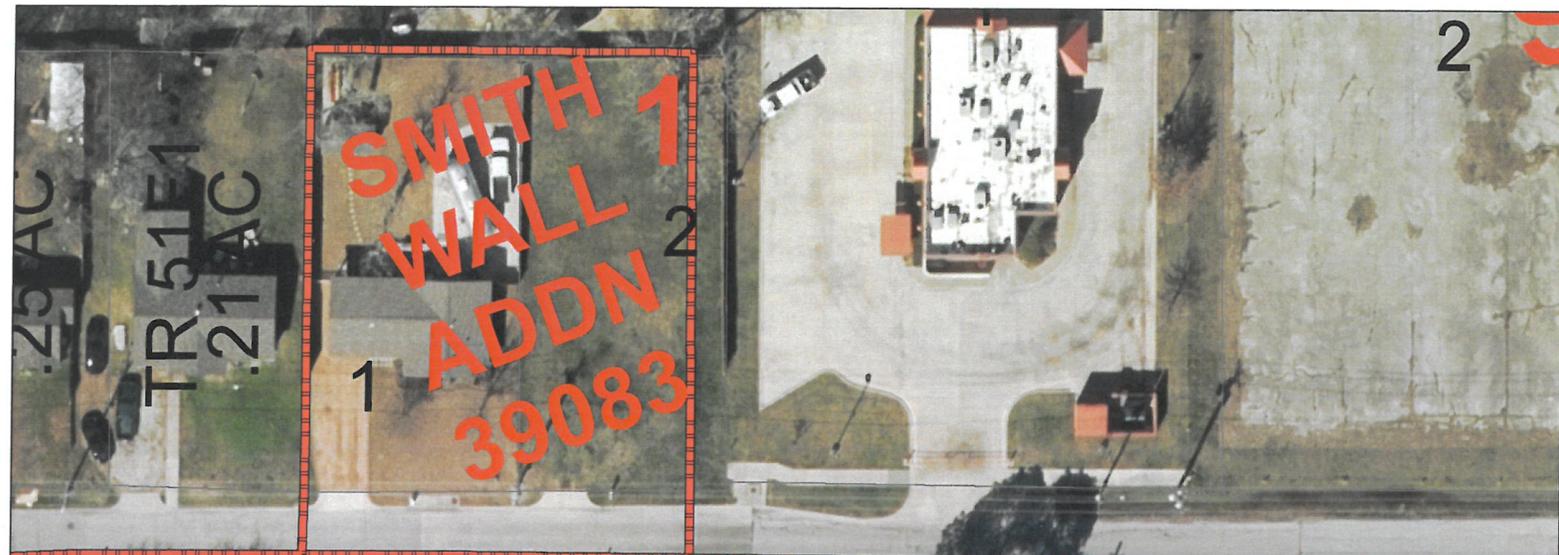
Notice Sent: 04-01-2019
Protest Deadline: 05-15-2019

††† 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)



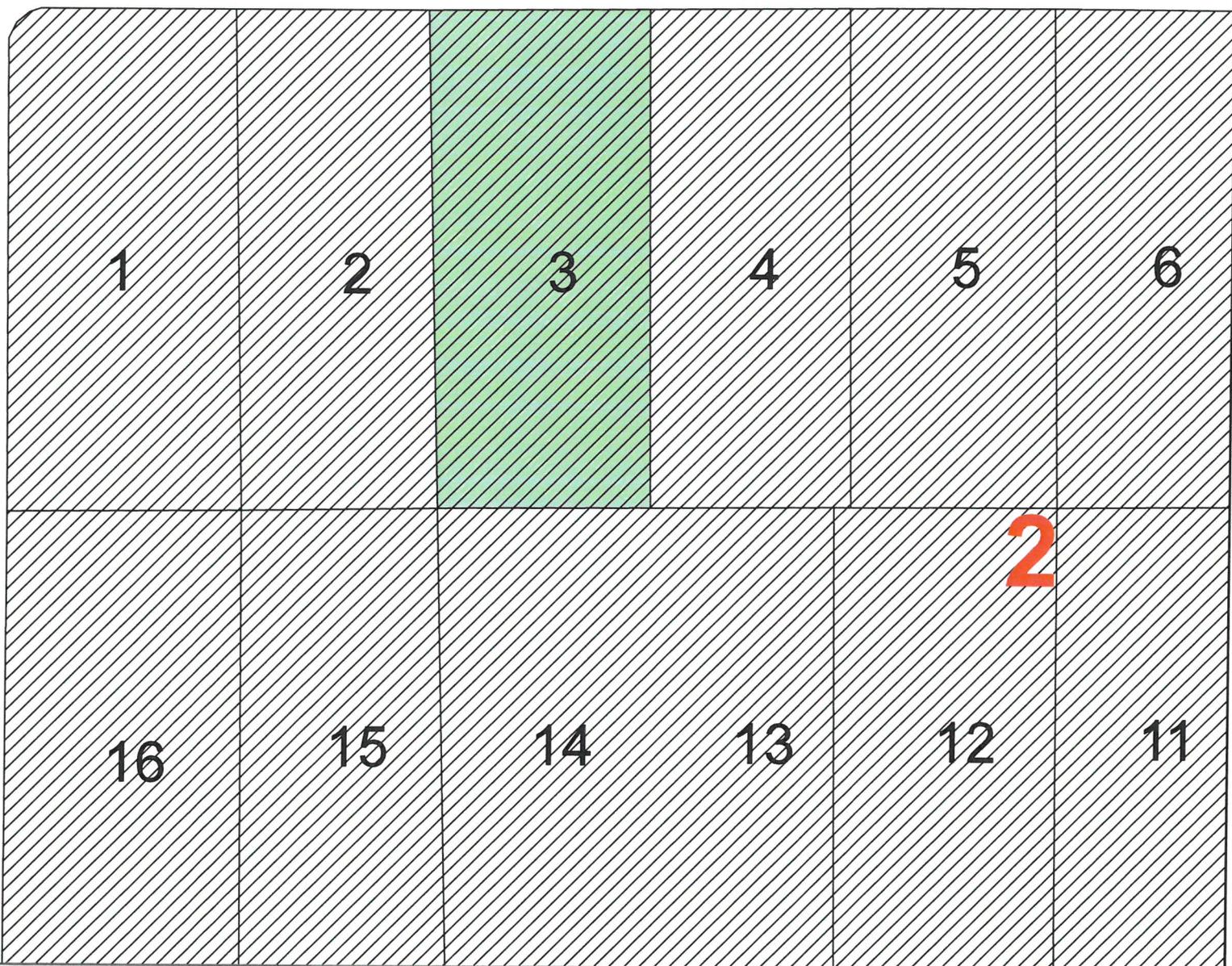
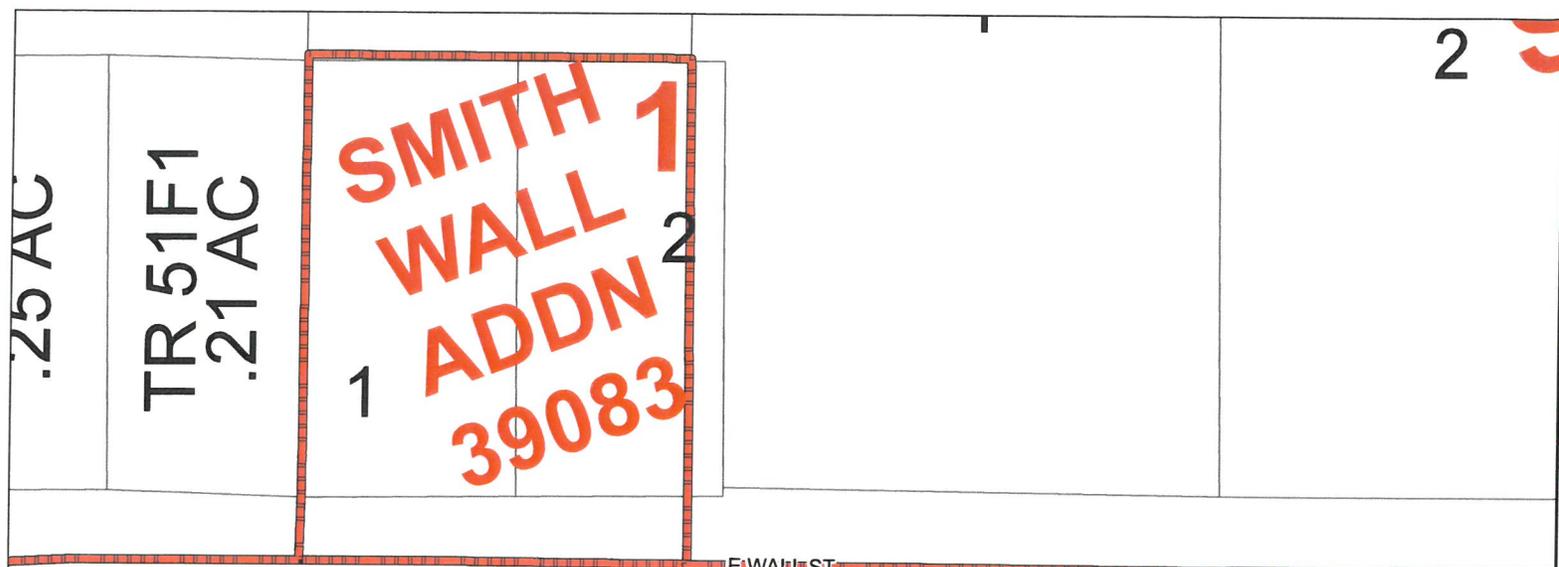
Legend

-  Landmarked Property
-  City Limits
-  Zoning

CA19-60
822 East Wall Street
 7/19/2019

0 25 50 100
 Feet


 1 inch = 60 feet



Legend

-  Landmarked Property
-  City Limits
-  Zoning
-  Streets

CA19-60
822 East Wall Street
 7/19/2019

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, JULY 24, 2019
SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-70
1908 HISTORIC HOLLINGSWORTH HOUSE
214 EAST COLLEGE STREET
COLLEGE STREET RESIDENTIAL HISTORIC DISTRICT
ORDINANCE #93-58, #HL93-01
BLUE HOUSE, LLC, OWNER
JASON DREW, COPPERSTREET HOMES, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve** Certificate of Appropriateness #CA19-70 for the property located at 214 East College Street, legally described as Block 15, Lot 3 & 4B, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Restore original windows on the front, the east and west elevations of the house; install wavy glass;
2. Relocate three windows from the rear of the building to the dormer on the front of the house and install wavy glass;
3. Replace 15 wood windows on the rear of the house using JELD-WEN wood windows; replace 5 wood windows on the east and 5 wood windows on the west end of the house using JELD-WEN Wood Windows;

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

BACKGROUND:

Certificate of Appropriateness application #CA19-70 was submitted on June 26, 2019 by the applicant, Jason Drew of Copperstreet Homes, for repair of original windows, relocation of three windows from the rear of the building and replacement of --- windows of the historic Hollingsworth House.

The house was constructed in 1908 for Dr. Orlando O. Hollingsworth and his new wife, lone Dorris, daughter of Dr. Thomas Benton Dorris who lived next door. Dr. Hollingsworth served as Mayor of Grapevine from 1917-1918 during the World War I years. The Hollingsworth family resided there until 1974 when lone Hollingsworth passed away.

In the late 1970's the house was sold and converted to serve as an office building which

continues to this day. Over 40 years of commercial use took its toll on the house. Original windows and siding remain. However, the windows were not properly maintained over the years which has led to deterioration of sills and window sash.

Staff review of the Certificate of Appropriateness relative to the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) require that an evaluation be done for each window to assess condition and any necessary repairs required. The evaluation criteria is attached with your packet.

To remediate the window conditions the applicant proposes the following plan to comply with the Secretary of Interior Standards: 1. Restore original windows on the front and east and west elevations of the house; 2. Relocate three windows from the rear of the building to the dormer on the front of the house; 3 Replace windows on the rear of the house as per the attached drawings and photos.

Staff recommends the Historic Preservation Commission **approve** Certificate of Appropriateness #CA19-70 for restoration of original wood windows on the front, the east and west elevations of the house and install wavy glass in the windows; relocate three wood windows from the rear of the building to the dormer on the front of the house and install wavy glass in the windows; replace 15 wood windows on the rear of the house using JELD-WEN wood windows; replace 5 wood windows on the east end and 5 wood windows on the west end of the house using JELD-WEN Wood Windows as per the attached drawings and photos with the condition a permit be obtained from the Building Department.

RECEIVED
JUL 02 2019

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date July 2, 2019

Number CA19-70

Property Owner Name, Address & Phone Number

Blue House LLC
214 E. College St
Grapevine, TX 76051

Phone:

Mobile:

Email:

Property Address (include any suite number)

214 E. College St.

Applicant Name, Address & Phone Number

Cooper Street Homes / Neal Cooper
P O BOX 1025
Grapevine, TX 76051

Phone:

Mobile 817-727-3467

Email:

Legal Description

Block 15 Lot 344B

Subdivision City of Grapevine

Tenant Name/Occupancy/Use _____

Request/Description of Work to Be Done

Restore all front facing windows; Relocate 3 windows from rear to front
corner; Restore windows on sides of building marked on pictures;
Replace damaged windows with Jeld-Wen double hung all wood windows.

Drawings/Sketches Attached

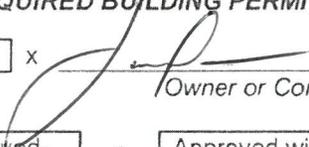
Yes No

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  _____
Owner or Contractor

Print Name Jason Drew

Approved-Staff HPC _____

Approved with Conditions: _____

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



TARRANT APPRAISAL DISTRICT

CA19-370
RECEIVED
JUL 02 2019

07/02/2019

Account #: 01090585
Georeference: 16060-15-3
Property Location: 214 E COLLEGE ST

Jurisdictions:

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

Owner Information

BLUE HOUSE LLC
214 E COLLEGE 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	\$530,380	\$59,710	\$590,090	\$590,090
2018	\$530,380	\$59,710	\$590,090	\$590,090
2017	\$459,026	\$59,710	\$518,736	\$518,736
2016	\$459,026	\$59,710	\$518,736	\$518,736
2015	\$400,290	\$59,710	\$460,000	\$460,000

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: GRAPEVINE, CITY OF Block 15 Lot 3 & 4B

Deed Date: 05-21-2018

Instrument: D218110084

State Code: F1 Commercial

Agent: None

Notice Sent: 04-15-2019

Protest Deadline: 05-15-2019

Site Number: 80692338

Site Name: Oryx Oil Field Services

Class: OFCLowRise - Office-Low Rise

of Parcels: 1

Primary Building:

Building Name: Oryx Oil Field Services / 01090585

Building Type: Commercial

Year Built: 1975

Gross Building Area †††: 2,945

Net Leasable Area †††: 2,945

Land Sqft ♦: 11,942

Land Acres ♦: 0.2741

†† Rounded

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

Exemptions

BUILDING DESCRIPTION

CLASS	ROOF	EXTERIOR WALLS	HEATING	LIGHTING
Shack Cottage Duplex Bungalow Residence Apartment Hotel Office Building Store Storage Factory Filling Station Garage Shed Barn Servants House Sign Board	Flat Gables, Dormers Cut up, Ordinary Plain, Gravel Tile Metal, Tile Corr. Iron Composition Wood Saw Tooth	Brick Brick Veneer Stone Stone Veneer Plastered Stucco on M. Lath Hollow Tile Terra Cotta Adobe Box Weather Sheet Iron Concrete	Fire Place Wood, Coal, Oil Gas Furnace Steam Stove Hot Water	Lamps Gas Electric
	BASEMENT	TRIMMINGS	PLUMBING	INSIDE FINISH
	Whole Part Finished Unfinished	Cobblestone Brick, Plaster Stone Plank Wood Ornamental Cornice	No. of Fixtures Toilet Bath Room / Shower Sink	Unfinished Sheetrock Beaverboard Sealed
FOUNDATION	CONSTRUCTION	BUILT-IN FEATURES		
Stone Concrete Brick Posts No Foundation	Good Medium Cheap Mixed	Buffet Patent Beds Refrigerator Bookcase Kitchen Cab. Break. Room		Plaster M. Lath Plaster W. Lath Hardwood Floors Cement Finish Tile Floors Marble Floors Dirt Floors

No. Rooms 7 Remodeled Occupied Owner Center Vacant

SIZE OF BUILDING

Wide	Deep	No. Stories	Wide	Deep	No. Stories
44	46	1 1/2	x		
10	16	1	x		
			x		

No. Sq. Ft. 1728 Class 5 Price Per Sq. Ft. 2.00 \$3456.00

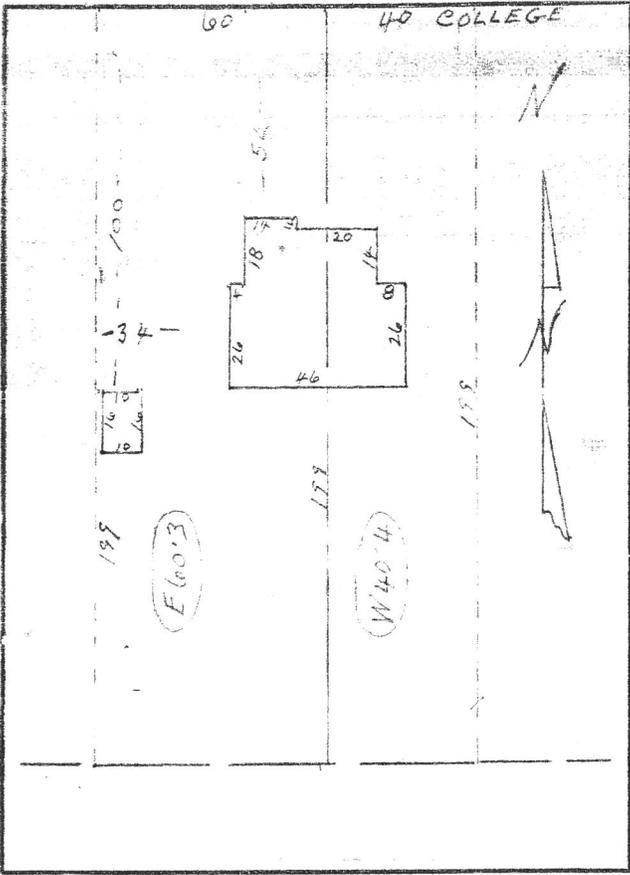
160 59 .40 64.00 \$3520.00

RENDERED FOR TAXATION

YEAR	LOT	VALUATION	VALUATION CHANGED TO	VALUATION FINAL	HOMESTEAD EXEMPTION	AUTHORITY FOR CHANGE
1937	Pt. 3-4	800.00				86013
						40404

PLAT

STREET OR AVE. - PAVED. GRAVEL. DIRT.



Building on STREET OR AVE. - PAVED. GRAVEL. DIRT.

Purpose: RETAIL RETAIL RETAIL

Value Before Add. Imp. \$ 3520.00 Value After Add. Imp. \$ 3520.00

Per Cent Depreciation 5 Net Value All Bligs. \$ 1917.60

Mo. Revenue \$ Zone No.

LAND VALUATION

SIZE OF LOT	FRONT FT. VALUE	TOTAL
X		160.00
X		120.00
X		
X		
X		
X		

UNIT VALUE

SUMMARY

Total Land Valuation \$ 280.00

Total Improvement Valuation 1917.60

Grand Total 2197.60

[Home](#)
[Another Search](#)

**Tarrant Appraisal District
 Real Estate
 Data current as of 05/11/2004**

Account Number: 01090585

Property Location: 214 E College St, Grapevine

Owner Information: Lackey, Cassidy L Etux Danielle

1012 Brazos Dr
 Southlake Tx 76092

Prior Owners

Name	Date	Deed Vol	Deed Page
CAPITAL DEV CORP,	1997-05-08	12768	0248
CARTER, EARL E ETUX CAROL J	1996-08-29	12498	1988
CHARTER SERVICES INC,	1991-10-09	10425	2000
KEITH WOOD AGENCY INC,	1989-05-25	09606	0004
MEDICAL AIR SERVICES ASSOC,	1988-04-21	09249	1229
WOOD, KEITH & JOHN FOSTER	1986-04-09	08513	0144
SUPPORT ASSOC MGT INC,	1985-09-11	08307	0316
L D BROWN & T J POLUGA			

If there is no deed date, Tarrant Appraisal District records do not contain the actual deed date.



E COLLEGE

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7R

1.977 @

ORIGINAL
TOWN OF
DEVINE

Legend

-  Landmarked Property
-  City Limits
-  Zoning

#CA19-70
 214 E College Street
 7/12/2019

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, 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