

AGENDA  
REGULAR MEETING  
GRAPEVINE HISTORIC PRESERVATION COMMISSION  
CITY HALL COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051  
WEDNESDAY, SEPTEMBER 25, 2019, 6:00 P.M.

I. CALL TO ORDER

II. CITIZENS COMMENTS

III. WORK SESSION

A. Approved Certificates of Appropriateness as follows:

#CA19-42 for property located at 808 East Wall Street;  
#CA19-68 for property located at 846 East Wall Street;  
#CA19-69 for property located at 600 West College Street;  
#CA19-71 for property located at 221 West College Street;  
#CA19-72 for property located at 530 South Main Street;  
#CA19-73 for property located at 214 East College Street;  
#CA19-74 for property located at 612 East Wall Street;  
#CA19-75 for property located at 603 East Worth Street;  
#CA19-77 for property located at 417 South Main Street;  
#CA19-79 for property located at 807 East Worth Street;  
#CA19-80 for property located at 403 East Worth Street;  
#CA19-81 for property located at 324 South Main Street;  
#CA19-82 for property located at 426 East Texas Street;  
#CA19-83 for property located at 901 West Sunset Street;  
#CA19-84 for property located at 318 Ruth Street;  
#CA19-85 for property located at 129 South Main Street, Suite #140;  
#CA19-87 for property located at 325 East worth Street;  
#CA19-88 for property located at 322 East College Street.

IV. PUBLIC HEARING

- A. Commission to conduct a public hearing relative to an application for a Historic Landmark Overlay #HL19-02 for property located at 212 East Texas Street, Abstract 422, Tract 60B, William Dooley Survey, City of Grapevine and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA19-89 for property located at 835 East Texas Street, Block 2, Lot 12 & E 40' 13, 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 #CA19-93 for property located at 238 Austin Street, Block 104, Lot 7-8 S ½ lot 7-8, College Heights Addition, City of Grapevine and take any necessary action.

V. MINUTES

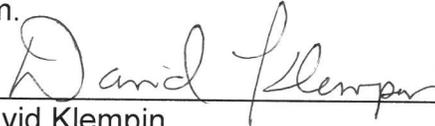
A. Commission to consider the minutes of the July 24, 2019 Regular Meeting.

VI. ADJOURNMENT

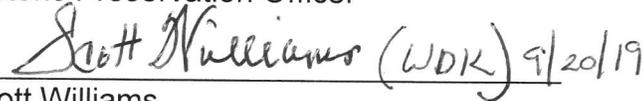
If you plan to attend this public meeting and have a disability that requires special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on October 23, 2019 in the Council Chambers 2<sup>nd</sup> 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 ~~18~~<sup>20</sup>th day of September 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 *WDL*  
SCOTT WILLIAMS, BUILDING OFFICIAL  
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, SEPTEMBER 25, 2019

SUBJECT: HISTORIC LANDMARK OVERLAY #HL19-02  
WHITHROW-TIDWELL HOUSE  
212 EAST TEXAS STREET  
GRAPEVINE, TEXAS 76051  
CITY OF GRAPEVINE, OWNER  
JENNIFER HIBBS, 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:

212 East Texas Street, legally described as Abstract 422, Tract 60B, William Dooley Survey, City of Grapevine.

BACKGROUND:

On August 28, 2019, applicant Jennifer Hibbs, Assistant City Manager of the City of Grapevine, submitted an application for Historic Landmark Overlay #HL19-02, for property located at 212 East Texas Street, City of Grapevine. The property contains a vacant house and is currently owned by the City. The property was recently platted as Lot 1, Block 36, City of Grapevine and will be sold through the City's sealed bid sale process as a single family home.

The property was owned by Grapevine harness maker J. H. Withrow who with his wife lived there from 1923 through the 1940s. Later owner C. V. Tidwell built the current house in 1946. It is a minimal traditional style gabled house with three bedrooms and one and one half baths. A carport was added to the rear of the house later. The house is asymmetrical in plan with a small recessed front porch.

Staff recommends approval of the Historic Overlay #HL19-02 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.

CITY OF GRAPEVINE

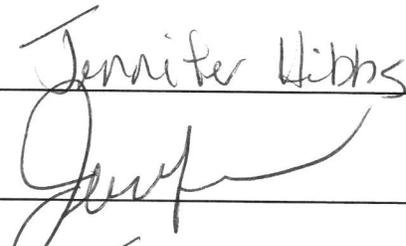
HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME JENNIFER HIBBS  
COMPANY NAME CITY OF GRAPEVINE  
ADDRESS 212 East Texas Street  
CITY/STATE/ZIP Grapevine, TX 76051  
WORK PHONE 817 410-3197 FAX NUMBER —
2. APPLICANT'S INTEREST IN SUBJECT PROPERTY OWNER REPRESENTATIVE
3. PROPERTY OWNER(S) NAME City of Grapevine  
ADDRESS PO Box 95104  
CITY/STATE/ZIP Grapevine, TX 76099-9704  
WORK PHONE 817 410-3197 FAX NUMBER —
4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION  
212 East Texas Street  
LEGAL DESCRIPTION: LOT Abstract 422 Tract 60B Ref. Plat D2 19048329 BLOCK —, ADDITION William Dadey Survey  
SIZE OF SUBJECT PROPERTY 0.4500 ACRES 19,602 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 RESIDENTIAL

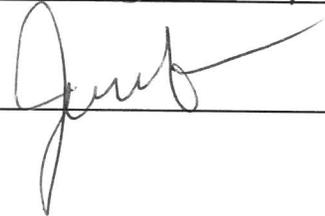
7. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACING A HISTORICAL LANDMARK SUBDISTRICT REQUEST SIGN ON THE SUBJECT PROPERTY.

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) Jennifer Hibbs

APPLICANT SIGNATURE 

OWNER (PRINT) Jennifer Hibbs

OWNER SIGNATURE 

The State of Texas

County of Tarrant

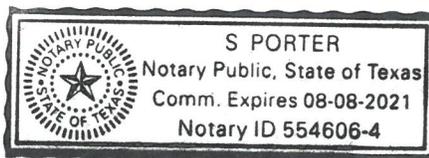
Before me S. Porter on this day personally appeared Jennifer Hibbs known to me (or proved to me on the oath of \_\_\_\_\_ or through personal knowledge (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he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

Given under my hand and seal of office this 20 day of Sept, A.D. 2019.



S. Porter

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



09/20/2019

Account #: 03852504
Georeference: A 422-60B
Property Location: 212 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

GRAPEVINE CITY OF
PO BOX 95104
GRAPEVINE, TX 76099-9704

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: DOOLEY, WILLIAM SURVEY
Abstract 422 Tract 60B REF PLAT D219048329
GRAPEVINE 16060
Deed Date: 12-11-2017
Instrument: D217285533
State Code: F1 Commercial
Agent: None

Site Number: 80719716
Site Name: GRAPEVINE CRISIS PREGNANCY CTR
Site Class: ExChurch - Exempt-Church
# of Parcels: 1
Primary Building:
Building Name: 212 E TEXAS ST / 03852504
Building Type: Commercial
Year Built: 1955

Notice Sent:
Protest Deadline:

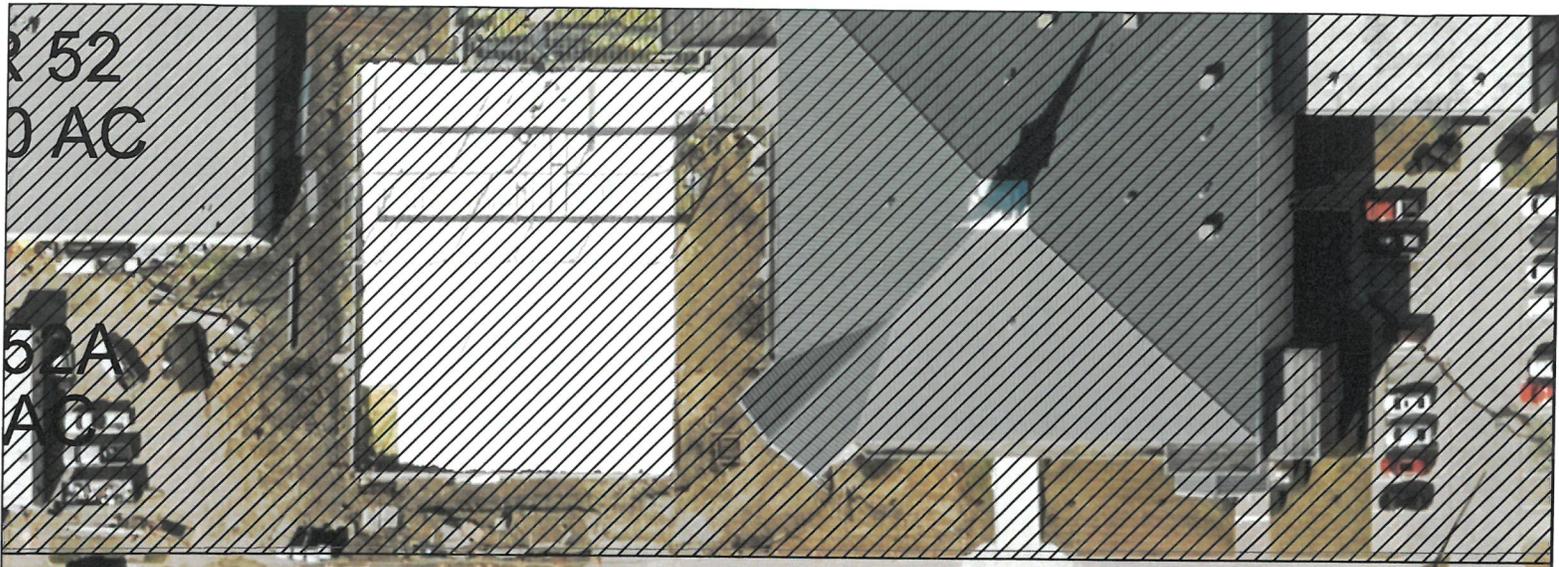
Gross Building Area †††: 1,728
Net Leasable Area †††: 1,728
Land Sqft ♦: 19,602
Land Acres ♦: 0.4500

††† Rounded

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

Exemptions

- RELIGIOUS 11.20



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

HL19-02  
212 East Texas Street

9/3/2019



1 inch = 60 feet

52  
0 AC

52A  
AC

E-TEXAS ST

TR 60A

TR 60A1  
.258 @

TR 60  
.148 @

TR 60B  
.45 AC

TR 61  
.43 AC

TR 60A1A TR 60C  
.14 @ .082 @

TR 61A  
.37 AC

35

5B

2

3

4

5A

Legend

-  Landmarked Property
-  City Limits
-  Zoning
-  Streets

HL19-02  
212 East Texas Street

9/3/2019

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, SEPTEMBER 25, 2019  
SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-89  
1950 HISTORIC DEXTER AND MARY STONE MYERS HOUSE  
835 EAST TEXAS STREET  
D. E. BOX ADDITION HISTORIC DISTRICT,  
#HL10-09, ORDINANCE 2011-62  
RONNY AND MICHELE PARK, OWNERS  
NEAL COOPER, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-89 for the property located at 835 East Texas Street, legally described as Block 2, Lot 12 & East ½ of 13, 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 existing two car attached garage and rear exterior wall as indicated in the demolition plan;
2. Construct a new one-story addition to the west side and rear of the house;
3. Construct a new 826 square foot two-car detached garage with workshop;

as per attached plans with the condition a variance be granted for the 826 square foot two-car garage to combine the Ordinance allowed 500 square footage of the two car garage with the 200 square footage of the accessory storage building and 126 square footage from living area of the house; 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.

BACKGROUND:

Certificate of Appropriateness application #CA19-89 was submitted on May 8, 2019 by the applicant. The original house was constructed in 1950 for Dexter and Mary Stone Myers as their family home.

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 Secretary of Interior Standards.

Plans for the new additions were developed by Scott Buchanan of Buchanan Design following the 2013-23 Historic Preservation Ordinance and Design Guidelines for the D. E. Box Addition Historic District.

The total living area including the original 1,084 square foot house and the new addition of 901 square feet is 3,274 square feet. The existing covered front porch of 34 square feet covered rear patio of 333 square feet, the original side porch of 97 square feet and side porch of 35 square feet and the Porte Cochere of 600 square feet are not included in the maximum square feet (as per the Preservation Ordinance). The new detached garage with workshop is 826 square feet. The property lot size is 22,317 square feet and the proposed building coverage is 23 percent, (maximum 40 percent lot coverage). The impervious percentage for the site is 38 per cent. Building height is 15'-4".

Staff recommends the Historic Preservation Commission approve with conditions #CA19-89 to remove the existing two car attached garage and rear exterior wall as per the demolition plan; Construct new one-story addition to the west side and rear of the house; Construct new two car detached garage with workshop as per attached plans with the condition a variance be granted to combine the two car garage with accessory storage square footage; 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.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 8/21/2019

Number #CA19-89

Property Owner Name, Address & Phone Number  
RONNY + MICHELLE PARK  
605 DEFOREST RD  
COOPER, TX 75019  
Phone:  
Mobile: 972-333-9868  
Email: MPARK1129@ME.COM  
Property Address (include any suite number)  
835 E TEXAS ST

Applicant Name, Address & Phone Number  
NEAL COOPER  
Phone:  
Mobile  
Email:  
Legal Description  
Block 2 Lot 12 + EAST 1/2 OF 13  
Subdivision D. E BOX

Tenant Name/Occupancy/Use RONNY + MICHELLE PARK  
SINGLE FAMILY RESIDENCE

Request/Description of Work to Be Done REMOVE + ADDITION TO HOME  
ALSO DETACHED GARAGE

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:

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 \_\_\_\_\_  
DATE \_\_\_\_\_

Reference: Ordinance No. 2013-23 [www.grapevintexas.gov/documentcenter/view/881](http://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: \_\_\_\_\_ 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 22,200 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 3274

Building Coverage (40% max) 23%

Building Height (35 ft. max) \_\_\_\_\_

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 826 (Attached is included within the 3,400 sq. ft. max) \_\_\_\_\_

Storage Shed (200 sq. ft. max) PART OF 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.



09/19/2019

Account #: 00251860
Georeference: 3150-2-12-30
Property Location: 835 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

PARK RONNY E
PARK MICHELLE R
605 DEFOREST RD
COPPELL, TX 75019

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: BOX, D E ADDITION Block 2 Lot 12 & E40' 13
State Code: A Residential SingleFamily
Deed Date: 06-06-2019
Instrument: D219124265
Year Built: 1950
Agent: None
Approximate Size †††: 1,084
Land Acres ♦: 0.5123
Land Sqft ♦: 22,317

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



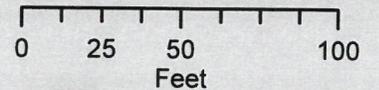
# TEXAS ST



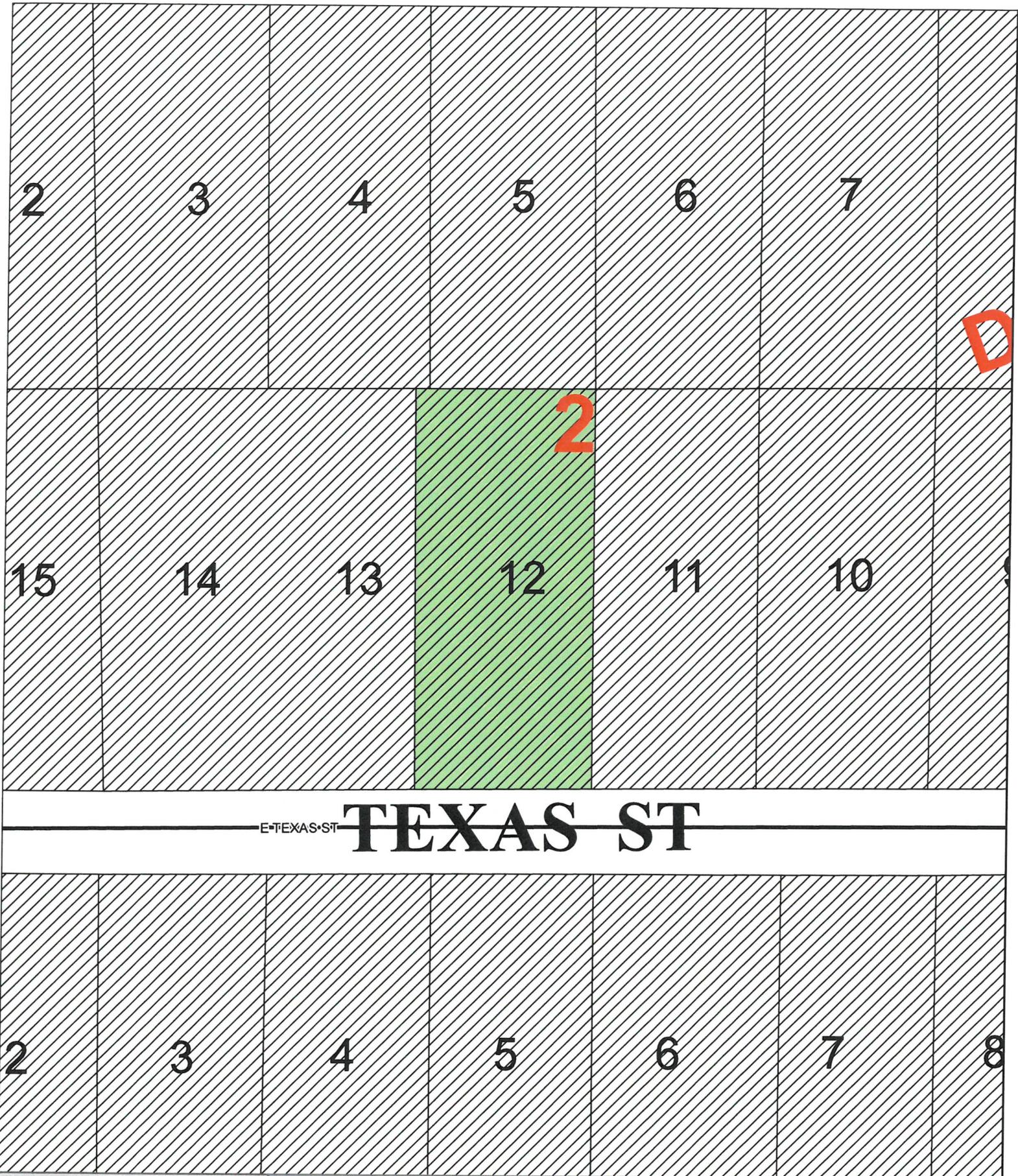
- Legend**
-  Landmarked Property
  -  City Limits
  -  Zoning

CA19-89  
835 East Texas Street

9/3/2019



1 inch = 60 feet



**Legend**

-  Landmarked Property
-  City Limits
-  Zoning
-  Streets

**CA19-89**  
**835 East Texas Street**  
 9/3/2019

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, SEPTEMBER 25, 2019

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-93  
HISTORIC LANDMARK PROPERTY #HL05-05,  
ORDINANCE #2005-67  
238 AUSTIN STREET  
JOHN FINN, OWNER/APPLICANT  
NEAL COOPER, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-89 for the property located at 238 Austin Street, legally described as Block 104, Lot 7 & 8 South 1/2, 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. Remove roof of rear wing of house and construct a new 500 square foot second floor addition to include a new master bedroom and bath with closet areas;
2. Remove improperly installed wood siding, apply a house wrap and re-install the original siding;
3. Remove asphalt shingles from porch roof and install metal roofing;

as per attached plans with the condition 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.

BACKGROUND:

Certificate of Appropriateness application #CA19-93 was submitted on August 28, 2019 by the applicant, John Finn to construct a new addition to the second floor above the existing kitchen and bedroom. The original house was constructed in 2005 for the Eboumwin Family following design guidelines established for the property.

Plans for the new second floor addition have been designed by L120 Engineering and Design following the 2013-23 Preservation Ordinance and Design Guidelines. The addition would be located above the existing kitchen and bedroom and would include a new master bedroom with bath and closets. The new addition has been designed to fit within the side yard setback plane.

The total living area including the original 1,810 square foot house and the new addition of 500 square feet is 2,310 square feet, within the 3,400 square foot maximum allowed by

the Preservation Ordinance. The existing covered front porch is not included in the maximum square feet (as per the Preservation Ordinance). The existing one care garage is 250 square feet. The property lot size is 8,412 square feet and the proposed building coverage is 15 percent, (maximum 40 percent lot coverage). The building height is 29'-6".

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 Secretary of Interior Standards.

Staff recommends the Historic Preservation Commission approve #CA19-93 to construct the new addition to the second floor, remove and re-install original wood siding and install a new metal roof over the existing porch with the conditions 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.



TARRANT APPRAISAL DISTRICT

09/19/2019

Account #: 00563684  
 Georeference: 7670-104-7-31  
 Property Location: 238 AUSTIN ST

**Jurisdictions:**

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

**Owner Information**

FINN JOHN  
 PO BOX 2365  
 HEWITT, TX 76643

**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	\$359,040	\$180,000	\$539,040	\$387,987
2018	\$232,253	\$180,000	\$412,253	\$352,715
2017	\$238,865	\$180,000	\$418,865	\$320,650
2016	\$430,368	\$38,620	\$468,988	\$291,500
2015	\$215,000	\$50,000	\$265,000	\$265,000

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:** COLLEGE HEIGHTS ADDITION-GRPVN Block 104 Lot 7-8 S 1/2 LOT 7-8  
**Deed Date:** 07-31-2019  
**Instrument:** D219168812  
**Year Built:** 2006  
**Agent:** None

**State Code:** A Residential SingleFamily

**Approximate Size †††:** 1,810  
**Land Acres ♦:** 0.1931  
**Land Sqft ♦:** 8,412

**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**

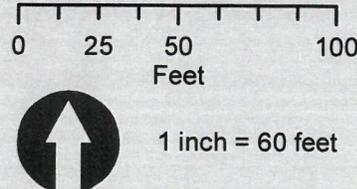
- HOMESTEAD GENERAL 11.13(b)

# E ESTILL ST



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

CA19-93  
 238 Austin Street  
 9/3/2019



# E ESTILL ST

CA19-93

102

4R1

6

7

1R

3

1

2R

104

5

6

7

3A

COLLEGE HEIGHTS  
7670

2A

105

1A

E TEXAS ST

# E TE

3A

3B

4

5

6

7

8

106

1R

3

108

### Legend

 Landmarked Property

 City Limits

 Zoning

 Streets

CA19-93

238 Austin Street

9/3/2019

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, July 24, 2019, at 6:00 p.m. in the Grapevine City Hall, 2<sup>nd</sup> Floor Council Chambers, 200 South Main Street, Grapevine, Texas with the following members present to wit:

Sean Shope	Chairman
Jason Parker	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Paula Wilbanks	Alternate
Paul Slechta	City Council Liaison

The above commissioners constituted a quorum with Commissioner(s) Vick Cox, Ashley Anderson and Eric Gilliland absent.

With the following city staff present:

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

## CALL TO ORDER

Chairman Shope welcomed all and thanked all for their attendance and support.

## 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.

## OATH OF OFFICE

The Oath of Office was administered by Historic Preservation Secretary Mary Bush to Chairman Sean Shope and Commissioner Alternate Paula Wilbanks; Vice Chairman Vick Cox and Commissioner Eric Gilliland were absent and will need to take the Oath of Office.

## WORK SESSION

Staff Approved Certificates of Appropriateness as follows:

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.

## PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-61** open for the property located at 530 East Worth Street, legally described as Block 110 Lot 8, College Heights Addition, Grapevine, Texas to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Chairman Shope called on David Klempin to present the case.

### BACKGROUND:

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

RECOMMENDATION:

Staff recommended 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. To construct a new 901 square foot addition to the rear of the house;
2. To 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.

Margaret Telford moved to close the Public Hearing for #CA19-61; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 5 (Shope, Parker, Telford, Voelker and Wilbanks)  
 Absent: 3 (Cox, Anderson and Gilliland)  
 Nays: 0

Chairman Shope called for discussion, Commissioner Telford noted the detached sun room had been the garage.

Margaret Telford made the motion to approve with conditions as presented #CA19-61; Chuck Voelker seconded the motion prevailing in a vote of:

Ayes: 5 (Shope, Parker, Telford, Voelker and Wilbanks)  
 Absent: 3 (Cox, Anderson and Gilliland)  
 Nays: 0

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## PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-60** open for the property located at 822 East Wall Street, legally described as Block 2 Lot 3, 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 #CA19-60 was submitted on June 11, 2019 by applicant Vincent O'Conner of O. C. Construction Company for demolition of the existing 396 square foot one-car detached garage. The garage is structurally deteriorated with rotted wood framing and a failed foundation. Historic Preservation staff visited the property and confirmed the deteriorated condition 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 with regard to this property found the work to be in compliance with the criteria ten points.

### RECOMMENDATION:

Staff recommended 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. To demolish and build a new detached one-car garage in existing 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.

The new one-car garage will be built in the same location as the original one-car garage and will not change the streetscape. Commissioner Telford agreed it would be good to not fear the garage falling in on the car. As the applicant nor owners were present, Chairman Shope asked HPO Klempin if the homeowners were happy, he answered yes they would build back with the 8 feet, plus two feet.

Margaret Telford moved to close the Public Hearing for #CA19-60; Jason Parker seconded the motion prevailing in a vote of:

- Ayes: 5 (Shope, Parker, Telford, Voelker and Wilbanks)
- Absent: 3 (Cox, Anderson and Gilliland)
- Nays: 0

Jason Parker made the motion to approve with conditions as presented #CA19-60; Margaret Telford seconded the motion prevailing in a vote of:

- Ayes: 5 (Shope, Parker, Telford, Voelker and Wilbanks)
- Absent: 3 (Cox, Anderson and Gilliland)
- Nays: 0

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**PUBLIC HEARING**

Chairman Shope declared the **Public Hearing for #CA19-70** open for the property located at 214 East College Street, legally described as Block 15 Lot 3 and 4B, City of Grapevine, 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 #CA19-70 was submitted on June 26, 2019 by the applicant, Jason Drew of Copperstreet Homes, for restoration of the original windows in the Historic Hollingsworth House, the relocation of three windows from the rear of the building and replacement windows as specified.

The house was constructed in 1908 for Dr. Orlando O. Hollingsworth and his 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 on.

In the late 1970's the house was sold and converted to serve as an office building as it still is now; over 40 years of commercial use has taken 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 window sills and sash.

Staff review of the Certificate of Appropriateness relative to the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria require an evaluation be done for each window to assess condition and any necessary repairs required. The evaluation of these windows was presented.

RECOMMENDATION:

Staff recommended 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. Restoration of the original windows on the front, the east and west elevations of the house and install the wavy glass;
2. Relocate three original 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.

Applicant Jason Drew stated the deterioration was from a lack of maintenance through the years and agreed to the use of the wavy glass as did the new owner Mr. Jerry Nichols. A replacement JELD-WEN window sample was presented to the Commission.

Margaret Telford moved to close the Public Hearing for #CA19-70; Chuck Voelker seconded the motion prevailing in a vote of:

Ayes: 5 (Shope, Parker, Telford, Voelker and Wilbanks)  
 Absent: 3 (Cox, Anderson and Gilliland)  
 Nays: 0

Commissioner Jason Parker stated his appreciation to Mr. Drew for his care to save the original windows as possible.

Margaret Telford made the motion to approve with conditions as presented #CA19-70; Jason parker seconded the motion prevailing in a vote of:

Ayes: 5 (Shope, Parker, Telford, Voelker and Wilbanks)  
 Absent: 3 (Cox, Anderson and Gilliland)  
 Nays: 0

**MINUTES**

Jason Parker made the motion to approve the minutes of the June 22, 2019 meeting as written; Paula Wilbanks seconded the motion which prevailed in the following vote:

Ayes: 5 (Shope, Parker, Telford, Voelker and Wilbanks)  
 Absent: 3 (Cox, Anderson and Gilliland)

Nays: 0

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**ADJOURNMENT**

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

Ayes: 5 (Shope, Parker, Telford, Voelker and Wilbanks)

Absent: 3 (Cox, Anderson and Gilliland)

Nays: 0  
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The meeting adjourned at 6:47 p.m.

Meetings may be viewed at: <http://www.grapevinetexas.gov/1059/Meeting-Videos>

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 25TH DAY OF SEPTEMBER 2019.

APPROVED:

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CHAIRMAN

ATTEST:

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SECRETARY