

**Agenda**  
**Grapevine Historic Preservation Commission**  
**City Hall 2<sup>nd</sup> Floor Council Chambers**  
**200 South Main Street**  
**Grapevine, Texas 76051**  
**Wednesday, December 18, 2019**

1. Call to Order
2. Citizen Comments

Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with staff. A member of the public may address the Historic Preservation Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

3. Election of Chairman and Vice Chairman
4. Work Session

A. Approved Certificates of Appropriateness as follows:

#CA19-93 for property located at 238 Austin Street;  
#CA19-96 for property located at 120 South Main Street, Suite #10;  
#CA19-102 for property located at 417 South Main Street;  
#CA19-104 for property located at 403 East Worth Street;  
#CA19-105 for property located at 203 Austin Street;  
#CA19-106 for property located at 317 South Main Street;  
#CA19-107 for property located at 703 South Main Street;  
#CA19-109 for property located at 600 West College Street;  
#CA19-110 for property located at 835 East Texas Street;  
#CA19-111 for property located at 317 South Main Street;  
#CA19-115 for property located at 620 South Main Street.

5. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA19-108 for property located at 230 East College Street, Block 15, Lot 4A, City of Grapevine and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA19-112 for property located at 204 East Franklin Street, Block 1R, Lot 16, City of Grapevine and take any necessary action.

6. Minutes

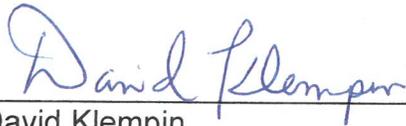
- A. Commission to consider the minutes of the September 25, 2019 Regular Meeting.

7. Adjournment

If you plan to attend this public meeting and have a disability requiring 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.

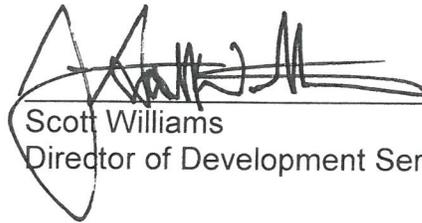
The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on January 22, 2020 in the 2<sup>nd</sup> Floor Council Chambers, Grapevine City Hall, 200 South Main Street, Grapevine, Texas 76051.

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 13th day of December 2019 at 5:00 p.m.



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David Klempin  
Historic Preservation Officer



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Scott Williams  
Director of Development Services/Building Official

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, DECEMBER 18, 2019

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-108  
CARRIAGE HOUSE AT THE 1896 DORRIS HOUSE,  
230 EAST COLLEGE STREET  
COLLEGE STREET RESIDENTIAL HISTORIC DISTRICT,  
#HL93-01, ORDINANCE #93-58  
LAUREN AND CHRIS JACKSON, OWNERS  
CHRIS JACKSON, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA19-108 for the property located at 230 East College Street, legally described as Block 15, Lot 4 A, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. On the north end of the Carriage House remove two existing non-original windows, widen the framed openings and install a pair of windows in each location;
2. On the west side of the Carriage House replace the set of French doors with sidelights in the original carriage door location with a new set of wood French doors; remove the existing non-original window in the center bay and replace it with a pair of wood French doors;
3. Construct a new wood pergola along the west side of the Carriage House;

as per attached plans 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.

BACKGROUND:

Certificate of Appropriateness application #CA19-108 was submitted on October 15, 2019, by the applicant Chris Jackson. The proposed changes are requested to adapt the building to better serve the owners needs, as a barbershop on the north end of the building and a wig shop at the south end of the building.

The carriage house was originally built for automobile storage for the residents of the Dorris House. In the 1970s, the residentially zoned property was sold, and the property was rezoned for commercial use. The Dorris House became a retail business and the carriage house was converted to retail space. The original wood sliding doors covering the door openings were removed, and the door openings were filled-in with pairs of French

doors at either end and a window was installed in the center bay.

Plans for the proposed work were developed following the 2013-23 Historic Preservation Ordinance and Design Guidelines for the College Heights Historic District. On the north end of the building, the non-original windows would be removed, the window openings widened and pairs of wood windows installed to allow better visibility to College Street from the barber shop. French doors would be added in the center bay to create a separate entrance to the wig shop and the pergola would provide a sheltered outdoor sitting area for patrons of the wig shop.

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (see attached) with regard to the property found the proposed work to be in compliance with the Secretary of Interior Standards.

The total living area of the building is 1,058 square feet. The new open air pergola is 240 square feet. The pergola is a garden structure and is not considered living area per the Preservation Ordinance.

Staff recommends the Historic Preservation Commission approve #CA19-108 with conditions for 1) removal of non-original windows and installation of pairs of wood windows on the north end of the building; 2) replace the set of French doors with sidelights with a new set of wood French doors; removal of a non-original window and installation of French doors in the center bay of the building; and 3) construction of a new wood pergola along the west side of the building 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.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date OCTOBER 15, 2019

Number #CA19-108

Property Owner Name, Address & Phone Number  
REVATA SALONS PROPERTIES, LLC.  
224 EAST COLLEGE  
GRAPEVINE, TX 76051

Applicant Name, Address & Phone Number  
CHRIS JACKSON & LAUREN  
612 EAST WALL STREET  
GRAPEVINE, TX 76051

Phone:  
Mobile: 817 247-0285  
Email:

Phone:  
Mobile: 817 247-0285  
Email:

Property Address (include any suite number)  
230 EAST COLLEGE ST (CARRIAGE HOUSE)  
GRAPEVINE, TX 76051

Legal Description  
Block 15 Lot 4A  
Subdivision CITY OF GRAPEVINE

Tenant Name/Occupancy/Use BARBER SHOP & WIG SALON  
IN CARRIAGE HOUSE  
COMMERCIAL PROPERTY - "CBD"

Request/Description of Work to Be Done  
1) REMOVE 2 WINDOWS ON NORTHEND (NON-ORIGINAL) REPLACE W/ PAIRS  
OF WOOD WINDOWS; 2) REMOVE NON-ORIGINAL WINDOW IN CENTER  
BAY OF CARRIAGE HOUSE & REPLACE W/ WOOD FRANK DOORS.

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 CHRIS JACKSON

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

12/12/2019

Account #: 06813887
Georeference: 16060-15-4A
Property Location: 224 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

RENATA SALONS PROPERTIES LLC
224 E COLLEGE ST & 230 E COLLEGE ST
GRAPEVINE, TX 76051-5332

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 2015-2019.

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: GRAPEVINE, CITY OF Block 15 Lot 4A

Deed Date: 02-21-2007

Deed Page: 0000000

Deed Volume: 0000000

Instrument: D207070257

State Code: F1 Commercial

Agent: None

Notice Sent: 05-03-2019

Protest Deadline: 06-03-2019

Site Number: 80092330

Site Name: RENATA SALON & DAY SPA

Site Class: RETGen - Retail-General/Specialty

# of Parcels: 1

Primary Building:

Building Name: RENATA SALON & DAY SPA / 06813887

Building Type: Commercial

Year Built: 1890

Gross Building Area †††: 4,670

Net Leasable Area †††: 4,670

Land Sqft ♦: 29,876

Land Acres ♦: 0.6858

†† Rounded

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

Exemptions

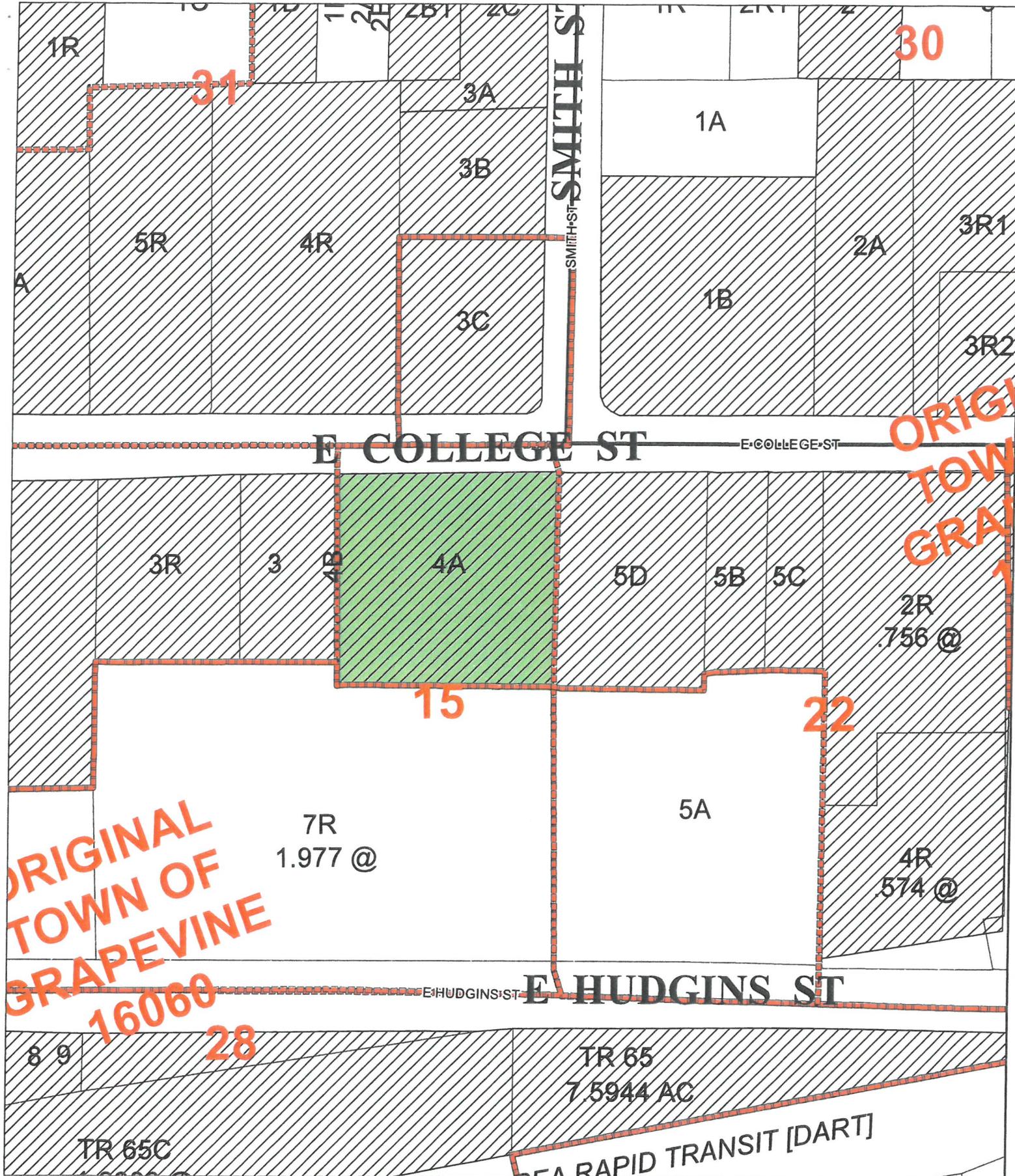


**Legend**

-  Landmarked Property
-  City Limits
-  Zoning

**#CA19-108**  
**230 East College Street**  
 12/4/2019

0    45    90    180  
 Feet  
 1 inch = 100 feet



**Legend**

- Landmarked Property
- City Limits
- Zoning
- Streets

**#CA19-108**  
**230 East College Street**  
 12/4/2019

0    45    90    180  
 Feet  
  
 1 inch = 100 feet

**THE SECRETARY OF THE INTERIOR'S**  
*Standards for the Rehabilitation of Historic Properties*

**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.*

1. 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.
2. 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.
3. 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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. 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.
7. 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.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. 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.
10. New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER <sup>WDK</sup>  
SCOTT WILLIAMS, BUILDING OFFICIAL   
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, DECEMBER 18, 2019

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-112  
HISTORIC 1938 YATES-ALLISON HOUSE, #HL08-02,  
ORDINANCE #2008-39  
204 EAST FRANKLIN STREET,  
INTERNATIONAL PORCELAIN ARTISTS & TEACHERS, INC.  
OWNERS  
TANA PARKS, CHAIRMAN, IPAT, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA19-112 for the property located at 204 East Franklin Street, legally described as Block 1R, Lot 16, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Renovate existing 1,165 square foot Yates-Allison House to provide open concept museum display space; replace damaged siding on front of house and replace non-original columns;
2. Construct a new 600 square foot addition to the rear of the house to provide additional museum display space and an area for kilns and storage;

as per attached plans 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.

BACKGROUND:

Certificate of Appropriateness application #CA19-112 was submitted on October 23, 2019, by the applicant Tana Parks. The proposed changes are requested to provide an open concept display space for the organization's collection of hand painted porcelain.

The Yates-Allison House was built in 1938 for Earl Yates Family. It was later purchased by local doctor Joe M. Allison who operated a clinic next door in the former Bushong House. The IPAT organization intends to open the facility to the public during Grapevine's festivals and events and desires to create an attractive display to showcase its products. The new addition would house an active kiln for teaching and live demonstrations and a secure storage area.

Plans for the proposed work were developed following the 2013-23 Historic Preservation Ordinance and Design Guidelines for the College Heights Historic District.

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 compliance with the Secretary of Interior Standards.

The total living area of the building is 1,165 square feet. The new addition of 600 square feet would bring the total living area of the house to 1,765 square feet. This is within the maximum allowed by the Preservation Ordinance. The property lot size is 16,087 square feet and the building coverage with the new addition and the detached storage building is 11%. The building height is 13'-7".

Staff recommends the Historic Preservation Commission approve #CA19-112 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.

OCT 25 2019

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 10-23-19

Number #CA19-112

Property Owner Name, Address & Phone Number

International Porcelain Artists + Teachers Inc. (IPAT Inc) 70. Box 1807, Grapevine Tx 76099

Phone: 817-251-1185 (office)

Mobile: 918-636-7526 (Tana Parks)

Email: ipattx@yahoo.com

Property Address (include any suite number)

204 E Franklin St Grapevine, Tx

Applicant Name, Address & Phone Number

Tana Parks, Chairman of IPAT P.O. Box 700721 Tulsa, Ok 74170

Phone: 918-493-6441 (office)

Mobile 918-636-7526 (mobile)

Email: ipat2018@gmail.com

Legal Description

Block 1R Lot 16

Subdivision City of Grapevine

Tenant Name/Occupancy/Use International Porcelain Artists + Teachers Inc. Use: Museum + office space for IPAT Inc. Also Class room for Art

Request/Description of Work to Be Done

Renovation of existing approx. 1,165 sf. home to add more museum display space. Addition of approx. 600 sf. for additional museum display and space for kilns and storage.

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

Damaged existing architectural siding in front to be replaced, add new columns and railing of the period. New wood siding to match existing. See attached description of work.

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 Tana Parks

Approved-Staff HPC Office Use Approved with Conditions:

Denied

Chair - Historic Preservation Commission Building Official

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

OCT 25 2019

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

CASE NO. #CA19-112  
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: 10/17/19 Time: 10:30am  
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 16,087 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 1,765

Building Coverage (40% max) 11%

Building Height (35 ft. max) 13'-7"

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

Storage Shed (200 sq. ft. max) \_\_\_\_\_

**For Commercial Uses:**

Impervious Area 50% % of Lot

Open/Green Space Area 50% % of Lot

Parking Spaces 8

ADA Parking Spaces 1

Easements Electrical

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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.

# CA 19-112  
Oct 25, 2019



TARRANT APPRAISAL DISTRICT

10/25/2019

Account #: 07167806  
Georeference: 16060-16-1R  
Property Location: 204 E FRANKLIN ST

**Jurisdictions:**

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

**Owner Information**

INTERNATIONAL PORCELAIN ARTIST  
PO BOX 1807  
GRAPEVINE, TX 76099-1807

**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	\$222,152	\$80,585	\$302,737	\$302,737
2018	\$223,294	\$80,585	\$303,879	\$303,879
2017	\$224,881	\$80,585	\$305,466	\$305,466
2016	\$21,415	\$80,585	\$102,000	\$102,000
2015	\$21,415	\$80,585	\$102,000	\$102,000

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 16 Lot 1R

**Deed Date:** 01-01-1998

**Deed Page:** 0000000

**Deed Volume:** 0000000

**Instrument:** 000000000000000

**State Code:** F1 Commercial

**Agent:** None

**Notice Sent:**

**Protest Deadline:**

**Site Number:** 80864097

**Site Name:** 204 E FRANKLIN ST

**Site Class:** ExCommOther - Exempt-Commercial Other

**# of Parcels:** 1

**Primary Building:**

**Building Name:** 204 E FRANKLIN ST / 07167806

**Building Type:** Commercial

**Year Built:** 1920

**Gross Building Area †††:** 2,534

**Net Leasable Area †††:** 2,534

**Land Sqft ♦:** 16,117

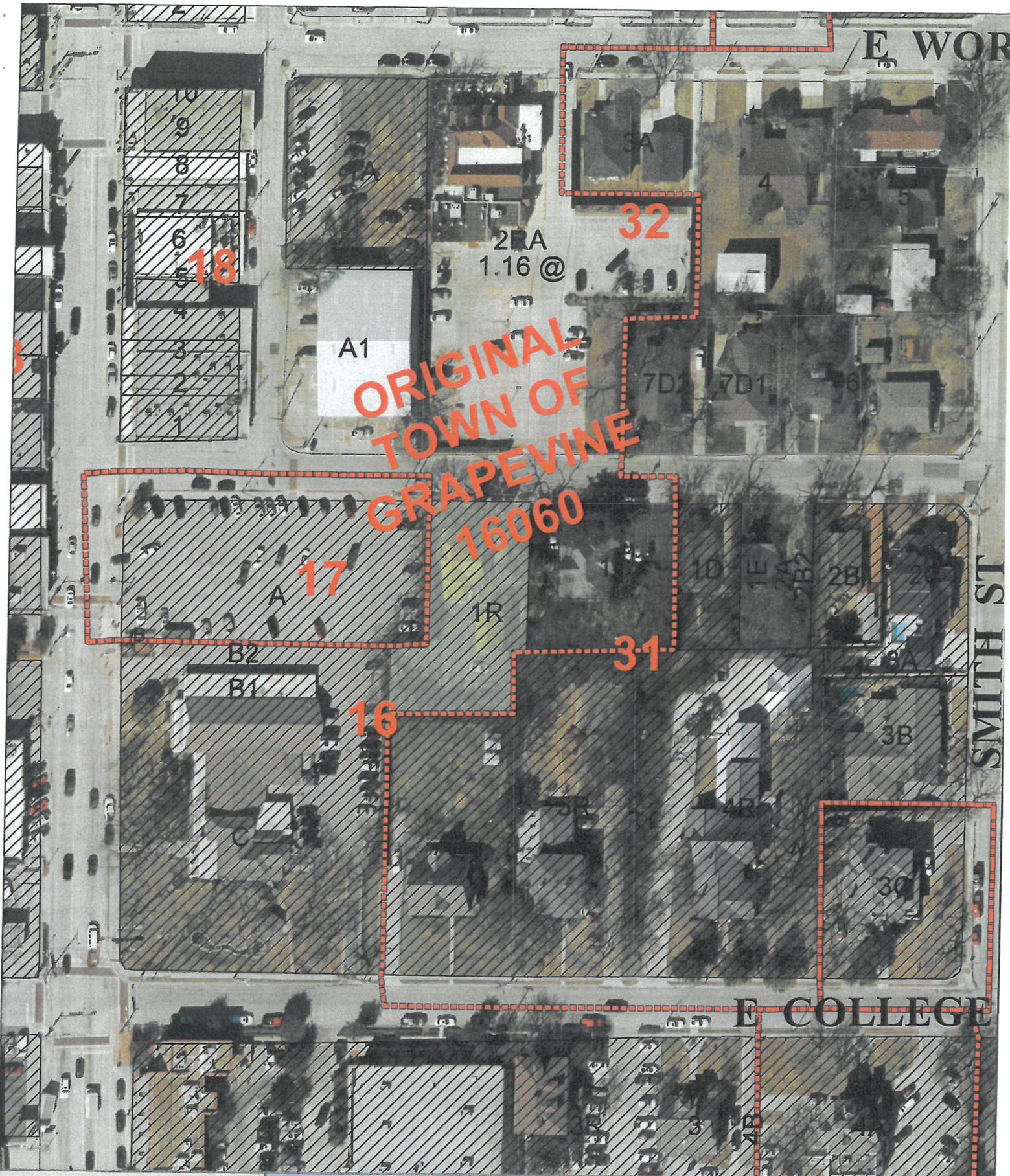
**Land Acres ♦:** 0.3699

††† Rounded

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

**Exemptions**

- CHARITABLE



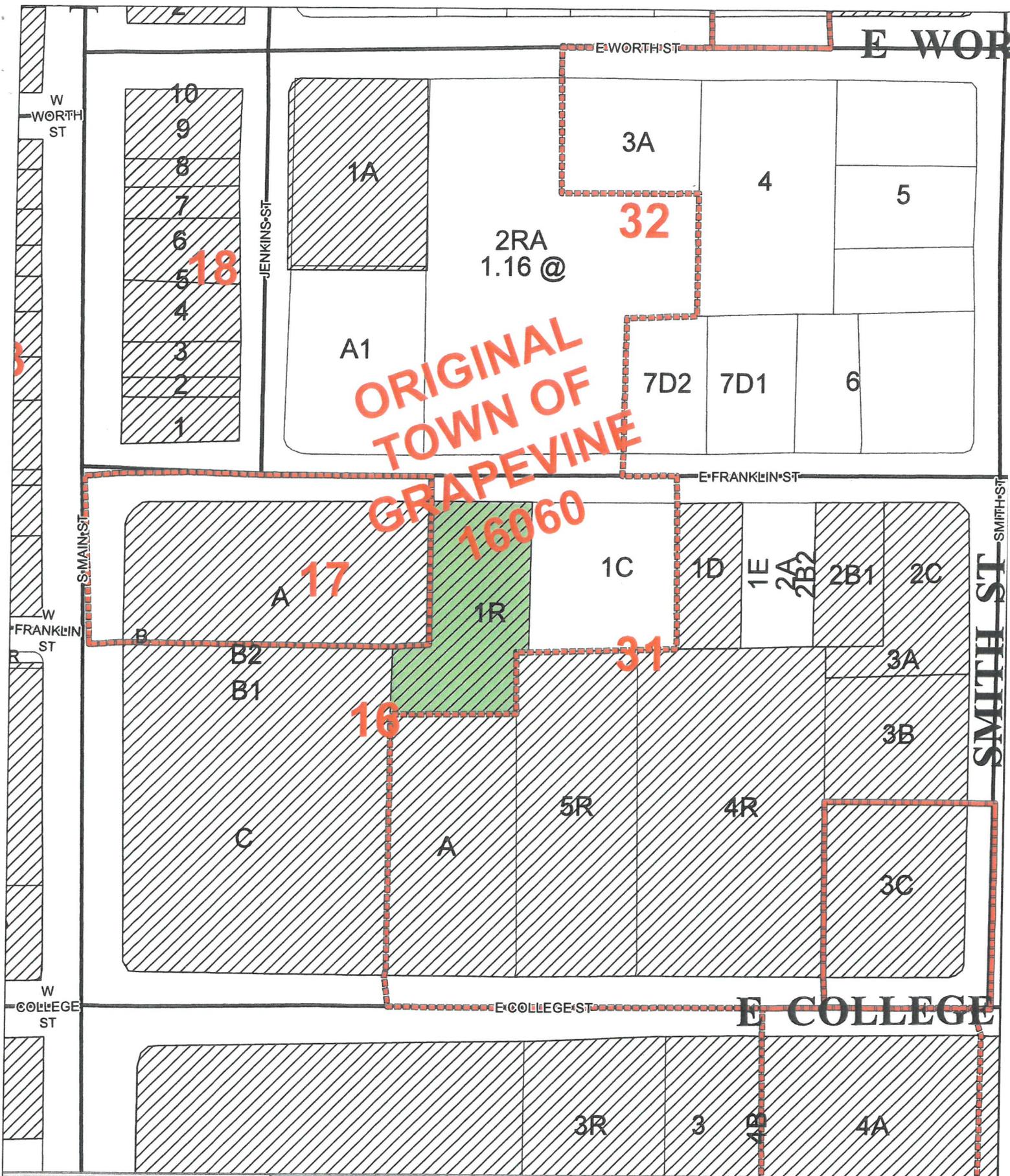
**Legend**

-  Landmarked Property
-  City Limits
-  Zoning

**#CA19-112**  
**204 East Franklin Street**  
 12/4/2019

0      45      90      180  
 Feet  

 1 inch = 100 feet



**Legend**

-  Landmarked Property
-  City Limits
-  Zoning
-  Streets

**#CA19-112**  
**204 East Franklin Street**  
 12/4/2019

0    45    90    180  
 Feet  

 1 inch = 100 feet

**THE SECRETARY OF THE INTERIOR'S**  
*Standards for the Rehabilitation of Historic Properties*

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2. 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.
3. 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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. 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.
7. 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.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. 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.
10. New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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, September 25, 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
Vick Cox	Vice-Chairman
Ashley Anderson	Commissioner
Eric Gilliland	Commissioner
Chuck Voelker	Commissioner
Paula Wilbanks	Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	P & Z Liaison

The above commissioners constituted a quorum with Commissioner(s) Jason Parker and Margaret Telford 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 (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.

## WORK SESSION

Staff Approved Certificates of Appropriateness as follows:

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.

## PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #HL19-02** open for the property located at 212 East Texas Street, legally described as Abstract 422 Tract 60B, William Dooley Survey, Grapevine, City of, 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:

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.

RECOMMENDATION:

Staff recommended 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 property addressed as:

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

Staff recommended 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 were presented

Chuck Voelker moved to close the Public Hearing for #HL19-02; Vick Cox seconded the motion prevailing in a vote of:

Ayes: 6 (Shope, Cox, Anderson, Gilliland, Voelker and Wilbanks)  
Absent: 2 (Parker and Telford)  
Nays: 0

Chuck Voelker made the motion to approve with conditions as presented #HL19-02; Vick Cox seconded the motion prevailing in a vote of:

Ayes: 6 (Shope, Cox, Anderson, Gilliland, Voelker and Wilbanks)  
Absent: 2 (Parker and Telford)  
Nays: 0

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**PUBLIC HEARING**

Chairman Shope declared the **Public Hearing for #CA19-89** open for the property located at 835 East Texas Street, legally described as Block 2 Lot 12 & East ½ of 13, 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 #CA19-89 was submitted on May 8, 2019 by the applicant. The original house was constructed in 1950 for Denzil and Mary Stone

Myers as their family home. The staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) with regard to this 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; the 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".

RECOMMENDATION:

1. To remove the existing two car attached garage and rear exterior wall as indicated in the demolition plan;
2. To construct a new one-story addition to the west and rear of the house; and
3. To 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 feet from the 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.

Staff recommended 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 a 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.

Chairman Shope called on the property owners to come forward with their comments.

Property owners Ronnie and Michelle Park came forward with Michelle saying she was excited as a granddaughter of Mary Stone Myers had reached out to her through

Facebook. They said they have lived in Coppell since 1995 and have been looking in Grapevine for the last three years and happy to now have the property Neal Cooper had purchased for another client four years ago. Neal Cooper said Michelle and Ronnie had been great to work with, as the plans showed the front elevation would remain very near the same as all of the front would be preserved, the roof pitch would remain original and the Porte Cochere would add purpose to the west side as extremely linear-but also functional. He said the two-car garage made more sense to fill-out the elevation as the lot is over one-half acre. Mr. Park said as a builder he needed the workshop; and the windows would be replaced with new wood windows; they are now looking for photos of the house when first built to replicate the original look.

Chairman Shope confirmed the setback was three (3) feet. Vice-Chair Cox asked about the two front entries as original, Mr. Cooper said yes the sidewalk leads to the main front entry but the second front entry would also be used. Commissioner Paula Wilbanks inquired about the two large trees near the front door plus the one to the west nearer the neighbor, Mr. Park said they would absolutely be keeping the beautiful trees; Mr. Cooper said the Elm tree was near the end of life for its species.

Vick Cox moved to close the Public Hearing for #CA19-89; Chuck Voelker seconded the motion prevailing in a vote of:

- Ayes: 6 (Shope, Cox, Anderson, Gilliland, Voelker and Wilbanks)
- Absent: 2 (Parker and Telford)
- Nays: 0

Chairman Shope called for discussion. Commissioner Voelker asked how much of a house can be rolled into a garage; this is an added 126 square feet, how much, what is the limit? Chairman Shope said this had been looked at case by case, and this is a large lot; Commissioner Voelker said this is deviating from the Design Guidelines. Vice Chairman Vick Cox concurred with Commissioner Voelker saying in the future it should be decided what is the limit.

Vick Cox made the motion to approve with conditions as presented #CA19-89; Eric Gilliland seconded the motion prevailing in a vote of:

- Ayes: 5 (Shope, Cox, Anderson, Gilliland and Wilbanks)
- Absent: 2 (Parker and Telford)
- Nays: 1 (Voelker)

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**PUBLIC HEARING**

Chairman Shope declared the **Public Hearing for #CA19-93** open for the property located at 238 Austin Street, legally described as Block 104 Lot 7-8 S ½ lot 7-8, 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 #CA19-93 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 the Design Guidelines established for the property.

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

The total living area including the original 1,810 square foot house and the new proposed 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-car 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".

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness **#CA19-93** 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. To remove roof of rear wing of house and construct a new 500 square foot second floor addition to include a new master bedroom, bath and closet areas;
2. To remove the improperly installed wood siding; apply a house-wrap and re-install the original siding; and
3. To remove asphalt shingles from front porch roof and install metal roofing;

as per the 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.

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 Secretary of Interior Standards.

Staff recommended 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.

Chairman Shope called on the applicant to come forward to speak.

Property owner John Finn came forward to tell the Commission he and his fiancé had moved here from Waco and they were excited to be in Grapevine.

Commissioner Cox asked the history of the land, if East Texas Street had been previously known as Washam Avenue; Mr. Klempin said yes, it was known as Washam Avenue at the time of the 1907 plat as shown in the agenda packet.

Chairman Shope asked for any other questions or comments, there were none.

Vick Cox moved to close the Public Hearing for #CA19-93; Chuck Voelker seconded the motion prevailing in a vote of:

Ayes: 6 (Shope, Cox, Anderson, Gilliland, Voelker and Wilbanks)  
Absent: 2 (Parker and Telford)  
Nays: 0

Ashley Anderson made the motion to approve with conditions as presented #CA19-93; Eric Gilliland seconded the motion prevailing in a vote of:

Ayes: 6 (Shope, Cox, Anderson, Gilliland, Voelker and Wilbanks)  
Absent: 2 (Parker and Telford)  
Nays: 0

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**MINUTES**

Chuck Voelker made the motion to approve the minutes of the July 24, 2019 meeting as written; Paula Wilbanks seconded the motion which prevailed in the following vote:

Ayes: 6 (Shope, Cox, Anderson, Gilliland, Voelker and Wilbanks)  
Absent: 2 (Parker and Telford)  
Nays: 0

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**ADJOURNMENT**

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

Ayes: 6 (Shope, Cox, Anderson, Gilliland, Voelker and Wilbanks)

Absent: 2 (Parker and Telford)

Nays: 0

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The meeting adjourned at 6:49 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 27TH DAY OF NOVEMBER 2019.

APPROVED:

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CHAIRMAN

ATTEST:

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SECRETARY