

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, February 26, 2020

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. Work Session

A. Approved Certificates of Appropriateness as follows:

#CA19-125 for property located at 609 East Wall Street;
#CA20-01 for property located at 603 East Worth Street;
#CA20-02 for property located at 309 West College Street;
#CA20-03 for property located at 701 East Wall Street
#CA20-04 for property located at 605 East Wall Street;
#CA20-05 for property located at 218 Ruth Street;
#CA20-09 for property located at 338 South Main Street;
#CA20-11 for property located at 914 East Texas Street;
#CA20-15 for property located at 426 East Texas Street;
#CA20-16 for property located at 424 South Main Street.

4. Public Hearing

A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA19-127 for property located at 512 Estill Street, Block 102, Lot 4R2, 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 #CA20-06 for property located at 620 Estill Street, Block 103, Lot 4, College Heights Addition, City of Grapevine and take any necessary action.

5. Minutes

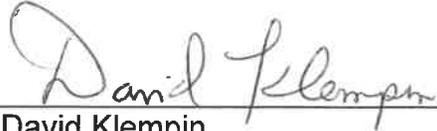
A. Commission to consider the minutes of the January 22, 2020 Regular Meeting.

6. Adjournment

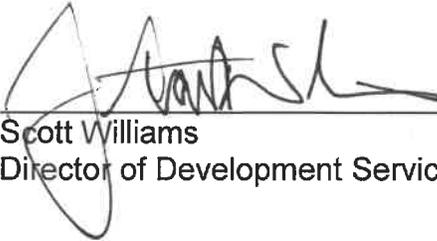
If you plan to attend this public meeting and have a disability requiring special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on March 25, 2020 in the 2nd 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 20th day of February 2020 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 ^{WDJL}
SCOTT WILLIAMS, BUILDING OFFICIAL 
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, FEBUARY 26, 2020

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-127
NON-LANDMARKED PROPERTY
512 ESTILL STREET
JOHN & RENEE HALE, OWNERS
TIN BARN LLC/NEAL COOPER, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA19-127 for the property located at 512 Estill Street, legally described as Block 102, Lot 4R2, 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. Renovate and expand the existing 1,042 square foot one story single family residence placing it on a new foundation;
2. Construct a 2,014 square foot addition to the side and rear of the house;
3. Construct a new 500 square foot 2-car detached garage in the rear yard of the house;

as per the attached drawings with the conditions a permit be obtained from the Building Department.

BACKGROUND:

Certificate of Appropriateness application #CA19-127 was submitted by Tin Barn LLC/ Neal Cooper on December 30, 2019.

Staff review of the plans with regard to the Historic Preservation Ordinance, finds the plans in compliance with the Design requirements of the Ordinance.

The lot is 12,600 square feet in size. The existing house living area is 1,042, and with the new addition of 2,041 totals 3,056 square feet which is within the maximum 3,400 square feet allowed by the Preservation Ordinance. The detached garage is 500 square feet in size, the maximum allowed. The building height is 21 feet. The building coverage of the lot would be 37 per cent. The maximum allowable coverage is 40 per cent.

Staff recommends approval of #CA19-127 with conditions to renovate and expand the existing 1,042 square foot one story single family residence placing it on a new foundation; Construct a 2,014 square foot addition to the side and rear of the house; construct a new 500 square foot 2-car detached garage in the rear yard of the house with the conditions a permit be obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date DEC 30 2019

Number CA19-127

Property Owner Name, Address & Phone Number

JOHN + RENEE HALE
2224 LAKEVIEW DR
GRAPEVINE, TX 76051
Phone: 817-876-3955

Mobile: _____

Email: HALENHEART@GMAIL.COM

Property Address (include any suite number)

512 ESTILL

Applicant Name, Address & Phone Number

TIN BARN LLC / NEAL COOPER
404 E WALL ST
GRAPEVINE, TX 76051
Phone: _____

Mobile 214-435-4502

Email: NEAL@TINBARNLLC.COM

Legal Description

Block 102 Lot 4R2

Subdivision COLLEGE HEIGHTS ADDITION

Tenant Name/Occupancy/Use JOHN + RENEE HALE SINGLE FAMILY RESIDENCE

Request/Description of Work to Be Done

RENOVATION AND EXPANSION OF ONE STORY SINGLE FAMILY RESIDENCE.
NEW FOUNDATION, 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

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

DEC 30 2019

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

CASE NO. #CA 19-127
DATE 12-30-19

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: 2/4/20 Time: 9:00 AM
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 12,600 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 3056

Building Coverage (40% max) 37%

Building Height (35 ft. max) 21

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. ~~624~~ ⁵⁰⁰ (Attached is included within the 3,400 sq. ft. max) _____

Storage Shed (200 sq. ft. max) 174

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.



TARRANT APPRAISAL DISTRICT

01/02/2020

Account #: 42555033
 Georeference: 7670-102-4R2
 Property Location: 512 ESTILL ST

Jurisdictions:

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

Owner Information

HALE JOHN M
 HALE RENEE
 512 ESTILL 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 †
------	--------------------	-------------	--------------	-------------------

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 102 Lot 4R2

Agent: None

State Code: A Residential SingleFamily

Approximate Size †††: 1,042

Land Acres ♦: 0.2890

Land Sqft ♦: 12,589

Notice Sent:

Protest Deadline:

††† Rounded

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

Exemptions

WALL ST

DOOLEY ST

100

E ESTILL ST

102

4R1

104

DOOLEY ST
732

1

COLLEGE HTS
76

Legend

-  Landmarked Property
-  City Limits
-  Zoning

#CA19-127
512 Estill Street

2/10/2020

0 25 50 100
Feet



1 inch = 60 feet

WALL ST

E-WALL ST

DOOLEY ST

S-DOOLEY ST

ESTILL ST

E ESTILL ST

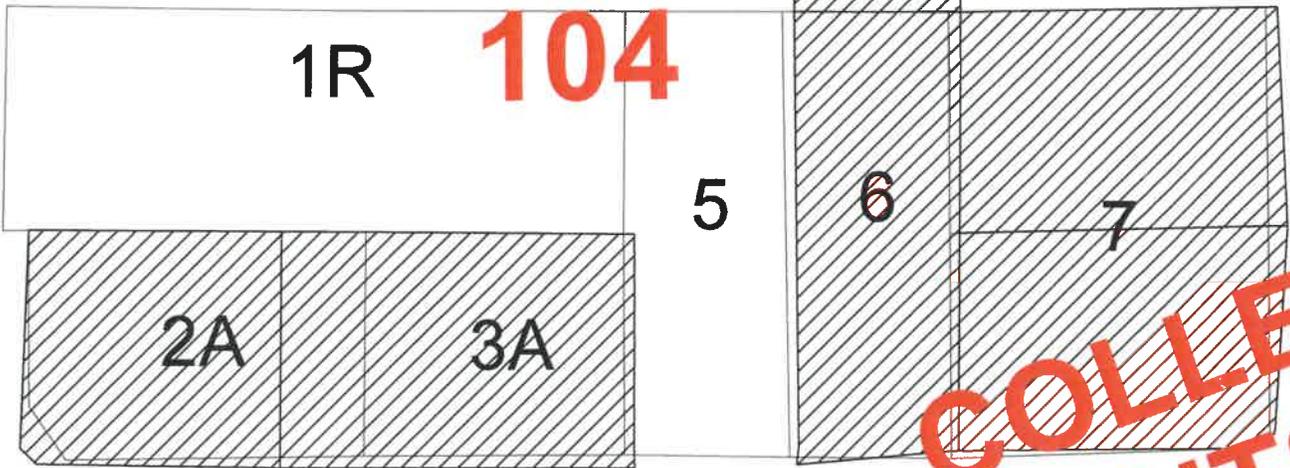
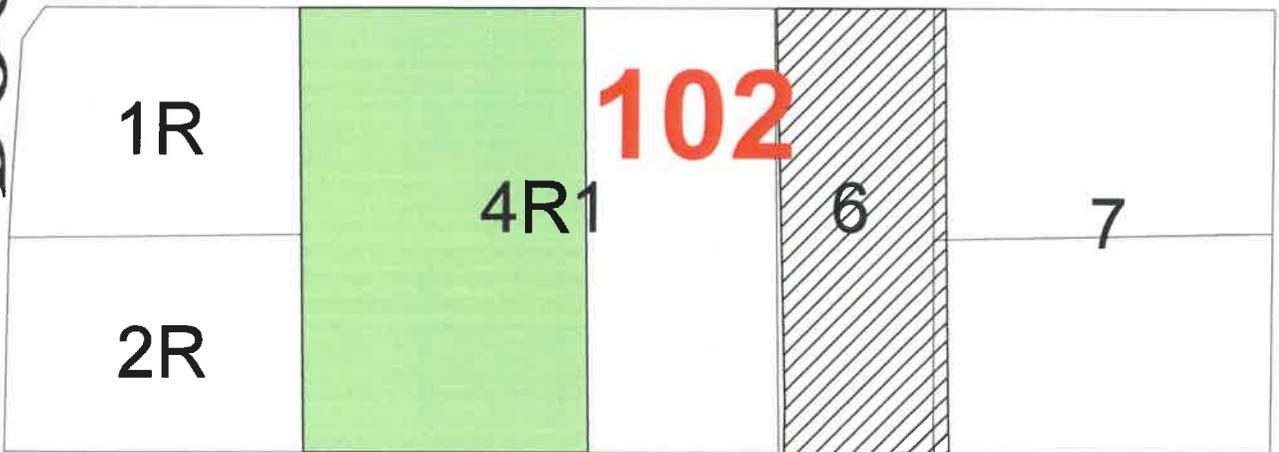
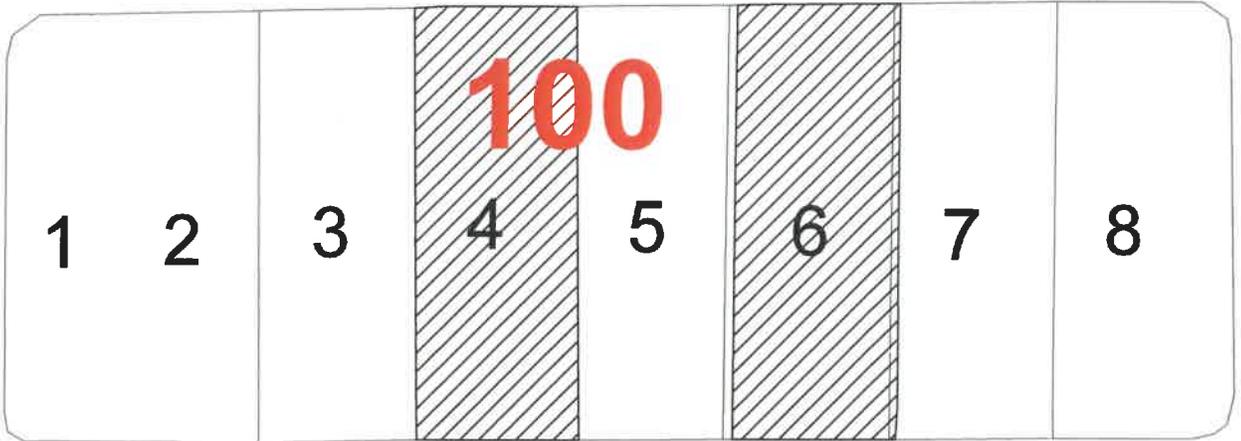
E-TEXAS ST

E-TEXAS ST

DOOLEY ST
ON
732

1

COLLEGE
HTS
76



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

#CA19-127
 512 Estill Street
 2/10/2020

0 25 50 100
 Feet

 1 inch = 60 feet



512 Estill Street
Front View



View looking southeast



West side of house



East Side of House



Rear View of House

#CA19-127



221 South Dooley Street



512

**Estill Street
Street View Photos**



516

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

WOL



MEETING DATE: WEDNESDAY, FEBRUARY 26, 2020

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA20-06
NON-LANDMARKED PROPERTY
1952 GOTTLOB HUBER HOUSE
620 ESTILL STREET
COPPER STREET HOMES, LLC OWNER
NEAL COOPER, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA20-06 for the property located at 620 Estill Street, legally described as Block 103, Lot 4, College Heights Addition City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Renovate and expand the existing 934 square foot one-story single family residence placing it on a new foundation;
2. Construct a 2,356 square foot 1 ½ story addition to the side and rear of the house, including a 524 square foot attached 2-car garage;

with the condition a permit be obtained from the Building Department.

BACKGROUND:

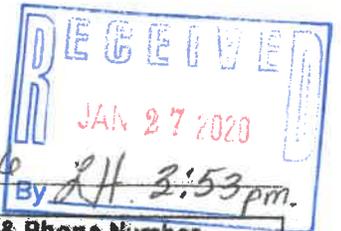
Certificate of Appropriateness application #CA20-06 was submitted by Copper Street Homes/ Neal Cooper on January 27, 2020.

Staff review of the plans with regard to the Historic Preservation Ordinance, finds the plans in compliance with the Design requirements of the Ordinance.

The lot is approximately 7,522 square feet in size. The existing house living area is 934 square feet. The house would be expanded to 3,290 square feet which is within the maximum 3,400 square feet allowed by the Preservation Ordinance. The attached garage of 524 square feet per Ordinance is considered living area. The building height is 24 feet. The building coverage of the lot is 40 per cent. The maximum allowable coverage is 40 per cent.

Staff recommends approval of #CA20-06 to renovate and expand the existing 934 square foot one-story single family residence placing it on a new foundation; construct a 2,356 square foot 1 ½ story addition to the side and rear of the house, including a 524 square foot attached 2-car garage; with the condition a permit be obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION



Date 1/27/2020

Number # CA 20-00

Property Owner Name, Address & Phone Number
COPPER STREET HOMES
404 E WALL ST
GRAPEVINE, TX 76051
Phone:
Mobile: 214-435-4502
Email: NEAL@COPPERSTREETHOMES.COM
Property Address (include any suite number)

Applicant Name, Address & Phone Number
COPPER STREET HOMES / NEAL COOPER
404 E WALL ST
GRAPEVINE, TX 76051
Phone:
Mobile: 214-435-4502
Email: NEAL@NEALCOOPER.ORG
Legal Description

020 ESTILL

Block 103 Lot 4
Subdivision COLLEGE HEIGHTS ADDITION

Tenant Name/Occupancy/Use
COPPER STREET HOMES SINGLE FAMILY RESIDENCE

Request/Description of Work to Be Done
EXPANSION + REMODEL OF EXISTING STRUCTURE TO A 2766 SQ FT
BUILDING WITH AN ATTACHED 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 Office Use
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

JAN 27 2020

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

CASE NO. #CA 20-06
DATE 2/4/20

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: 2/4/20 Time: 9:00 Am
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 7000 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2766

Building Coverage (40% max) 40%

Building Height (35 ft. max) 24

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. (Attached is included within the 3,400 sq. ft. max) 524

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.



TARRANT APPRAISAL DISTRICT

01/31/2020

Account #: 00563579
Georeference: 7670-103-4
Property Location: 620 ESTILL ST

Jurisdictions:

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

Owner Information

COPPER STREET HOMES LLC
PO BOX 1025
GRAPEVINE, TX 76099-1025

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 2016 to 2020.

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 103 Lot 4

State Code: A Residential SingleFamily

Deed Date: 07-16-2018

Approximate Size †††: 934

Instrument: D218167503

Land Acres ♦: 0.1726

Year Built: 1952

Land Sqft ♦: 7,522

Agent: None

Notice Sent:

Protest Deadline:

††† Rounded

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

Exemptions



Legend

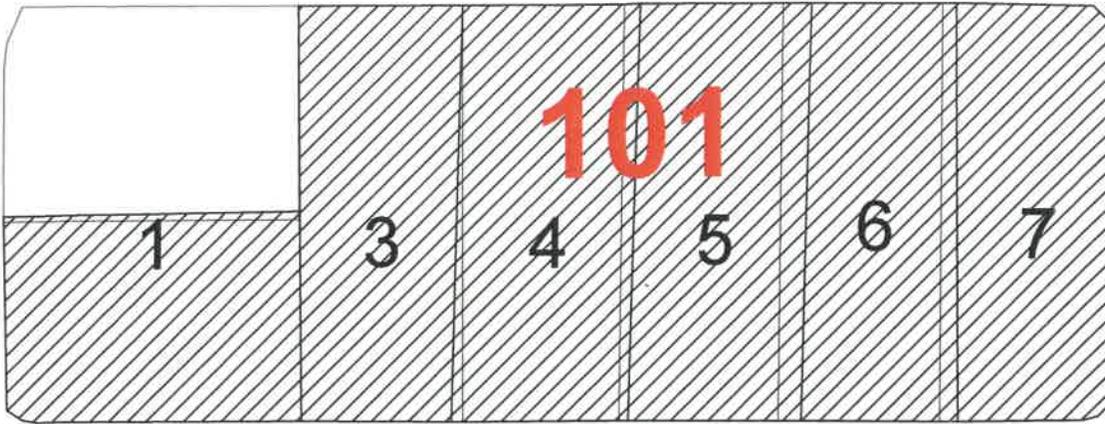
-  Landmarked Property
-  City Limits
-  Zoning

#CA20-06
620 Estill Street
 2/10/2020

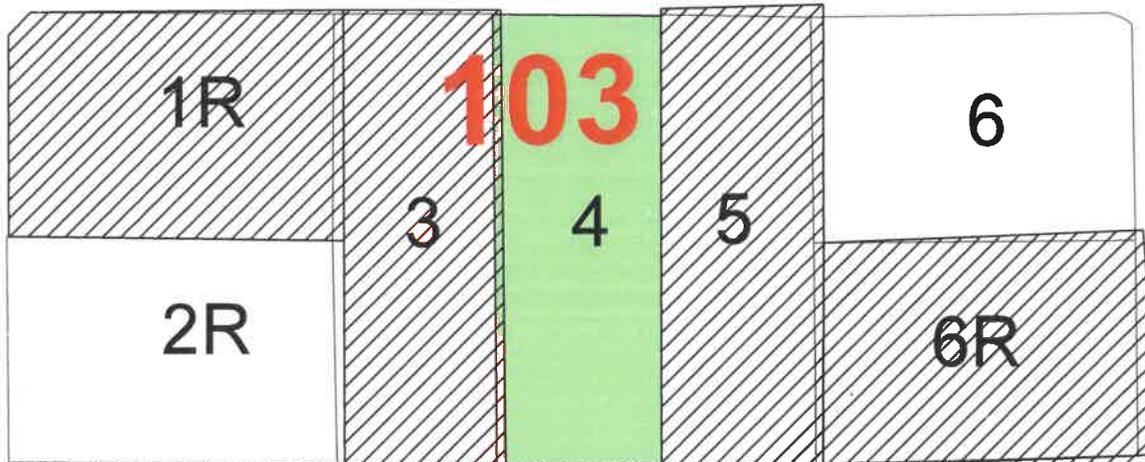
0 25 50 100
 Feet


 1 inch = 60 feet

E-WALL ST

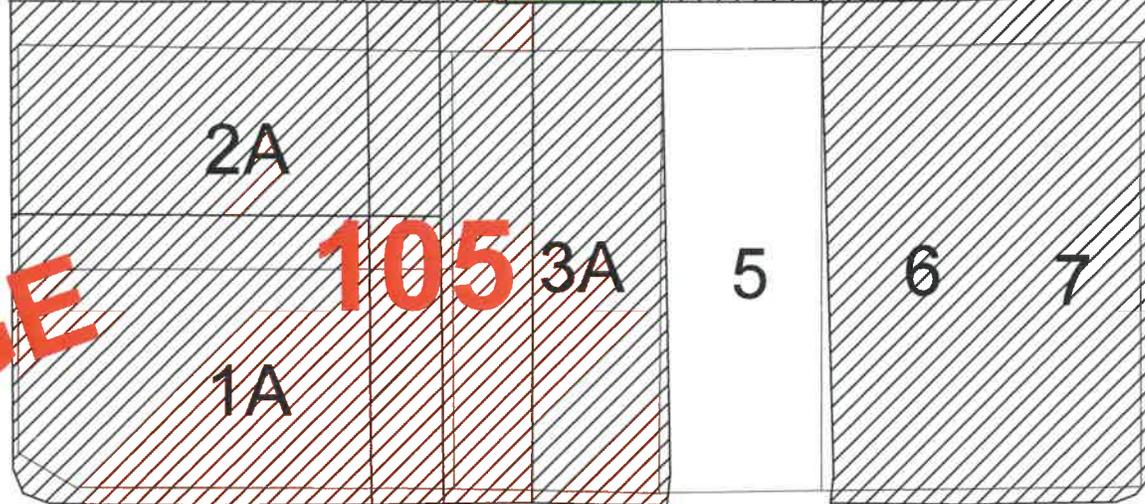


ESTILL ST



WOOD ST

DIAM
WO
98

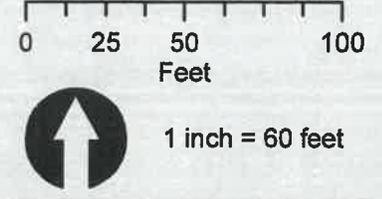


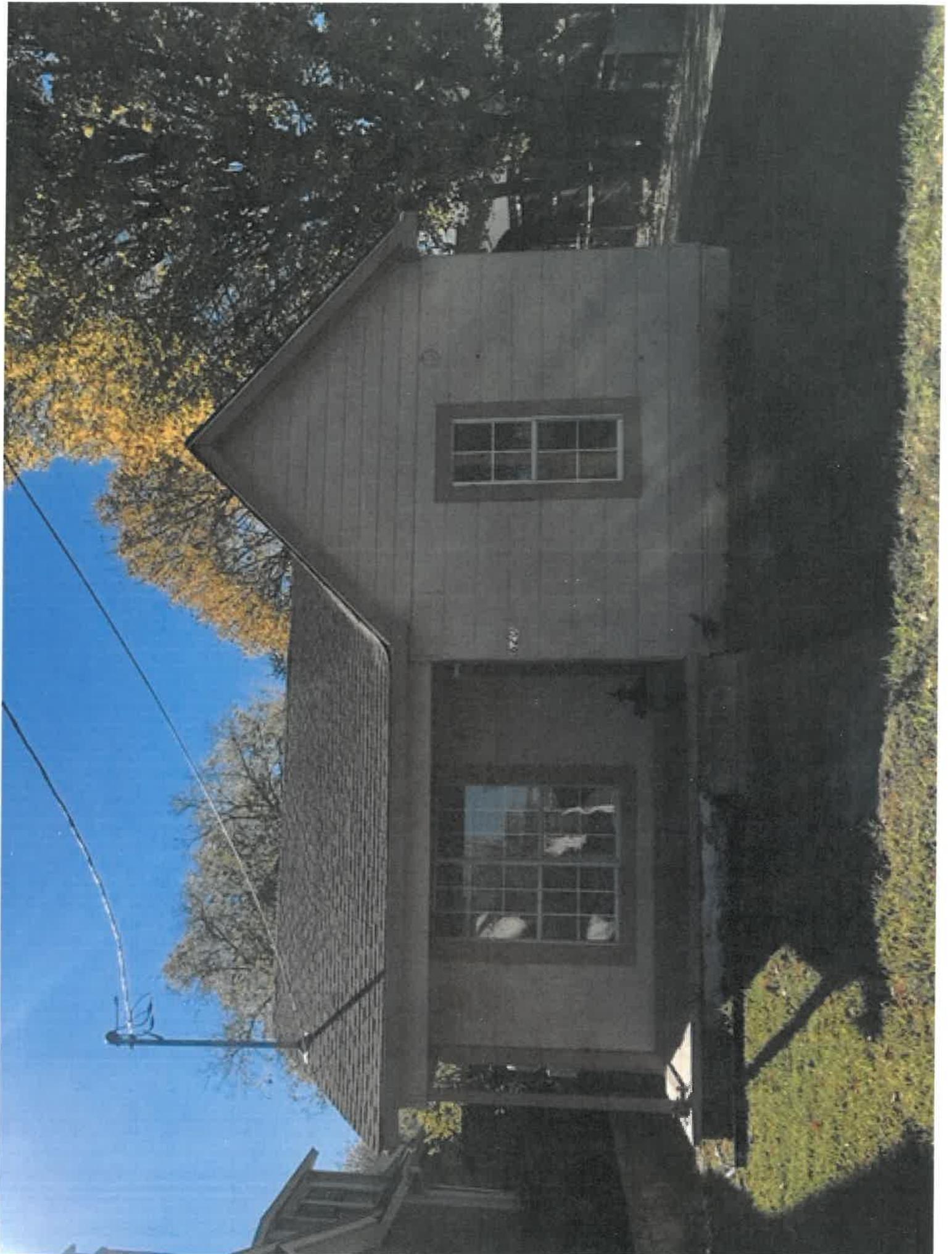
E TEXAS ST

E-TEXAS ST

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

#CA20-06
 620 Estill Street
 2/10/2020

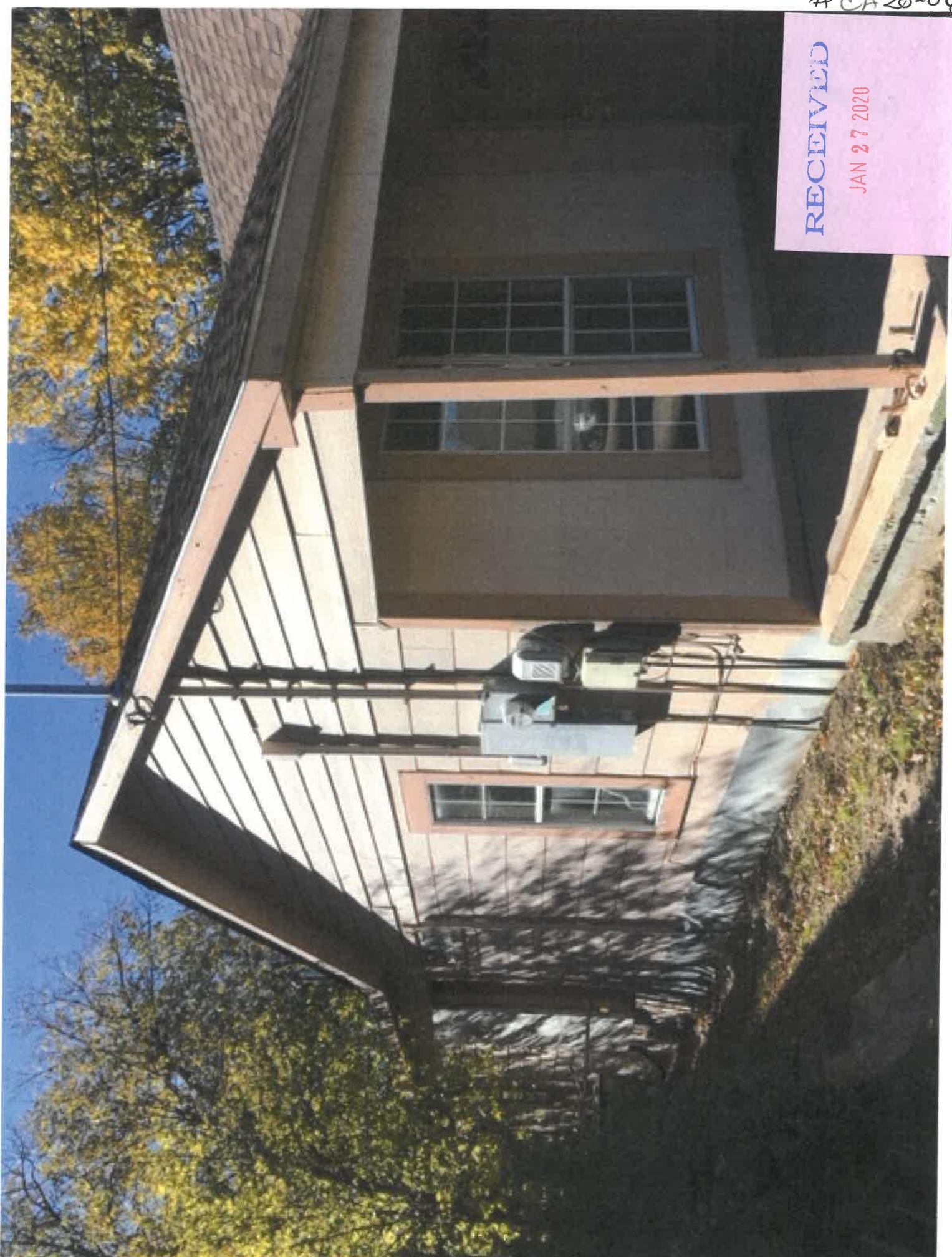




CA 20-06

RECEIVED

JAN 27 2020



CA 20-06



RECEIVED
JAN 27 2020

CA 20-06

RECEIVED

JAN 27 2020





516



620

Estill Street

Street View Photos



614

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, January 22, 2020, at 6:00 p.m. in the Grapevine City Hall, 2nd Floor Council Chambers, 200 South Main Street, Grapevine, Texas with the following members present to wit:

- | | |
|------------------|----------------------|
| Sean Shope | Chairman |
| Ashley Anderson | Commissioner |
| Eric Gilliland | Commissioner |
| Jason Parker | Commissioner |
| Margaret Telford | 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) Vick Cox absent.

With the following city staff present:

- | | |
|------------------|---|
| Paul W. McCallum | Executive Director,
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 those here for their service to the City of Grapevine. He said it was a tremendous Christmas Capital of Texas 2019 with Main Street crowded with families; and a nod to Nash Farm for their Annual Hog Butchering & Curing on January 18-19, noting how much remembering this heritage means to a group of senior citizens he plays cards with each week.

CITIZEN COMMENTS

There were none. *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:

- #CA19-113 for property located at 603 East Worth Street;
- #CA19-114 for property located at 846 East Worth Street;
- #CA19-116 for property located at 221 East Worth Street;
- #CA19-117 for property located at 307 East College Street;
- #CA19-119 for property located at 840 East Texas Street;
- #CA19-121 for property located at 406 South Main Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-120** open for the property located at 309 West College Street, legally described as Block 24 Lot 1A, Grapevine, City of, Grapevine, Texas to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Chairman Shope called on David Klempin to present the case:

BACKGROUND:

Certificate of Appropriateness application #CA19-120 was submitted on December 2, 2019 by the owner/applicant, Naomi Reynolds, for removal and replacement of original wood windows.

The house was constructed in 1953 for Grapevine's Fire Chief Greener. Chief Greener and his family lived many years at the address. In the 1990s the house sold and became a rental property and gradually fell into disrepair. The windows were severely deteriorated. In 2005 then owner, David Winters renovated the house following the Design Guidelines established for the College Street Residential Historic District, but at the time the windows were not replaced.

The windows were 1950s era large awning style windows without weights. 20 years plus of rental use took its toll on the house with the original windows remaining. However, the windows were not properly maintained over the years which has led to deterioration of sills and window sashes. Currently a number of these are painted shut and do not open. Some of the windows are wedged shut due to house settlement and do not operate properly.

The owner desires to replace the existing wood windows with high quality metal clad wood windows to obtain a better insulated value for the home and to eliminate drafts.

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

To remediate the window condition. the applicant proposes the following plan to comply with the Secretary of Interior Standards: Remove the windows and seek to recycle them at an architectural salvage company.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve Certificate of Appropriateness #CA19-120 for the property located at 309 West College Street, legally described as Block 24, Lot 1A, City of Grapevine, Grapevine, Texas:

1. To remove the existing wood picture window with double hung side-lights in front of house, and all existing double hung windows from the house;
2. To replace the wood picture window with double hung side-lights with a new wood picture window of the same design and double hung windows using new metal-clad Pella double-pane wood window units with two-over-two horizontal mullions to match the configuration of the existing wood windows;

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

Chairman Shope called for the applicants to speak, Mr. David Wandstadt of Pella Windows spoke on behalf of the applicants to demonstrate Pella's match for trim and facings; all windows are to be replaced on the 309 West College Street house.

Margaret Telford moved to close the Public Hearing for #CA19-120; Paula Wilbanks seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)
 Absent: 1 (Cox)
 Nays: 0

Margaret Telford made the motion to approve with conditions as presented #CA19-120; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)
 Absent: 1 (Cox)
 Nays: 0

.....

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-122** open for the property located at 713 East Texas Street, legally described as Block 105 Lot 11 50% Undivided Interest, 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 # CA19-122 was submitted by Lawrence France and Charles Donofrio on December 17, 2019 to enclose the existing rear patio of 181 square feet with side walls and windows for additional climate controlled interior living space.

The existing house is now 2,393 square feet with a footprint of 1,823 square feet plus a porch of 74 square feet, adding the proposed 181 square feet of living area would yield a footprint of 2,078 square feet on the 6,976 square foot lot equaling 30 percent coverage (maximum allowed 40 percent).

Staff review of the plans with regard to the Secretary of Interior's Standards found them in compliance with the standards.

RECOMMENDATION:

Staff recommended approval of #CA19-122 plans as presented to enclose the existing covered patio at the rear of the house with sidewalls and windows to create a climate controlled interior living space; with the condition a building permit be obtained from the Building Department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be staff approved under a separate Certificate of Appropriateness.

Chairman Shope called on the applicant to speak. Mr. France came forward to say they would like to enclose this space for a bit more room. Commissioner Voelker questioned if the plans would be flush or expand out; Mr. France confirmed it would be flush in the original 181 square feet patio area.

Margaret Telford moved to close the Public Hearing for #19-122; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)
 Absent: 1 (Cox)
 Nays: 0

Jason Parker made the motion to approve with conditions as presented #CA19-122; Ashley Anderson seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)
Absent: 1 (Cox)
Nays: 0

.....

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-123** open for the property located at 840 East Texas Street, legally described as Block 5 Lot 6, 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 #CA19-123 was submitted by the owner Eric Tomlinson on December 19, 2019 with plans for a new addition to the rear of the house prepared by Edward and Isaac Designs LLC of Fort Worth, Texas following Design Guidelines established for Landmarked D. E. Box Addition Historic District.

The existing house built in 1952 for Hamilton Munger Cosnahan a Grapevine businessman and automobile dealer, who served on Grapevine City Council and briefly as Mayor. The brick veneer house was built in the Traditional Ranch style popular in the 1950s. A massive brick chimney anchors the west end of the house adjoining the original two-car carport. The carport was later converted into a family room, office and storage area. The mid-century house with the enclosed carport contains 1873 square feet.

The house with the new 706 square foot addition totals 2,579 square feet, which is within the maximum 3,400 square feet as per the Preservation Ordinance. The building height is 18 feet and the building coverage 16%, within the 40% maximum.

Staff review of the plans with regard to the Secretary of Interior's Standards found them in compliance with the Standards.

RECOMMENDATION:

Staff recommended approval of #CA19-123 for removal of the non-original exterior siding materials and additions from the front and back wall of the original two-car attached carport; to install a new two-car wide garage door on the front of the house and to re-enclose the carport structure; and the construction of a new 706 square foot one-story addition to the rear of the house to include a new master bedroom, master

bath and closet and a new kitchen and eating area; all new exterior construction is to be No. 105 wood siding; with the conditions a building permit is obtained from the Building Department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness.

Chairman Shope inquired about the design for the garage door; Commissioner Voelker noted his approval of the addition in the rear.

Margaret Telford moved to close the Public Hearing for #19-123; Ashley Anderson seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)
Absent: 1 (Cox)
Nays: 0

Jason Parker made the motion to approve with conditions as presented #CA19-123; Ashley Anderson seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)
Absent: 1 (Cox)
Nays: 0

.....

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-124** open for the property located at 334 Barton Street, legally described as Block 2 Lot 9R, Grapevine, City of, Grapevine, Texas to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Chairman Shope called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA19-124 was submitted by the applicant, Quynh Lu of CKB LLC, an educational consulting business. The Foust Warehouse building has multiple entrances on the east side with the main entrance being on the south side of the building. The owners Richard and Claudia Beeny are the creators of the House of Shine with a mission to make a difference in young people by finding their special talents and self-confidence to be successful in today’s world.

They desire to direct clients away from the side entrances and toward the main entrance on the parking lot side of the building with these doors to be painted *Sherwin Williams #6910 Daisy Yellow* with yellow representing their company and mission. However, they also requested to also paint all of the building’s windows *Daisy Yellow*. Staff review of the paint request with regard to the Secretary of Interior’s Standards

finds the request to not be in compliance with the Standards for appropriate trim color for the metal 1929 Foust Warehouse building. Therefore, staff recommends selecting a muted color for the window and door trim using an approved historic paint color palette. #CA19-124 application also included cleaning up the area by removing the damaged canvas awnings; removal of the non-original metal storage shed in the rear; removal and replacement of the non-original deck and steps along the rear of the building; and repairing and staining the fencing.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA19-124 for the following items:

1. Repaint the entrance door on the parking lot side of the building in a new paint color scheme using Sherwin Williams's #SW-6910 *Daisy Yellow*;
2. With all other window and door trim colors to be selected from an approved historic paint color palette;
3. Remove the damaged canvas awnings above window and doors on the rear of the building;
4. Remove the non-original wood deck and steps along the rear of the building;
5. Install new steps where required at the rear doors, where deck and steps were removed;
6. Remove the non-original metal storage shed on the rear of the building;
7. Repair the wood fence at rear of the lot and stain with natural wood color stain;

as per attached photos and plans with the conditions a building permit is obtained from the building department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness.

Chairman Shope asked the applicants Richard and Claudia Beeny to come forward with their comments. Mr. Beeny explained the yellow color is a signature to accentuate their House of Shine. Commissioner Parker said the building is not on Main Street but it is a protected historic building.

Jason Parker moved to close the Public Hearing for #19-124; Eric Gilliland seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)
 Absent: 1 (Cox)
 Nays: 0

Jason Parker made the motion to approve with conditions as presented #CA19-124; Ashley Anderson seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)

Absent: 1 (Cox)
Nays: 0

.....

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-126** open for the property located at 608 South Dooley Street, legally described as Block 23 Lot 2R2, Grapevine, City of, Grapevine, Texas to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Chairman Shope called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA19-126 was submitted by Historic Preservation Officer David Klempin on December 26, 2020 to relocate the historic 1905 R. J. Roberson House, from 117 Long Prairie Road, Flower Mound Texas to 608 South Dooley Street, Grapevine, Texas.

The Roberson House was built on land previously known as part of the Grape Vine Prairie, now Grapevine, until the land was annexed in 1987. The house was the home of R. J. Roberson on 400 acres of land, much of which is now under Lake Grapevine. The two-story house with two-story rear wing is in the form a T-shape. A wide porch stretches across the front of the house and a center gable crowns the front façade.

The land the house occupies has been sold for commercial development. The current owners, the Stewart Family of Dallas, donated the house to the City of Grapevine’s Grapevine Township Revitalization Program to be saved by moving it to Grapevine’s Historic Township to be restored for a single family home.

Staff review of the plans with regard to the Secretary of Interior’s Standards finds them to be in compliance with the Standards.

City Council, at the January 7, 2020 Council meeting, approved the donation of the house, its relocation, and placement of the house on the City owned lot at 608 South Dooley Street, legally described as Block 23, Lot 2R2, City of Grapevine.

The lot is approximately 9,163 square feet in size. The existing house living area is 2,250 square feet which is within the maximum 3,400 square feet allowed by the Preservation Ordinance. The building height is 29 feet; the house placement would be centered with the width of the lot, within the boundary of the side yard setback plane established by Ordinance. The building coverage of the lot is 13 percent of the allowable 40 percent.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-126 for the property located at 608 South Dooley Street be approved for the relocation of the 1905 Historic R. J. Roberson House from 117 Long Prairie Road, Flower Mound, Texas to 608 South Dooley Street, legally described as Block 23, Lot 2R2, City of Grapevine, Texas;

with the conditions a permit be obtained from the Building Department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate(s) of Appropriateness.

Chairman Shope asked Historic Preservation Officer (HPO) Klempin about the move; the HPO said they were striving for the most direct way to bring the house here, and hoping it can be moved with the chimney attached. The chairman inquired if the porch columns were from 1905; the HPO said he was not sure yet but at this time he needed the approval of the Commission to receive the house in the Township and approve the placement on the lot.

Margaret Telford moved to close the Public Hearing for #19-126; Jason Parker seconded the motion, prevailing in a vote of:

- Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)
- Absent: 1 (Cox)
- Nays: 0

Eric Gilliland made the motion to approve with conditions as presented #CA19-126; Paula Wilbanks seconded the motion prevailing in a vote of:

- Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)
- Absent: 1 (Cox)
- Nays: 0

.....
As the scheduled Public Hearings were closing, Neal Cooper of Copperstreet Homes asked about the case for 512 Estill Street; the chairman apologized and said there was no hearing for 512 Estill Street on the posted agenda.
.....

MINUTES

Chuck Voelker made the motion to approve the minutes of the December 18, 2019 meeting as written; Ashley Anderson seconded the motion which prevailed in the following vote:

- Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)

Absent: 1 (Cox)
Nays: 0

.....

ADJOURNMENT

Margaret Telford made the motion to adjourn the meeting; Ashley Anderson seconded the motion, which prevailed in the following vote:

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

.....

The meeting adjourned at 7:10 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 18TH DAY OF DECEMBER 2019.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY