

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, January 26, 2022
6:00 pm

1. Welcome
2. Call to Order
3. 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.

4. Work Session

- A. Approved Certificates of Appropriateness as follows:

#CA22-01 for property located at 309 South Main Street;
#CA21-02 for property located at 713 East Texas Street.

5. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA21-75 for property located at 603 East Worth Street, Block 109, Lot 1 & 2, College Heights Addition and take any necessary action.

6. Minutes

- A. Commission to consider the minutes of the December 8, 2021 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 February 23, 2022 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 21st day of January 2022 at 5:00 p.m.

A handwritten signature in blue ink that reads "David Klempin". The signature is written in a cursive style and is positioned above a horizontal line.

David Klempin
Historic Preservation Officer

A handwritten signature in black ink that reads "Erica Marohnic". The signature is written in a cursive style and is positioned above a horizontal line.

Erica Marohnic
Director of Planning Services

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WOK*
DON DIXSON, BUILDING OFFICIAL
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES *Em*

MEETING DATE: WEDNESDAY, JANUARY 26, 2021

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA21-75
COLLEGE HEIGHTS ADDITION
HISTORIC MILLICAN HOUSE, #HL1999-03
603 EAST WORTH STREET
GRAPEVINE, TX 76051
THERESA MEYER, OWNER/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA21-75 for the property located at 603 East Worth Street, legally described as Block 109, Lot 1 & 2, 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:

1. Construct a new one room 208 square foot addition containing a new den to the rear of the existing 2,145 square foot house;

as per the attached drawings with the condition all exterior materials, paint colors, doors and door hardware, windows, and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness and a building permit be obtained from the Building Department.

BACKGROUND:

Certificate of Appropriateness application #CA21-75 was submitted on December 22, 2021 by the owner Theresa A. Meyer for plans to construct a new addition to the rear of the house containing a new den. The plans for the project were prepared by architect Russell Moran of Plano, Texas following the Design Guidelines established for the historic Millican House.

Historic Preservation Staff met with the owner on December 22, 2021 to review plans for the addition. The existing 2,145 square foot house along with its detached 267 square foot study building total 2,412 square feet. Together with the proposed 208 square foot den would total 2,619 square feet. This is within the 3,400 maximum square feet living area established by the Preservation Ordinance. The house of 2,619 square feet, new two-car garage of 484 square feet, , and potting shed of 188 square feet total 3,291 square feet. This is within the ordinance maximum of 4,100 square feet.

The property lot size is 14,000 square feet and the building coverage is 23% (maximum

40% lot coverage). Building height is 14 feet.

Staff recommends approval of Certificate of Appropriateness #CA21-75 as per the attached drawings with the condition all exterior materials, paint colors, doors and door hardware, windows, and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness and a building permit be obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 15 January 2022

Number #CA21-75

Property Owner Name, Address & Phone Number
Theresa A. Meyer
603 E. WORTH ST
GRAPEVINE, TX 76051
Phone:
Mobile: 703-623-5349
Email: terrimeyer80@gmail.com
Property Address (include any suite number)

Applicant Name, Address & Phone Number
Theresa A. Meyer
603 E. WORTH ST
GRAPEVINE TX 76051
Phone:
Mobile 703-623-5349
Email: terrimeyer80@gmail.com
Legal Description

Block 109 Lots 1+2
Subdivision College Heights Addition

Tenant-Name/Occupancy/Use Theresa A. Meyer / Residential / owner-occupied

Request/Description of Work to Be Done
- Add den to back of existing house; extends roofline and width of old porch addition on east side of house

Drawings/Sketches Attached
[X] Yes [] No

Photographs Attached
[X] Current [] Historic

Material Sample(s) Attached (please list)
All building materials will match materials on existing house

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

Signed x Theresa A. Meyer
Owner or Contractor

Print Name Theresa A. Meyer

Office Use
[] Approved-Staff HPC [] Approved with Conditions:
[] Denied

x Chair - Historic Preservation Commission
x Building Official

x Historic Preservation Officer
Date

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

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

OFFICE 817-410-3556

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

CASE NO. #CA _____
DATE _____

Reference: Ordinance No. 2013-23 www.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: 13 JAN 2021 Time: 3:48 pm
Contact: (817.410.3197 817.410.3185)

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

Property Lot Size 14,000 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2619 s/f

Building Coverage (40% max) 23%

Building Height (35 ft. max) 14'

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 484 (Attached is included within the 3,400 sq. ft. max) N/A

Storage Shed (200 sq. ft. max) 188 s/f

For Commercial Uses:

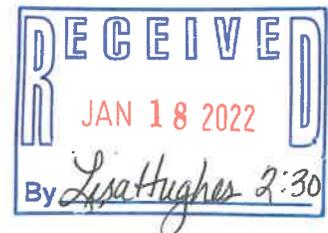
Impervious Area _____ % of Lot

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.

Account #: 05682266

Location

Property Address: 603 E WORTH ST [Interactive Map](#)
City: GRAPEVINE
Zipcode: 76051
Georeference: [7670-109-1](#)
Neighborhood Code: [3G030K](#)
Latitude: 32.9379318731
Longitude: -97.0717288364
TAD Map: [2126-460](#)
MAPSCO: [TAR-028J](#)

Property Data

Legal Description: COLLEGE HEIGHTS
 ADDITION-GRPVN Block 109 Lot 1 BLK 109 LTS
 1 & 2
Jurisdictions: 011 CITY OF GRAPEVINE
 220 TARRANT COUNTY
 906 GRAPEVINE-COLLEYVILLE
 ISD
 224 TARRANT COUNTY
 HOSPITAL
 225 TARRANT COUNTY
 COLLEGE

State Code: A Residential SingleFamily

Approximate Size †††: 2,208
Land Acres †: 0.3142
Land Sqft †: 13,689

Pool: N

Year Built: 1920

Agent: None

††† Rounded

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

Owner Information

Current Owner:
[MEYER THERESA ANN](#)
 THE MEYER FAMILY TRUST
[603 E WORTH ST](#)
 GRAPEVINE, TX 76051

Deed Date: 05-03-2021
Instrument: [D221123753](#)

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
MEYER THERESA ANN	07-31-2018	D218172763		
WRIGHT JASON BENJAMIN	05-02-2001	00148790000378	0014879	0000378
SCHOONMAKER CHERYL;SCHOONMAKER JOHN	07-31-1997	00128550000207	0012855	0000207
MARSHALL DAVID H;MARSHALL JANIE	08-30-1984	00079370001990	0007937	0001990

Values

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. [Tarrant County Tax Office Account Information](#)

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2022	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2021	\$299,135	\$214,770	\$513,905	\$513,905
2020	\$331,646	\$180,000	\$511,646	\$511,646
2019	\$272,964	\$180,000	\$452,964	\$452,964
2018	\$121,224	\$180,000	\$301,224	\$225,738
2017	\$123,095	\$180,000	\$303,095	\$205,216

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

Exemptions

- HOMESTEAD GENERAL 11.13(b)

* Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older.

COLLEGE
HEIGHTS
7670

E TEXAS ST

107

1R

109

AUSTIN ST

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

#CA21-75
603 East Worth Street
1/19/2022

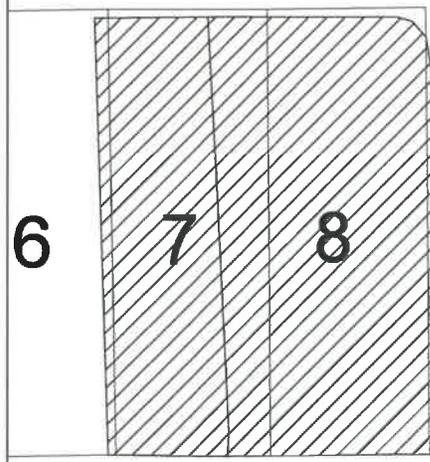
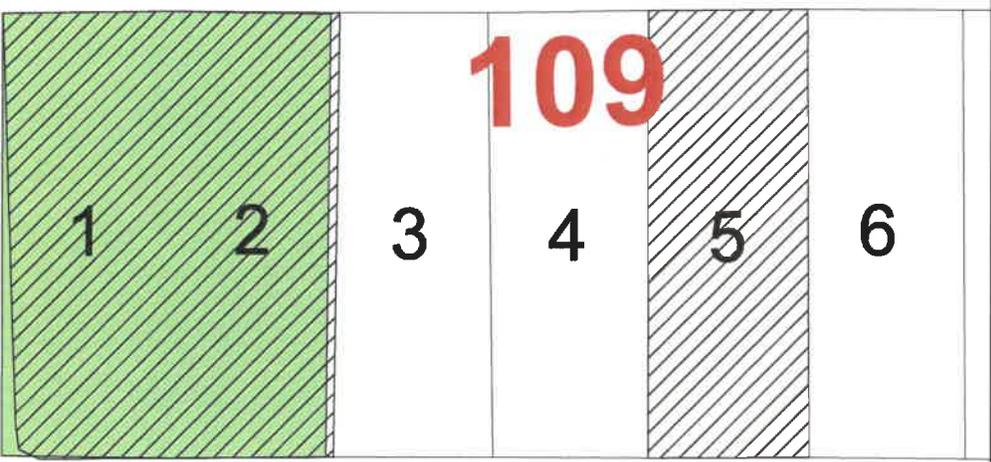
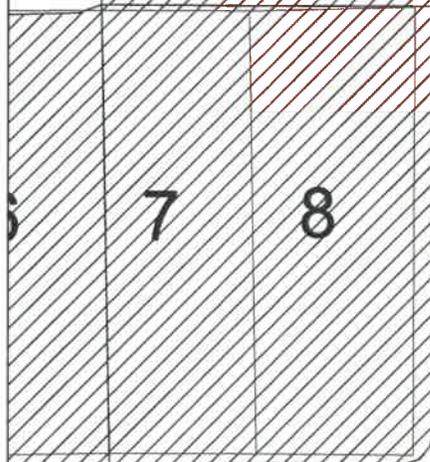
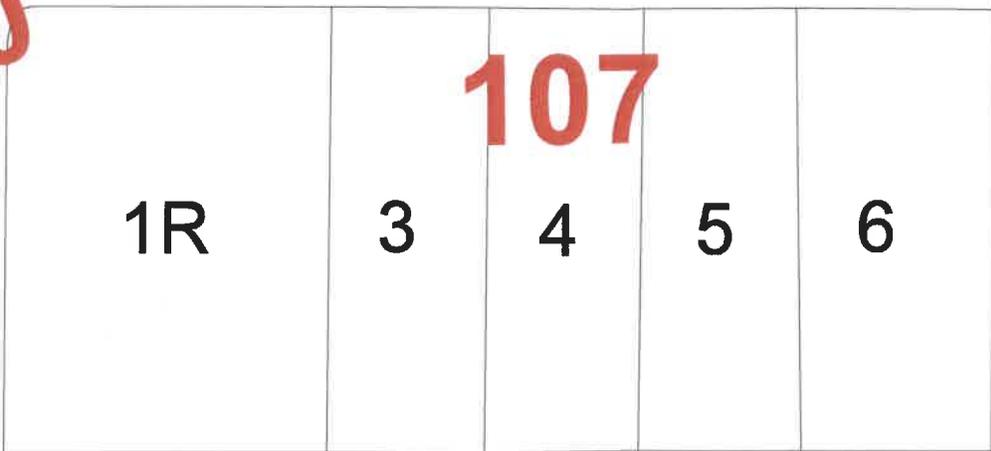
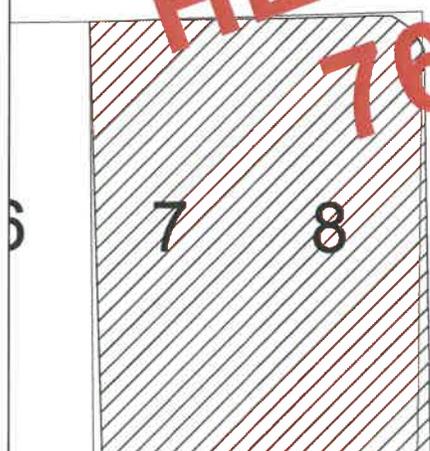
0 25 50 100
Feet

 1 inch = 60 feet

COLLEGE HEIGHTS 7670

E TEXAS ST

E TEXAS ST



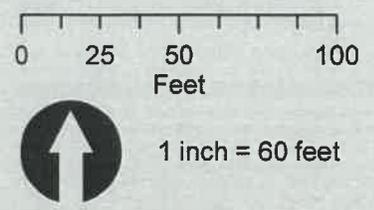
AUSTIN ST

E WORTH ST

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

#CA21-75
603 East Worth Street

1/19/2022



Design Guidelines

**Yancy-Millican House
603 E. Worth
Grapevine, Texas**

**Grapevine Township Revitalization Project, Inc.
City of Grapevine
200 S. Main
Grapevine, Texas**

May 14, 1999

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- Windows

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- Awnings-Canopies
- Exterior Lighting

IV. NEW BUILDING CONSTRUCTION

- Infill
- Additions to Historic Buildings

PREFACE

The Yancy-Millican House is significant to the contribution of the culture and heritage of the City of Grapevine because it embodies characteristics of an architectural type and was the home of prominent Grapevine citizens that contributed to the development of the city.

The house is a one story Folk Victorian house representative of Grapevine's middle-class families. In plan, the design is a cruciform shape with intersecting gables and nearly a symmetrical façade. The roof is covered with diamond patterned asphalt shingles. The wood frame house sits on a concrete block foundation covered with a galvanized stamped metal panel around the perimeter of the house. It is constructed with cut nails and notched floor framing. The exterior is covered with clapboard siding. The house is distinguished by its center front gable bay that is ornamented with diamond and half-hexagon wood shingles. A hipped roof with smaller center gable extends across the façade.



South elevation of home.

The house was originally located at 213 E. College where the 1921 Sanborn Fire Insurance Map reveals that the rear wing of the house was flanked by full length porches on the west and east elevations. The 1935 Sanborn Map shows the house at its current location. The rear of the house had a small enclosed porch between the side and rear gable. The east elevation had an enclosed porch that ran the length of the rear wing.

John T. Yancy, proprietor of J.T. Yancy & Sons on Main Street, purchased the land at 213 E. College from J.E.M. Yates in 1891. The property remained in the Yancy Family until 1924 when it was sold to R.E. Morrow. During the 1920s, East College

Street was the prominent location for Grapevine citizens to build their homes. The existing R.E. Morrow House at 213 E. College was built in 1927, therefore the Yancy-Millican House at 603 E. Worth must have been moved prior to 1927, probably 1926.

Clarence F. Millican purchased the property in the College Heights Addition in 1914. He was a local carpenter, building some of Grapevine's homes, and is believed to have modified the house just after its relocation to its current property.

The historic character of the Yancy-Millican House can best be preserved by the repair of original materials, rather than their replacement. New construction, additions or rehabilitation should reflect the character of the home during its period of significance (ca. 1900-1930). Its massing, roof shapes, porch configuration and materials that reflect the architectural character of the home during its historic period of significance should be preserved. The design of any new architectural features shall have key elements of a primary historic style already existing in the home and shall be compatible with and complimentary to its adjacent features.

SITE

The site should retain the historic relationships between buildings, landscaping features and open space. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives and fences, that help define the residence's historic value.

SETBACKS

Building setbacks should be consistent with adjacent buildings or with the style of the building. Setbacks are an important ingredient in creating an attractive streetscape. Buildings should be set back to a line that is consistent with their neighbors and land use. For example, a residential setback should retain the setback of adjacent and nearby structures, with landscaping along the street right-of-way.

Residential buildings with a commercial use in residential areas should be set back in a manner consistent with setbacks of neighboring or similar residential structures.

Maintain building orientation pattern, with the front facade facing the street.
Maintain spacing patterns between buildings.

DRIVEWAYS AND PARKING LOTS

Any new driveway should be located perpendicular to the street; no circular drives shall be allowed (unless proven with historic documentation) in front or corner side yard, so that the character of the landscaped yard can be reinforced.

New parking lots for commercial uses should not be located adjacent to sidewalks in the district. They should not be allowed to interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential neighborhood.

Existing parking lots may be screened from streets and pedestrian areas in the Historic District. Existing parking lots located adjacent to streets and sidewalks, if screened, should be screened to the height of car hoods. This will provide a certain level of continuity of the building façade line; it will screen unsightly views; and it will provide a level of security by allowing views to and from the sidewalk.

SERVICE AND MECHANICAL AREAS

New service and mechanical areas and equipment should be screened from the street and other pedestrian areas.

All garbage and equipment storage areas should be screened from the street.

Mechanical equipment, including satellite dishes, shall not be located in front or corner side yards or should be set back from the edges of roofs, and screened so that they are not visible to pedestrians and do not detract from the historic character of buildings.

BUILDING FABRIC

PRESERVATION

Preserve, stabilize, and restore original building form, ornament and materials.

Any missing or severely deteriorated elements may be replaced with replicas of the original. Ensure that original roof, window, porch and cornice treatments are preserved, or when preservation is not possible duplicate the original building element.

When rehabilitating, remove non-historic alterations. Often, "modern" renovations conceal the original facade details. If not, the original style may be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building may be used. Reconstruction of original building elements should reflect the size, scale, material and level of detail of the original design.

Preserve older renovations that have achieved historic significance. Older structures or additions may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation. Usually, such renovations may date from before 1940.

EXTERIOR FINISHES

Original wood finishes should be maintained and painted or, when necessary, replaced in kind. Modern synthetic siding materials such as vinyl or metal bear little resemblance to historic siding materials. The application of such modern synthetic materials often involves the removal of original decorative elements such as

cornice, corner boards, brackets, window and door trim, etc. New synthetic siding shall not be installed; removal of existing such materials is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original asbestos siding should be maintained and painted, or when necessary, replaced with synthetic siding to match the existing asbestos siding. The removal of asbestos siding over existing wood siding is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting. If the color or texture of replacement brick or stone cannot be matched with existing, painting may be an appropriate treatment.

New paint colors should be complimentary to each other and the overall character of the house. When possible, research the original paint color and finishes of the building's historic period; the right colors respect the historic building.

The Historic Preservation Commission has adopted the Sherwin-Williams Preservation Paint Palette, appropriate to the house's character, which may be proposed and approved through the Minor Exterior Alteration application process. Any colors proposed outside the adopted palette should be reviewed by the Commission in the regular Certificate of Appropriateness process.

WINDOWS

Original window framing and lites (panes of glass) configurations should be preserved and maintained or replaced in kind. Although the historic windows have been removed, new windows (probably 2 over 2) should be wood windows to compliment the historic character of the house.

When replacement is necessary, do so within existing historic opening. Use same sash size to avoid filling in or enlarging the original opening. If drop ceiling is installed in the interior, be sure that it is slanted up at the window so that it will not cut into the window opening.

Clear or very slightly tinted window glass may be used. No reflective or heavily tinted glass shall be used.

Should the owner wish to install security bars, they should be installed on the interior of windows and doors.

Storm windows. The use of interior storm windows is encouraged. Storm windows are available which can be installed on the interior of windows. This

helps to preserve the exterior historic character of the building.

Should storm windows need to be installed on the exterior of the historic windows, storm windows constructed of wood and configured to match the historic sashes (i.e. one over one sashes) are recommended.

If metal storm windows are installed, paint to blend with surrounding elements.

EMBELLISHMENTS

AWNINGS-CANOPIES

New awnings and canopies should not be installed above windows or doors.

EXTERIOR LIGHTING

Lighting is an important element in residential areas. Fixtures should be consistent with the historic character of the house.

Appropriate incandescent light fixtures to the style of the district should be used.

Avoid exposed lighting of any kind unless part of a historic fixture.

NEW BUILDING CONSTRUCTION

INFILL

The Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication.

New construction proposals and the rehabilitation of non-historic buildings will be reviewed based on these Criteria. Judgement will be based on the compatibility of the design within the context of the property's adjacent and nearby historic buildings.

The design of new buildings should have key elements of the building's historic period (ca. 1900-1930), including massing, scale, fenestration and materials.

Infill buildings should not be absolute reproductions, and appear as clearly contemporary. Only when a previously demolished historic Grapevine building can be accurately replicated may a reproduction be considered.

Infill buildings between historic buildings should be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new building to the heights of adjacent structures. Avoid new buildings that tower over existing ones.

Horizontal wood siding (either novelty, tongue and groove, shiplap or equivalent) and brick are appropriate exterior building finishes for new infill construction. Fake brick or stone or gravel aggregate materials shall never be used.

ADDITIONS TO HISTORIC BUILDINGS

Additions to historic buildings should replicate the style of the main building if possible; otherwise they should adhere to the general style with simplified details.

As a minimum, new additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure.

All new wood or metal materials should have a painted finish except on some 20th century buildings where the use of unpainted aluminum or steel was part of the original design and should be maintained.

A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic building facade or a connection is used to separate old from new.

New vertical additions should be set back from primary facades so as not to be readily apparent from the facing street.

When replacing elements that were originally part of a historic building they should be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used.

Historic photographs can provide information on the original elements of the building.

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, December 15, 2021 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
Jim Niewald	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Paula Wilbanks	Commissioner
Paul Slechta	City Council Liaison
Monica Hotelling	Planning and Zoning Liaison

The above commissioners constituted a quorum with Commissioner(s) Anderson, Gilliland and Alternate Temple absent.

With the following city staff present:

Paul W. McCallum	Executive Director, Grapevine Convention & Visitors Bureau
Matthew Boyle	City of Grapevine Attorney
David Klempin	Historic Preservation Officer (HPO)
Lisa Doss	Historic Preservation Secretary

WELCOME

Chairman Shope thanked and welcomed everyone for being present. He commented on Grapevine as being the Christmas Capital of Texas and how great it is!

CALL TO ORDER

Chairman Shope called the meeting to order at 6 p.m.

CITIZEN COMMENTS

Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments by completing a Citizen Appearance Request form. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

Chairman Shope called for any citizens comments; there were none.

WORK SESSION

Approved Certificates of Appropriateness as follows:

- #CA21-66 for property located at 528 South Dooley Street;
- #CA21-70 for property located at 326 South Main Street;
- #CA21-71 for property located at 204 East Franklin Street;
- #CA21-72 for property located at 426 East Texas Street;
- #CA21-73 for property located at 852 East Texas Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA21-67** open for the property located at 820 East Texas Street, legally described as Block 5, Lot 3, D.E. Box Addition, 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 #CA21-67 was submitted on November 1, 2021 by the applicant Neal Cooper to construct a new one-story addition to the rear of the house and a new 1000 square foot detached garage with workshop. The original house was constructed in 1952 for A. J. Harper to serve as the family home. The house was recently purchased by Bob and Camille Fusselman to adapt it to serve as their family home.

Plans for the new additions and detached garage 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. 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.

The total living area including the original 1,072 square foot house and the new addition of 1,788 square feet and storage area of 116 square feet is 2,976 square feet is within the maximum 3,400 square feet allowed by the Preservation Ordinance. The front porch of 246 square feet, back patio of 171 square feet, and the Porte Cochere of 229 square feet are not included in the maximum square feet (as per the Preservation Ordinance). The new detached garage with workshop is 1000 square feet. The property lot size is 14,800 square feet and the proposed building coverage is 31 percent, (maximum 40 percent lot coverage). Building height is 16'.

Considering the large 14,800 square lot size and the proposed house and garage building coverage would be 31% (maximum 40 percent lot coverage), the Historic Preservation Officer, Director of Convention and Visitors Bureau and the City of Grapevine Building Official recommend approval of the request for a variance for the 1000 square feet garage with the condition there be a maximum of two vehicular garage doors.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA21-67 for the property located at 820 East Texas Street, legally described as Block 5, 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. Construct a new one-story 1,788 square foot addition to the rear of the original 1,088 square foot house;
2. Construct a new 1000 square foot detached garage with workshop in the rear yard of the house;

as per attached plans with the condition a variance be granted for the 1000 square foot two-car garage to combine the Ordinance allowed 500 square footage of the garage with the 200 square footage of the accessory storage building and 300 square footage from living area of the house with a maximum of two vehicular garage doors; 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.

Margaret Telford made the motion to close the Public Hearing for #CA21-67; Paula Wilbanks seconded the motion prevailing in a vote of:

Ayes: 5 (Shope, Niewald, Telford, Voelker and Wilbanks)
 Nays: 0 (None)
 Absent: 3 (Anderson, Gilliland and Temple)

Chairman Shope called for any other questions; there were none.

Margaret Telford made the motion to approve #CA21-67 with conditions as presented; Chuck Telford seconded the motion prevailing in a vote of:

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

Nays: 0 (None)

Absent: 3 (Anderson, Gilliland and Temple)

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA21-69** open for the property located at 854 Wall Street, Block 2, Lot 2, D.E. Box Addition, 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 #CA21-49 was submitted on August 9, 2021 by the applicant, John Martinez for installation of vinyl windows and removal of non-original aluminum windows. The original house was constructed in 1950 for the L. C. Highnote family. The house was purchased by Kent Clothier in 2015 and renovated and exterior restored in 2016 following the Design Guidelines for the D. E. Box Addition Historic District. It was recently purchased by John Martinez and Deborah Horn to serve as their family home.

The existing aluminum windows of the house were removed and vinyl windows were installed without obtaining the required permit from the City of Grapevine Building Department and a Certificate of Appropriateness approval from the Historic Preservation Commission.

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) with regard to this property, found the installation of vinyl windows not to be in compliance with the Secretary of Interior Standards.

At the September meeting of the Grapevine Historic Preservation Commission, the Commission voted to deny the #CA21-49 request to allow the un-approved installation of vinyl windows to remain.

Following the meeting, the owners worked with Historic Preservation Staff to investigate the options for replacing the vinyl windows in the landmarked house. On November 16, 2021 the owners submitted #CA21-69 to remediate the discrepancy with the Secretary of Interior Standards. The owners propose to replace the un-approved vinyl windows with new Pella double-hung metal-clad wood windows in one-over-one configuration.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve** Certificate of Appropriateness #CA21-69 for the property located at 854 East Wall Street, legally described as Block 2, Lot 8, 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. The removal and replacement of all of the un-approved vinyl windows in the house;
2. Replace all of the vinyl windows with new Pella double-hung metal-clad wood windows in the original window openings;

as per the attached plans, elevations, specification sheets and photos.

Chuck Voelker made the motion to close the Public Hearing for #CA21-69; Margaret Telford seconded the motion prevailing in a vote of:

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

Nays: 0 (None)

Absent: 3 (Anderson, Gilliland and Temple)

Chairman Shope called for any other questions; there were none.

Chuck Voelker made the motion to approve #CA21-69 with conditions as presented; Jim Niewald seconded the motion prevailing in a vote of:

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

Nays: 0 (None)

Absent: 3 (Anderson, Gilliland and Temple)

MINUTES

Chuck Voelker made the motion to approve the minutes from the November 17, 2021 meeting as written, Paula Wilbanks seconded the motion which prevailed in the following vote:

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

Nays: 0

Absent: 3 (Anderson, Gilliland and Temple)

ADJOURNMENT

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

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

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 26th DAY OF JANUARY 2022.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY