

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, February 23, 2022
6:00 pm

Welcome

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:
#CA22-07 for property located at 814 East Wall Street.

4. Public Hearing

A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA21-74 for property located at 404 East Wall Street, Lot 2A, G. E. Hurst Addition and take any necessary action.

5. Minutes

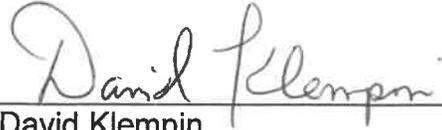
A. Commission to consider the minutes of the January 26, 2022 Regular Meeting.

6. Adjournment

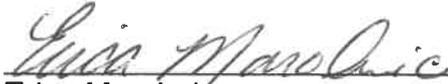
If you plan to attend this public meeting and have a disability requiring special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on March 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 18th day of February 2022 at 5:00 p.m.



David Klempin
Historic Preservation Officer



Erica Marohnic
Director of Planning Services

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, FEBRUARY 23, 2022

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA21-74
HISTORIC 1908 GEORGE HURST HOUSE
404 EAST WALL STREET
NEAL COOPER, APPLICANT/OWNER

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **deny** Certificate of Appropriateness #CA21-74 for the property located at 404 East Wall Street, legally described as Block Lot 2A, G. E. Hurst Subdivision, 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 third structure, a 240 square foot detached stone building, 12' x 20' x 10'-7" high at ridge, in the rear yard of the house;
2. Construct a new fourth structure, a 432 square foot pavilion 18' x 24' x 14'-10" high, in the rear yard of the house;
as per attached plans.

Staff recommends the Historic Preservation Commission **approve with conditions** the following items on Certificate of Appropriateness #CA21-74:

3. Construct a new six foot high wrought iron fence, 280 feet in length, in the rear yard of the house;
4. Construct a new three foot high, wood two-rail, post and rail fence 277 feet in length, in the front yard of the house;
as per attached site plan, with the condition a permit be obtained from the Building Department.

BACKGROUND:

Certificate of Appropriateness application #CA21-74 was submitted by the owner/applicant Neal Cooper on December 21, 2021 to construct a new 12' x 20' x 10'-7" high at ridge, detached stone building in the rear yard of the house; construct a new 18' x 24' x 14'-10" high at the ridge pavilion in the rear yard of the house; at the original George Hurst House built in 1908.

The George Hurst house is landmarked and is a contributing structure to the history of Grapevine. Previously the Historic Preservation Commission approved Certificate of Appropriateness application #CA16-114 submitted by owner/applicant Neal Cooper on November 15, 2016.

A variance was granted to construct the detached 932 sq. ft. garage the rear of the property,

accessed from Wall Street. The garage combined the 500 square foot maximum garage with the 200 square foot maximum storage building and 232 square feet of space of the maximum living area of the house for a total of 932 square feet garage/workshop building. Although the garage exceeded 500 square feet, the total area of the house, garage and storage was below the maximum allowed for all structures (3,400 square feet main structure, 500 square feet garage, and 200 square feet storage), therefore meeting the intent of the ordinance. The lot is large at 23,520 square feet. The CVB Director, Historic Preservation Officer and the Development Services Director recommended approval.

The proposed third and fourth new structures would be added to an existing historic property that was landmarked in 2000.

The 2013 Preservation Ordinance maximum size for three structures was established as: house at 3,400 square feet; garage at 500 square feet and a storage buildings at 200 square feet. The applicant was already, previously granted a variance to combine the maximum allowed storage building square footage, the maximum allowed garage square footage and a portion of the allowed house square footage to construct a much larger garage/storage building structure of 923 square feet to serve his needs.

The house 2,779 square feet, garage/workshop 936 square feet, proposed detached stone building 240 square feet and proposed pavilion 432 square feet total 4,387 square feet, which is over the maximum of 4,100 square feet for all structures allowed per the Preservation Ordinance.

The reason no more than three structures are allowed on historic properties in the Historic Township is that it would increase the building massing of Historic Township properties and change the historic character of the agricultural Township. In rare cases of existing structures, it has been allowed to exceed the allowable number.

The request to construct a third new structure, a 240 square foot detached stone building is not consistent with the intent of the Preservation Ordinance.

The request to a construct a fourth new structure, a 432 square foot pavilion structure is not consistent with the intent of the Preservation Ordinance.

No variance is recommended for the following reasons: a variance was previously received that combined two allowed new structures into one large barn, along with the house, comprises three structures allowed by the Preservation Ordinance.

Staff recommends the Historic Preservation Commission **deny** #CA21-74 for plans to construct a new third structure, a 240 square foot detached stone building, 12' x 20' x 10'-7" high at ridge, in the rear yard of the house; construct a new fourth structure, a 432 square foot pavilion 18' x 24' x 14'-10" high, in the rear yard of the house; as per attached plans.

Staff recommends the Historic Preservation Commission **approve with conditions** the following items on Certificate of Appropriateness #CA21-74: Construct a new six foot high wrought iron fence, 280 feet in length, in the rear yard of the house; Construct a new three foot high, wood two-rail, post and rail fence 277 feet in length, in the front yard of the house; as per attached site plan, with the condition a permit be obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 12/20/21

Number #CA 21-74

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

Applicant Name, Address & Phone Number
NEAL COOPER
404 E WALL ST
GRAPEVINE, TX 76051
Phone:
Mobile: 214-435-4502
Email: NEAL@TINBARN.LLC.COM
Legal Description

Block _____ Lot 2A
Subdivision G.E. HURST

Tenant Name/Occupancy/Use NEAL + LISA COOPER
SINGLE FAMILY RESIDENCE

Request/Description of Work to Be Done
NEW FENCE 280' 6" HIGH ROD IRON, 377' 3" HIGH 2 RAIL POST + RAIL
PAVILION 18' X 24' 9" HIGH PLATE, FOUR BEAMS, METAL ROOF
OUT BUILDING 16' X 20', 12 X 20 LUMBER 240 Sq FT

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
 Approved-Staff HPC
 Approved with Conditions:
 Denied

Print Name NEAL COOPER
RECEIVED
DEC 21 2021
10:10 am
By [Signature]

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

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

CASE NO. #CA 21-74
DATE 12-21-21

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: 2/11/22 Time: 3:00pm
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 23,520 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 240 A/c NEW

Building Coverage (40% max) 29.9%

Building Height (35 ft. max) 10'-7" + 14'-10" PEAK

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:

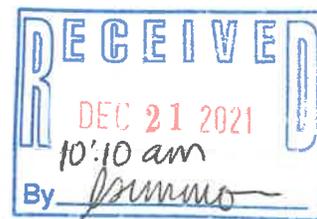
Impervious Area _____ % of Lot

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 #: 42648341

 Location

Property Address: 404 E WALL ST [Interactive Map](#)
City: GRAPEVINE
Georeference: 20840--2A
Neighborhood Code: 3G030K
Latitude: 32.9396723759
Longitude: -97.074797626
TAD Map: 2126-460
MAPSCO: TAR-028J

 Property Data

Legal Description: HURST, G E SUBDIVISION Lot 2A	State Code: A Residential SingleFamily
Jurisdictions: 011 CITY OF GRAPEVINE 220 TARRANT COUNTY 906 GRAPEVINE-COLLEYVILLE ISD 224 TARRANT COUNTY HOSPITAL 225 TARRANT COUNTY COLLEGE	Approximate Size †††: 2,630 Land Acres †: 0.5400 Land Sqft †: 23,520 Pool: N

Year Built: 1950

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:
COOPER ALAN NEAL
COOPER LISA MARIE
404 E WALL ST
GRAPEVINE, TX 76051

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	\$469,648	\$254,088	\$723,736	\$723,736

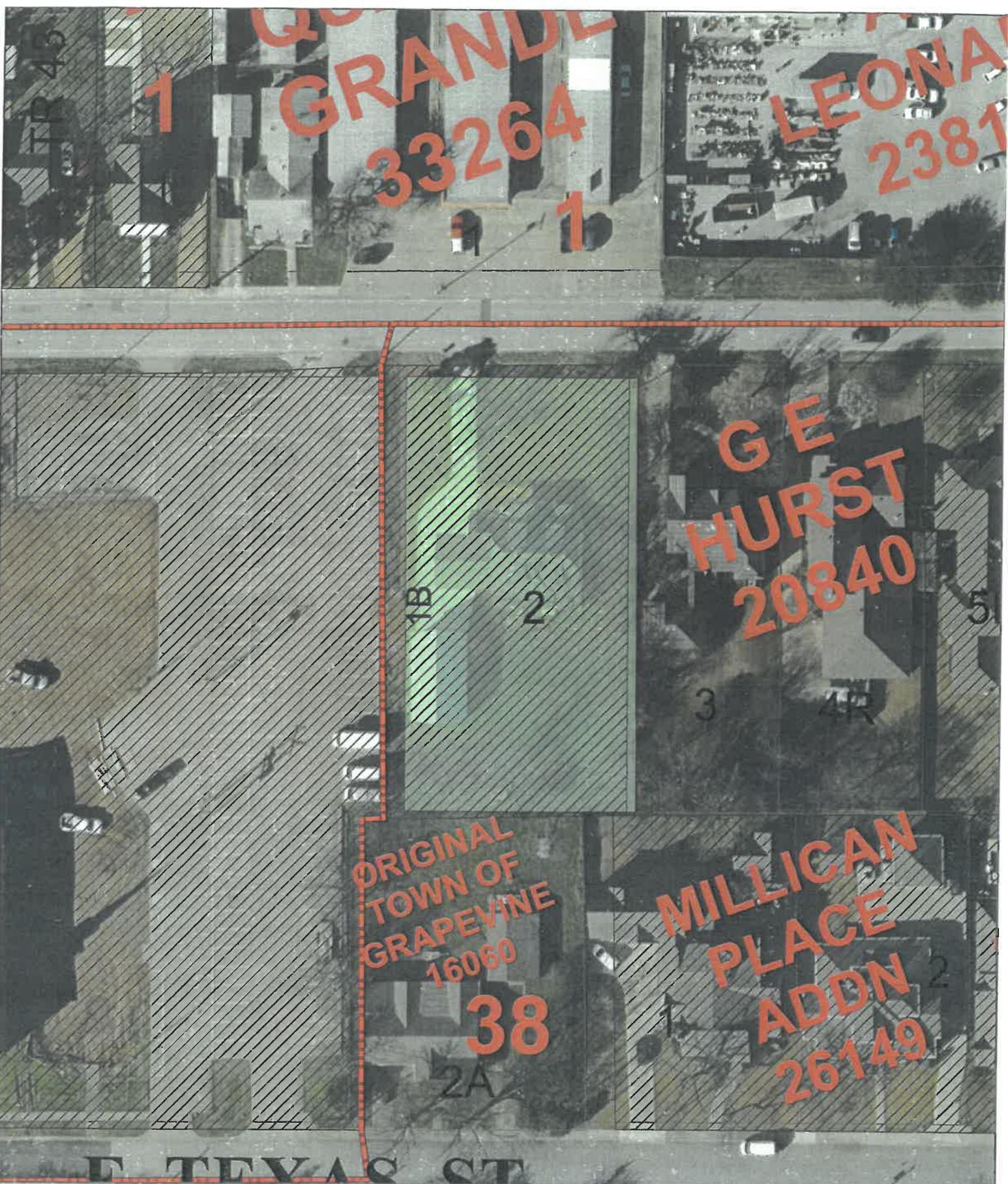
A zero value indicates that the property record has not yet been completed for the indicated tax year

† 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.

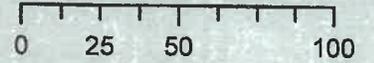


Legend

-  Landmarked Property
-  City Limits
-  Zoning

#CA21-74
 404 East Wall Street

1/19/2022



1 inch = 60 feet

TR 43

1

1

GRANDL
33264

1

1

LEONAR
2381

E WALL ST

GE
HURST
20840

1B

2

3

4R

51

ORIGINAL
TOWN OF
GRAPEVINE
16060

38

2A

MILLICAN
PLACE
ADDN 2
26149

1

E TEXAS ST

E-TEXAS-ST

Legend

-  Landmarked Property
-  City Limits
-  Zoning
-  Streets

#CA21-74

404 East Wall Street

1/19/2022

0 25 50 100
Feet



1 inch = 60 feet

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas met in Public Hearing on Wednesday, January 26, 2022 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
Ashley Anderson	Commissioner
Eric Gilliland	Commissioner
Paul Slehta	City Council Liaison
Monica Hotelling	Planning and Zoning Liaison

The above commissioners constituted a quorum with all Commissioner(s) present.

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)
Donna Farmer	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:

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

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA21-75** open for the property located at 603 East Worth Street, legally described as Block 109, Lot 1 & 2, College Heights Addition, City of Grapevine, Texas to take the following items:

Chairman Shope called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA21-74 was submitted in December 22, 2021 by the applicant Theresa A. Meyer 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.

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.

Chairman Shope asked if the applicant was present and would like to speak on the case. Theresa Meyer came forward and stated the plan was within the existing parameters to acquire additional needed space. She mention the historic details of the exterior and interior would be continued on the new addition.

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

Margaret Telford made the motion to close the Public Hearing for #CA21-75; Chuck Voelker seconded the motion prevailing in a vote of:

Ayes: 5 (Shope, Niewald, Wilbanks, Gilliland, Anderson)
Nays: 0 (None)

Margaret Telford made the motion to approve #CA21-75 with conditions as presented; Chuck Telford seconded the motion prevailing in a vote of:

Ayes: 5 (Shope, Niewald, Wilbanks, Gilliland, Anderson)
Nays: 0 (None)

MINUTES

Margaret Telford made the motion to approve the minutes from the December 15, 2021 meeting as written, Jim Niewald seconded the motion which prevailed in the following vote:

Ayes: 5 (Shope, Anderson, Gilliland, Voelker and Wilbanks)
Nays: 0

ADJOURNMENT

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

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

Nays: 0

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