

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, March 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 810 East Wall Street;
#CA22-11 for property located at 630 East Worth Street
#CA22-12 for property located at 521 Estill Street.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA21-74 tabled at the March 2, 2022 meeting of the Historic Preservation Commission for property located at 404 East Wall Street, legally described as Lot 2A, G. E. Hurst Addition and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA22-04 for property located at 422 Austin Street, legally described as Block 112, Lot(s) 5, 6, 7 & 8, College Heights Addition and take any necessary action.
- C. Commission to conduct a public hearing relative to an application for a Historic Landmark Designation #HL22-01 for property located at 422 Austin Street, Block 112, Lot(s) 5, 6, 7 & 8, College Heights Addition and take any necessary action.
- D. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA22-08 for property located at 422 Austin Street, legally described as Block 112, Lot(s) 7 & 8, (7A), College Heights Addition and take any necessary action.
- E. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA22-05 for property located at 422 Austin Street, legally described as Block 112, Lot(s) 5, & 6, (5A), College Heights Addition and take any necessary action.

5. Minutes

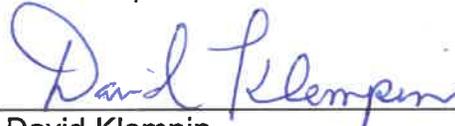
A. Commission to consider the minutes of the March 2, 2022 rescheduled Regular Meeting.

6. Adjournment

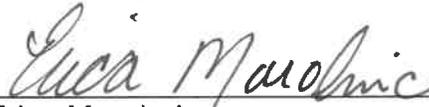
If you plan to attend this public meeting and have a disability requiring special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on April 27, 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 March 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 *WDK*
DON DIXSON, BUILDING OFFICIAL
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES *EM*

MEETING DATE: WEDNESDAY, MARCH 23, 2022

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA21-74 TABLED FROM
THE RESCHEDULED MARCH 2, 2022 MEETING
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:

At the rescheduled March 2, 2022 meeting of the Grapevine Historic Preservation Commission, the Commission voted to table Certificate of Appropriateness #CA21-74 to the March 23, 2022 Regular meeting of the Commission. This was voted to allow the applicant Neal Cooper time to develop an alternative Pergola with open-air roof to replace the proposed Pavilion with a solid roof.

On Tuesday, March 15, 2022 Historic Preservation Officer David Klempin contacted the applicant requesting the alternative Pergola drawings. Neal Cooper informed Mr. Klempin he had decided to stick with the original plans and have a vote taken on his original proposal submission for a new third structure, a stone building and a new fourth structure a Pavilion with a solid roof.

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 136 square feet of space of the maximum living area of the house for a total of 936 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/workshop building structure of 936 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@TINBARNLLC.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@TINBARNLLC.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
PAVILLION 18' X 31' 9" HIGH PLATE, FOUR BEAMS, METAL ROOF
OUT BUILDING 18' X 20', 12 X 20 LIGHT 240 SQ FT

Drawings/Sketches Attached

X Yes o No

Photographs Attached

o Current o 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 X [Signature]
Owner or Contractor

Print Name NEAL COOPER

o Approved-Staff HPC

o Approved with Conditions:

o Denied:

RECEIVED
DEC 21 2021
10:10 am
By [Signature]

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
638 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.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: 2/11/22 Time: 3:00 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 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:

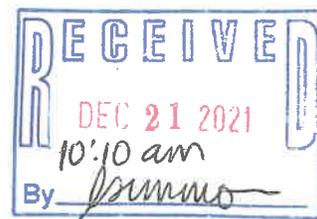
Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces _____

ADA Parking Spates _____

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

MEMO TO: HISTORIC PRESERVATION COMMISSION
FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WDK*
DON DIXSON, BUILDING OFFICIAL
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES *em*
MEETING DATE: WEDNESDAY, MARCH 23, 2022
SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-04
FRANKLIN AVENUE, LLC
422 AUSTIN STREET
COLE CURTIS, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA22-04 for the property located at 422 Austin Street, legally described as Block 112, Lot(s) 5, 6, 7 & 8, College Heights Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Re-plat four existing lots, lot 5, 6, 7 & 8 into three larger lots, lot 5A, 6A and 7A;

as per the attached Amended Final Plat document, with the condition the Planning and Zoning Commission and City Council approve the final plat.

BACKGROUND:

Certificate of Appropriateness application #CA22-04 was submitted on January 24, 2022, by the applicant Cole Curtis of the Franklin Avenue, LLC to re-plat the four existing lots 5, 6, 7 & 8 in the College Heights Addition into three larger lots, lot 5A, 6A and 7A.

Historic Preservation Staff David Klempin met with the applicant Cole Curtis on November 15, 2021 regarding a proposed re-plat of four existing lots on East Franklin Street into three larger lots. Current Public Works right-of-way standards along Austin Street would require a deeper setback from Austin Street for any new construction. The loss of width would preclude the construction of four separate houses but would allow for three.

Following this meeting, Planning & Zoning Director Erica Marohnic, Building Department Official Don Dixson, Public Works Engineer Paul Lee and Historic Preservation Officer David Klempin worked with the applicant to develop a plan for the lots that meets the current City Code and Ordinances and the requirements of the Historic Preservation Ordinance.

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) with regard to the proposed re-plat, found the proposal in compliance with the Standards.

Staff recommends the Historic Preservation Commission approve with conditions #CA22-04 to Re-plat four existing lots, lot 5, 6, 7 & 8 into three larger lots, lot 5A, 6A and 7A as per the attached Amended Final Plat document, with the condition the Planning and Zoning Commission and City Council approve the final plat.

Case Initiated Jan. 24, 2022

↑ report

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 3/8/2022

Number # CA 22-04

Property Owner Name, Address & Phone Number

Cole Curtis & Matt Zonker
Franklin Avenue, LLC
5 Shady Oaks, Trophy Club, Tx 76262

Phone:

Mobile: 210-602-8429

Email: ccurtis@verdad.com

Property Address (include any suite number)

Applicant Name, Address & Phone Number

Phone:

Mobile:

Email:

Legal Description

Block 112 Lot 5, 6, 7, 8

Subdivision College Heights Addition

Tenant Name/Occupancy/Use future Curtis and Zonker residences.

Request/Description of Work to Be Done

Replatting lots 5, 6, 7, 8 into 3 lots - 5A, 6A, & 7A. Lot widths increased slightly and lot sf increased from 7,000 to ~8,725 on lots 5A & 6A. Lot 7A increased to 9,397 to accommodate Austin St. set backs.

Drawings/Sketches Attached

Photographs Attached

Yes No

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 x [Signature] Owner or Contractor

Print Name Cole Curtis

Approved-Staff HPC

Approved with Conditions: Office Use

Denied

x _____
Chair - Historic Preservation Commission

x _____
Historic Preservation Officer

x _____
Building Official

Date _____

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

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



OFFICE 817-410-3556

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

CASE NO. #CA 22-04
DATE 11/15/21

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: 11/15/21 Time: 2:00pm
Contact: (817.410.3197 817.410.3185)

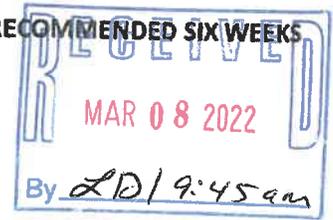
- 1. Survey Plan
- 2. Site Plan
- 3. Floor Plans
- 4. Elevations
- 5. Roof Plan
- 6. Street Facing Elevations of proposed structure with building elevations of structures on adjacent properties.
- 7. Photographs of any elevation for any building or structure to be altered or demolished.

Property Lot Size _____ Square Feet
Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) _____
Building Coverage (40% max) _____
Building Height (35 ft. max) _____
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 #: 42724340

Location

Property Address: E FRANKLIN ST [Interactive Map](#)
City: GRAPEVINE
Zipcode: 76051
Georeference: [7670-112-7](#)
Neighborhood Code: [3G030K](#)
Latitude: 32.9369897116
Longitude: -97.0724109981
TAD Map: [2126-460](#)
MAPSCO: [TAR-028J](#)

Property Data

Legal Description: COLLEGE HEIGHTS ADDITION-GRPVN Block 112 Lot 7
Jurisdictions: 011 CITY OF GRAPEVINE
220 TARRANT COUNTY
906 GRAPEVINE-COLLEYVILLE
ISD
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE
State Code: C1 Vacant Land Residential
Land Acres ♦: 0.0161
Land Sqft ♦: 7,000
Pool: N

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:
[FRANKLIN AVENUE LLC](#)
[112 S WHITE CHAPEL BLVD](#)
SOUTHLAKE, TX 76092

Deed Date: 12-07-2021
Instrument: [D221357935](#)

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
BOBWHITE PROPERTIES LP	04-12-2021	OWREQ00564311		

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	\$0	\$162,000	\$162,000	\$162,000

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

† Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions



110

112

114

A79

AUSTIN ST

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

#CA22-04 & #HL22-01
Block 112, Lot(s) 5, 6, 7, & 8

3/11/2022

0 25 50 100
 Feet

 1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, MARCH 23, 2022

SUBJECT: HISTORIC LANDMARK OVERLAY#HL22-01
422 AUSTIN STREET
4 LOTS – CURRENTLY LOTS 5, 6, 7 & 8 (5A, 6A, 7A)
FRANKLIN AVENUE, LLC, OWNER
COLE CURTIS AND MATTHEW ZONKER, APPLICANTS

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve** the proposed Historic Landmark Subdistrict overlay to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for following properties addressed as:

1. 422 Austin Street, legally described as Block 112, Lot 5, 6, 7 & 8, (5A, 6A, 7A) College Heights Addition, City of Grapevine.

BACKGROUND:

On March 10, 2022 applicants Cole Curtis and Matthew Zonker of Franklin Ave, LLC submitted an application for Historic Landmark Overlay #HL22-01, for 4 properties, Block 112, Lots 5, 6, 7 & 8, (5A, 6A, 7A).

The property at 422 Austin Street consists of four lots, one of which has a small two-room brick structure and the other three lots are vacant. The lots were recently purchased by Franklin Ave, LLC for the purpose of re-platting the 4 lots into 3 larger lots and to construct new period appropriate residential houses on the lots. The small two-room brick structure would be removed for the construction of a new single-family house.

The Historic Landmark Designation for the property includes five of twelve categories of historic significance to the City of Grapevine Historic Preservation ordinance. The properties are located in the College Heights Addition. The College Heights Addition was established in 1907 when Grapevine became an incorporated Town. The Addition is a cohesive grouping of residential buildings, set in a historically appropriate natural and man-made landscape, representing the late nineteenth and early twentieth century residential history of Grapevine.

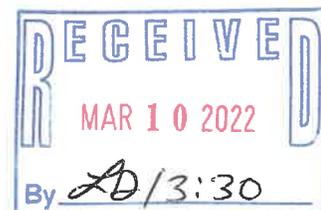
Staff recommends approval of the Historic Overlay #HL22-01 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development on the property.

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANTS/AGENT NAME Cole Curtis and Matt Zonker
COMPANY NAME Franklin Ave, LLC
ADDRESS 5 Shady Oaks Ct.
CITY/STATE/ZIP Trophy Club, TX 76262
WORK PHONE 210-602-8429 FAX NUMBER _____
2. APPLICANT'S INTEREST IN SUBJECT PROPERTY Develop new residential homes to live in

3. PROPERTY OWNER(S) NAME Same as applicants
ADDRESS _____
CITY/STATE/ZIP _____
WORK PHONE _____ FAX NUMBER _____
4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION
4 Lots at the North West Corner of Austin St and Franklin Ave – Currently Lots 5, 6, 7, & 8
LEGAL DESCRIPTION: LOT(S) 5, 6, 7, 8 (to be replated into 5A, 6A, and 7A)
BLOCK 112 ADDITION College Heights Addition
SIZE OF SUBJECT PROPERTY 0.643 ACRES 28,000 SQUARE FEET
METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET
5. PRESENT ZONING CLASSIFICATION R-7.5
6. PRESENT USE OF PROPERTY Raw land and unused commercial office duplex



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

THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) Cole Curtis

APPLICANT SIGNATURE *Cole S. Curtis*

OWNER (PRINT) Cole Curtis

OWNER SIGNATURE *Cole S. Curtis*

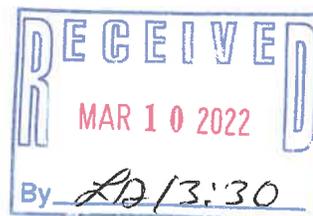
OWNER (PRINT) Matthew Zonker

OWNER SIGNATURE *[Signature]*

The State of Texas

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www.grapevintexas.com

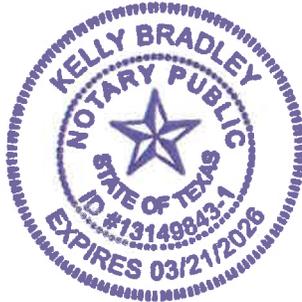


County of Tarrant

Before me Cole Curtis on this day personally appeared _____ known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10 day of March, A.D. 2022.

SEAL



Kelly Bradley
Notary Signature

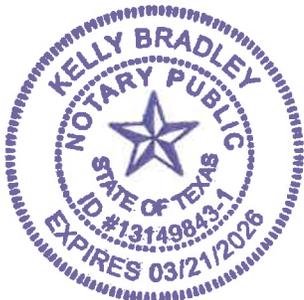
The State of Tarrant Texas

County of Tarrant

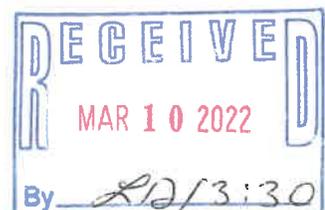
Before me Matthew Zonker on this day personally appeared x known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10 day of March, A.D. 2022.

SEAL



Kelly Bradley
Notary Signature



STATE OF TEXAS

OWNERS CERTIFICATE

COUNTY OF TARRANT

WHEREAS Franklin Avenue, LLC is the owner of a 0.643 acre tract of land situated in the Esther Moore Survey, Abstract Number 1029, in the City of Grapevine, Tarrant County, Texas and being all of Lots 5, 6, 7, and 8, of Block 112, College Heights Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 310, Page 13, Plat Records, Tarrant County, Texas, and being that certain tract of land described by deed to Franklin Avenue, LLC, a Texas limited liability company, as recorded under Document Numbers D221357935 and D221357936, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

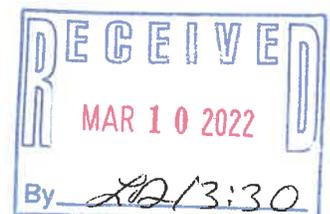
BEGINNING at a 1/2 inch iron rod with a red cap stamped "B&D Surveying" set for the southeast corner of the herein described tract, same being the southeast corner of said Lot 8, and lying in the west right-of-way line of Austin Street, having a 50 foot wide right-of-way, and the north line of Franklin Avenue, having a 38.5 foot wide right-of-way;

THENCE South 89 degrees 48 minutes 14 seconds West, with the south line of the herein described tract, same being the north right-of-way line of said Franklin Avenue, passing a 1/2 inch iron rod found for the common south corner of said Lot 5 and said Lot 6 for a distance of 150.00 feet, and continuing for a total distance of 200.00 feet to a Set "X" cut in concrete for the southwest corner of the herein described tract, being the common south corner of said Lot 5 and Lot 4 of said Block 112;

THENCE departing the north right-of-way line of said Franklin Avenue, North 01 degree 00 minutes 46 seconds West, with the west line of the herein described tract, being the common line of said Lot 4 and said Lot 5, a distance of 140.00 feet to a 1/2 inch iron rod with a red cap stamped "B&D Surveying" set for the northwest corner of the herein described tract, same being the common north corner of said Lot 4 and said Lot 5, and lying in the south line of a 23 foot wide alley as shown in said College Heights Addition;

THENCE North 89 degrees 48 minutes 14 seconds East, with the north line of the herein described tract and the south line of said alley, passing a 1/2 inch iron rod found for the common north corner of said Lot 5 and said Lot 6 for a distance of 50.00 feet, and continuing for at total distance of 200.00 feet to a 1/2 inch iron rod found for the northeast corner of the herein described tract, being the northeast corner of said Lot 8, and lying in the west right-of-way line of said Austin Street;

THENCE South 01 degree 00 minutes 46 seconds East, with the east line of the herein described tract, being the common line of said Lot 8 and said Austin Street, a distance of 140.00 feet to the **POINT OF BEGINNING**, and containing 0.643 acres or 27,997 square feet of land, plus or minus.



Account #: 42724340

Location

Property Address: E FRANKLIN ST [Interactive Map](#)
City: GRAPEVINE
Zipcode: 76051
Georeference: [7670-112-7](#)
Neighborhood Code: [3G030K](#)
Latitude: 32.9369897116
Longitude: -97.0724109981
TAD Map: [2126-460](#)
MAPSCO: [TAR-028J](#)

Property Data

Legal Description: COLLEGE HEIGHTS ADDITION-GRPVN Block 112 Lot 7
Jurisdictions: 011 CITY OF GRAPEVINE
220 TARRANT COUNTY
906 GRAPEVINE-COLLEYVILLE
ISD
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE
State Code: C1 Vacant Land Residential
Land Acres ♦: 0.0161
Land Sqft ♦: 7,000
Pool: N

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:
[FRANKLIN AVENUE LLC](#)
[112 S WHITE CHAPEL BLVD](#)
SOUTHLAKE, TX 76092

Deed Date: 12-07-2021
Instrument: [D221357935](#)

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
BOBWHITE PROPERTIES LP	04-12-2021	OWREQ00564311		

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	\$0	\$162,000	\$162,000	\$162,000

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

† Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

11. Historic Ownership

original owner College Heights Addition 1907

significant later owner(s) Claude D. Smith

12. Construction Dates

Original

alterations/additions

13. Architect

original construction

alterations/additions

14. Site Features

Natural open land with trees

urban design

15. Physical Description – Current Structures

Condition
 excellent
 good
 fair

Check One:
 deteriorated
 ruins
 unexposed

Unaltered
 altered

Check One:
 Original site
 Moved (date: _____)

Describe present and original (if known) physical appearance; include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.

The small brick structure located at 422 Austin Street on Block 112, Lot 8 was built in the 1960s and served as an office for Ticknor Properties, an owner operator of multiple apartment buildings in the Original Town of Grapevine. It has a brown brick veneer exterior with wood trim and features a front porch with two entry doors. The roof is flat and is in deteriorated condition. The owner plans to demolish the structure and replace it with a single family residence, facing East Franklin Street, designed following the Design Guidelines established for the property.



422 Austin Street, Block 112, Lot 8

16. Historical Significance

Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

The Historic Landmark Designation for the property includes five of twelve categories of historic significance to the City of Grapevine Historic Preservation ordinance. The properties are located in the College Heights Addition. The College Heights Addition was established in 1907 when Grapevine became an incorporated Town. The Addition is a cohesive grouping of residential buildings, set in a historically appropriate natural and man-made landscape, representing the late nineteenth and early twentieth century residential history of Grapevine.

17. Bibliography

Young, Charles, Grapevine Area History Book, 1979.

18. Attachments

- District or Site map
- Site Plan
- Photos (historic & current)

- Additional descriptive material
- Footnotes
- Other (_____)

Designation Merit

<p>A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas of the United States. X</p>		<p>G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. </p>
<p>B. Location as the site of a significant historical event. </p>		<p>H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation. </p>
<p>C. Identification with a person or persons who significantly contributed to the culture and development of the city. </p>		<p>I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif. X</p>
<p>D. Exemplification of the cultural, economic, social or historical heritage of the city X</p>		<p>J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city. X</p>
<p>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. </p>		<p>K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value. </p>
<p>F. Embodiment of distinguishing characteristics of an architectural type or specimen. </p>		<p>L. Value as an aspect of community sentiment or public pride. X</p>

Recommendation

The Grapevine Township Revitalization Program requests the Grapevine Historic Preservation Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 39, City of Grapevine Comprehensive Zoning Ordinance.

Further, the Grapevine Historic Preservation Commission endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the City of Grapevine Development Services Department.

Sean Shope, Chair
Grapevine Historic Preservation Commission

David Klempin
Historic Preservation Officer

Erica Marhonic, Director
Planning and Zoning Services

Historical Marker

The Grapevine Historic Preservation Commission and the Grapevine Historical Society have a cooperative marker program for properties that are officially (individually or located within) designated Historic Landmark Sub-districts. Please indicate if you are interested in obtaining one or both markers for your property. There is no fee for either of the markers, however, the Grapevine Historical Society will only fund two (2) of the medallion and text plaque (second option), per year, on a first come, first serve basis.

Check One:

- Yes, I am interested in obtaining a bronze Historic Landmark Plaque for my property from the Historic Preservation Commission. I understand there is no fee for this plaque.
 - No, I am not interested in obtaining a marker for my property.
-
- Yes, I am interested in obtaining a bronze Historic Marker (medallion and text plaque) for my property from the Grapevine Historical Society.

Below for office use only



- Historic Preservation Commission's Historic Landmark Plaque.



- Historic Preservation Commission's Historic District Plaque.



- Grapevine Historical Society's Historic Landmark Marker.

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, MARCH 23, 2022

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-08
DEMOLITION OF EXISTING BRICK STRUCTURE AND
CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE
422 AUSTIN STREET
BLOCK 112, LOT 8, (7A)
MATTHEW ZONKER, OWNER/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA22-08 for the property located at 422 Austin Street, legally described as Block 112, Lot 8, (7A), 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. Demolish the existing brick structure and build a new period-style 2-story residence with detached 2-car garage;

as per the attached plans, with the conditions the Planning and Zoning Commission and City Council approve the re-plat of the lot, a permit is obtained from the Building Department and all exterior materials, windows, doors and door hardware, exterior light fixtures and paint colors be approved under a separate Certificate of Appropriateness.

BACKGROUND:

Certificate of Appropriateness application #CA22-08 was submitted on January 15, 2022, by the applicant Matthew Zonker to demolish the existing brick structure and build a new 2-story period-style house on Lot 8, (7A).

The existing structure contains two rooms, a small kitchenette and a toilet. It was built in the 1960s to serve as an office for the Ticknor Properties, an owner/operator of multiple apartment buildings in the Original Town of Grapevine. It has a brown brick veneer exterior with wood trim, a front porch and a flat roof. The building is in a deteriorated condition.

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) find the building to be a non-contributing structure to the College Heights Addition.

Plans for the new house and detached garage were prepared by architect Russel Moran following Design Guidelines established for the property.

The total living area including the house is 2,887 square feet, within the maximum 3,400 square feet allowed by the Preservation Ordinance. The new detached 2-car garage is 499 square feet, within the maximum of 500 square feet. The property lot size is 9,800 square feet and the proposed building coverage is 34.2 percent, (maximum 40 percent lot coverage). The impervious area is 43.8 percent, (maximum 60 percent lot coverage). Building height is 30'-1".

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) with regard to the proposed plans, find the proposal in compliance.

Historic Preservation Staff recommends the Historic Preservation Commission approve with conditions #CA22-08 to construct a new period-style 2-story residence with detached 2-car garage as per the attached plans, with the conditions the Planning and Zoning Commission and City Council approve the re-plat of the lot, a permit is obtained from the Building Department and all exterior materials, windows, doors and door hardware, exterior light fixtures and paint colors be approved under a separate Certificate of Appropriateness.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 2/15/22

Number #CA22-08

Property Owner Name, Address & Phone Number

Matthew Zonker
2721 Warwick Way, Grapevine, Tx 76051

Phone:

Mobile: 214.422.5578

Email: mzonker@verdad.com

Property Address (include any suite number)

422 Austin St, Grapevine, TX 76051

Applicant Name, Address & Phone Number

Matthew Zonker
2721 Warwick Way, Grapevine, Tx 76051

Phone:

Mobile 214.422.5578

Email: mzonker@verdad.com

Legal Description

Block 112 Lot 8

Subdivision college heights addition

Tenant Name/Occupancy/Use N/A

Request/Description of Work to Be Done

Demolish existing structure, replat the property, and build a residential home.

Drawings/Sketches Attached

X Yes o No

Photographs Attached

o Current o 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 x [Signature] Owner or Contractor

Print Name Matthew Zonker

o Approved-Staff HPC

o Approved with Conditions:

o Denied

x Chair - Historic Preservation Commission

x Historic Preservation Officer

x Building Official

Date

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

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

OFFICE 817-410-3556



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

CASE NO. #CA 22-08
DATE 2/16/22

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: 2/16/22 Time: 2/16/22
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 9,800 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2,887 SF

Building Coverage (40% max) 34.2%

Building Height (35 ft. max) 30' 1"

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 499 (Attached is included within the 3,400 sq. ft. max) _____

Storage Shed (200 sq. ft. max) N/A

For Commercial Uses:

Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces _____

ADA Parking Spaces _____

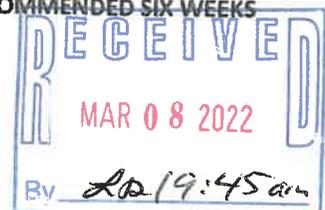
Easements _____

=====

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.

FORM: O:HPC/CA'S/APPLICATION/CHECKLIST/2021





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

#CA22-08
422 Austin Street
 3/11/2022

0 25 50 100
Feet

 1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, MARCH 23, 2022

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-05
NEW SINGLE FAMILY RESIDENCE
519-521 EAST FRANKLIN STREET
BLOCK 112, LOT 5 & 6, (5A)
COLE CURTIS, OWNER/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA22-05 for the property located at 519-521 Franklin Street, legally described as Block 112, Lot 5&6 (5A), 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. Construct a new period-style 2-story residence with detached garage on the lot;

as per the attached plans, with the conditions the Planning and Zoning Commission and City Council approve the re-plat of the lot, a permit is obtained from the Building Department and all exterior materials, windows, doors and door hardware, exterior light fixtures and paint colors be approved under a separate Certificate of Appropriateness.

BACKGROUND:

Certificate of Appropriateness application #CA22-05 was submitted on January 24, 2022, by the applicant Cole Curtis to build a new period-style 2-story residence with detached 2-car garage on the lot. Plans were prepared by architect Russel Moran following Design Guidelines established for the property.

The total living area including the house is 3,387 square feet, within the maximum 3,400 square feet allowed by the Preservation Ordinance. The new detached garage with workshop is 498 square feet, within the maximum of 500 square feet. The property lot size is 9,100 square feet and the proposed building coverage is 38.5 percent, (maximum 40 percent lot coverage). The impervious area is 50.8 percent, (maximum 60 lot coverage). Building height is 30'-1".

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) with regard to the proposed plans, find the proposal in compliance.

Historic Preservation Staff recommends the Historic Preservation Commission approve with conditions #CA22-05 to construct a new period-style 2-story residence on the vacant lot; as per the attached plans, with the conditions the Planning and Zoning Commission and City Council approve the re-plat of the lot, a permit is obtained from the Building Department and all exterior materials, windows, doors and door hardware, exterior light fixtures and paint colors be approved under a separate Certificate of Appropriateness.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 2/28/2022

Number #CA 2205

Property Owner Name, Address & Phone Number

Cole Curtis
5 Shady Oaks Ct, Trophy Club, TX
76262

Phone:

Mobile: 210-602-8429

Email: CSCurtis2014@hotmail.com

Property Address (include any suite number)

519-521 E Franklin Ave., St.
Grapevine TX 76051

Applicant Name, Address & Phone Number

Phone:

Mobile

Email:

Legal Description

Block 112 Lot 5 & 6 (SA)

Subdivision _____

Tenant Name/Occupancy/Use Primary Residence

Request/Description of Work to Be Done

Ground up construction

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 Cole Curtis
Owner or Contractor

Print Name Cole Curtis

Approved-Staff HPC

Approved with Conditions:

Denied

X _____
Chair - Historic Preservation Commission

X _____
Historic Preservation Officer

X _____
Building Official

Date _____

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

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



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

CASE NO. #CA 2205
DATE 2/28/22

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: 2/28/22 Time: 4:00 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 9,100 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 3,387

Building Coverage (40% max) 38.5% - first floor covered porch, 1/2 garage

Building Height (35 ft. max) 30' 1"

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 498 (Attached is included within the 3,400 sq. ft. max) _____

Storage Shed (200 sq. ft. max) N/A

For Commercial Uses:

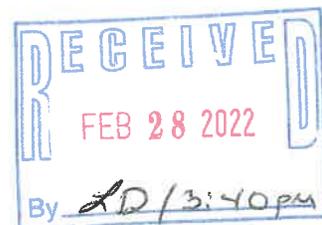
Impervious Area _____ % of Lot

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:

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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 #: 42724340

Location

Property Address: E FRANKLIN ST [Interactive Map](#)
City: GRAPEVINE
Zipcode: 76051
Georeference: [7670-112-7](#)
Neighborhood Code: [3G030K](#)
Latitude: 32.9369897116
Longitude: -97.0724109981
TAD Map: [2126-460](#)
MAPSCO: [TAR-028J](#)

Property Data

Legal Description: COLLEGE HEIGHTS ADDITION-GRPVN Block 112 Lot 7
Jurisdictions: 011 CITY OF GRAPEVINE
220 TARRANT COUNTY
906 GRAPEVINE-COLLEYVILLE
ISD
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE
State Code: C1 Vacant Land Residential
Land Acres ♦: 0.0161
Land Sqft ♦: 7,000
Pool: N

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:
[FRANKLIN AVENUE LLC](#)
[112 S WHITE CHAPEL BLVD](#)
SOUTHLAKE, TX 76092

Deed Date: 12-07-2021
Instrument: [D221357935](#)

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
BOBWHITE PROPERTIES LP	04-12-2021	OWREQ00564311		



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	\$0	\$162,000	\$162,000	\$162,000

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

† Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions



Legend

-  Landmarked Property
-  City Limits
-  Zoning

#CA22-05
519-521 East Franklin Street
 3/11/2022

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 a Public Hearing on Wednesday, March 2, 2022 at 6:00 p.m. in the Grapevine City Hall, 2nd floor Council Chambers located at 200 South Main Street, Grapevine Texas with the following members present:

Sean Shope	Chairman
Chuck Voelker	Commissioner
Ashley Anderson	Commissioner
Paula Wilbanks	Commissioner
Paul Siechta	City Council Liaison
Monica Hotelling	Planning & Zoning Commission Liaison

Constituting a quorum with Commissioners Eric Gilliland, Jim Niewald, Margaret Telford and Darren Temple being absent.

With the following City staff present:

Matthew C.G. Boyle	City Attorney
P.W. McCallum	Director of the Convention and Visitors Bureau
David Klempin	Historic Preservation Officer
Tara Brooks	City Secretary

CALL TO ORDER

Chairman Shope called the meeting to order at 6:00 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.

There was no one wishing to speak during Citizen Comments.

WORK SESSION

Approved Certificates of Appropriateness as follows:

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

PUBLIC HEARING

Chairman Shope declared the Public Hearing open for #CA21-74 for the property located at 404 East Wall Street, legally described as Lot 2A, G.E. Hurst Subdivision, City of

Grapevine, to the Grapevine Historic Preservation Ordinance No. 91-73 (Appendix G – Grapevine Code of Ordinances), as amended, for the following items:

1. Construct a third structure, a 240 square foot detached stone building, 12' x 20' x 1'-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;
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.

Chairman Shope called on Historic Preservation Officer David Klempin to present the case.

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 and 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.

A variance was granted to construct the detached 932 sq. ft. garage at 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 136 square feet of space of the maximum living area of the house for a total of 936 square feet for a 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 Convention and Visitors Bureau Director, Historic Preservation Officer and the Development Services Director recommended approval.

The 2013 Preservation Ordinance set the maximum size for three structures as: house at 3,400 square feet; garage at 500 square feet and storage buildings at 200 square feet. The applicant was already 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/workshop building structure of 936 square feet.

The house at 2,779 square feet, garage/workshop at 936 square feet, proposed detached stone building at 240 square feet and proposed pavilion at 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.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission deny #CA21-74 for plans to construct a new third structure, a 240 square foot detached stone building, and construct a new fourth structure, a 432 square foot pavilion, in the rear yard of the house.

Staff recommended 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 and construct a new three-foot high, wood two-rail, post and rail fence 277 feet in length in the front yard of the house.

Chairman Shope called on the applicant/property owner Neal Cooper who described the history of the property and then stated the reasons the commission should approve the proposed plan: the size of the lot, the amount of lot coverage, the construction of the structures, the location of the structures, and the definition of "pavilion". He also compared this plan to the approved plans at 603 East Worth that has four structures.

Mr. Cooper answered questions from the Commission.

The Commission discussed whether the pavilion is a structure and the number of structures on a lot.

David Eubank, 405 East Texas Street, Grapevine spoke in support of this item.

Historic Preservation Officer Klempin answered questions from the Commission regarding 603 East Worth. He stated the existing structures on the lot were historic and a preservation plan was created to save the structures.

The Commission and Mr. Klempin discussed the intent of the ordinance regarding the number of structures on a lot and the number of variances approved on one property.

City Attorney Matthew C.G. Boyle answered questions about the number of structures. It is the prerogative of the Commission to determine if it is historically relevant and is it appropriate. The Commission is not required to follow the recommendation of staff, but staff's recommendation was based on their understanding of the intent of Appendix G and the Historic Preservation ordinance.

Mr. Cooper offered to change the pavilion to a pergola.

The Commission and Historic Preservation Officer Klempin discussed the pergola. Mr. Klempin stated that a pergola is not objectionable from a historic preservation standard since it is not considered a structure because it does not have a solid roof.

The Commission expressed a desire to see the plans for the pergola.

City Attorney Boyle stated that either a pavilion or pergola would require a Certificate of Appropriateness which would require review of architectural details prior to a decision by the Commission.

Historic Preservation Officer Klempin expressed concerns about allowing the applicant to have a second variance to build to the maximum, when he has already received a variance to combine the maximum square footage into the existing garage.

Commission Anderson made a motion to continue the public hearing to the March 23, 2022 regular scheduled meeting; Commissioner Voelker seconded the motion prevailing in a vote of:

Ayes: 4 (Shope, Voelker, Anderson, and Wilbanks)
Nays: 0

MINUTES

Commissioner Voelker made a motion to approve the minutes from the January 26, 2022 Regular Meeting as written; Commissioner Wilbanks seconded the motion which prevailed in the following vote:

Ayes: 4 (Shope, Voelker, Anderson, and Wilbanks)
Nays: 0

ADJOURNMENT

Commissioner Voelker made a motion to adjourn the meeting at 6:57 p.m.; Commissioner Anderson seconded the motion which prevailed in the following vote:

Ayes: 4 (Shope, Voelker, Anderson, and Wilbanks)
Nays: 0

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

Passed and approved by the historic preservation commission of the City of Grapevine, Texas, this the 23rd day of march, 2022.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY