

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, May 25, 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:
#CA22-24 for property located at 221 Austin Street.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA22-09 for property located at 840 East Texas Street, legally described as Block 5, Lot 6, D. E. Box Addition and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA22-14 for property located at 518 East Texas Street, legally described as Block 5, Lot 6, D. E. Box Addition and take any necessary action.
- C. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness # CA22-15 for property located at 504 West College Street, legally described as Block 5-7, Lot 5C, and take any necessary action.

5. Minutes

- A. Commission to consider the minutes of the April 25, 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 June 22, 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 20th day of May 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
ERICA MAROHNIC, DIRECTOR OF PLANNING & ZONING SERVICES
DON DIXSON, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, MAY 25, 2022

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-09
1953 MAYOR H. M. COSNAHAN HOUSE
D. E. BOX ADDITION HISTORIC DISTRICT
#HL2010-09, ORDINANCE #2011-58
JAMES GRAVATT RESIDENCE
840 EAST TEXAS STREET
JAMES GRAVATT, OWNER/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission deny Certificate of Appropriateness #CA22-09 for the property located at 840 East Texas Street, legally described as Block 5, Lot 6, 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. Remove the five Historic Preservation Commission approved Marvin two-over-two, polycarbonate windows with proportions that match the original Steelcase windows;
2. Reinstall the five previously unapproved and not permitted, Don Young one-over-one aluminum windows on the front of the house,

as per the attached plans and photos.

BACKGROUND:

On February 25, 2022, Mr. James Gravatt submitted Certificate of Appropriateness #CA22-09 with Historic Preservation Officer David Klempin to remove the five Historic Preservation Commission approved two-over-two, polycarbonate windows with proportions that match the original Steelcase windows; to reinstall the five previously unapproved and not permitted, one-over-one aluminum windows on the front of the house, as per the attached plan.

On November 6, 2020 #CA20-109 was submitted by owner James Gravatt to remove the original Steelcase single hung, awning style windows from the front and west ends of the historic Cosnahan House and to replace them with new Don Young bronze anodized aluminum windows, to match those of the new addition. The recently constructed new addition to the rear of the house had Don Young double pane bronze anodized aluminum windows. The owner requested the removal of the nine remaining Steelcase windows in the original house to increase energy efficiency of the windows in the original house and to make all windows of the home match with those of the new addition.

The request for whole house window replacement must be reviewed by the Grapevine

Historic Preservation Commission for compliance with the Secretary of Interior Standards (see attached) and Design Guidelines for the D. E. Box Historic District. The proposed removal would violate standards 2, 5 and 6, of the Secretary of Interior Standards which require the retaining of distinctive features and materials; and requiring the utilizing of repair, rather than replacement of original features. The Design Guidelines for the D. E. Box Historic District concur with these Standards:

The house was constructed in 1953 for Grapevine resident H. M. Cosnahan, a former Mayor of Grapevine. It features original single-hung Steelcase windows, with awning style sash, in two-over-two horizontal configurations. This awning-style design of Steelcase windows was popular in the 1950s and used in high quality homes throughout Grapevine. The Steelcase windows are character defining elements of the 1953 Cosnahan House, which is a contributing structure to the D. E. Box Addition Historic District. Necessary repairs can be made to the existing Steelcase windows as required.

By adding engineered storm windows on the exterior of the house or on the interior of the house, a higher energy efficiency rating could be achieved for the original Steelcase windows. Use of storm windows could match or exceed the rating of the proposed double pane Don Young aluminum windows.

At the December meeting of the Grapevine Historic Preservation Commission, the Commission voted to table the #CA20-109 case to the January 27, 2021 meeting, to give the applicant time to develop an evaluation of the condition of the existing Steelcase windows in the 1953 Historic Cosnahan House. The Commission said they needed this information in order to make a determination about whether the Steelcase windows could be removed.

Unfortunately this evaluation did not happen. Historic Preservation Staff was informed by the applicant Mr. Jay Gravatt that on Wednesday, December 16, 2020, the Don Young window installer, without an approved CA or building permit, removed the nine Steelcase windows, destroying them in the process; and installed nine Don Young aluminum windows.

The applicant stated he had telephoned-in from out of state for the December 16, 2020 Historic Preservation Commission meeting, and made the commitment to evaluate the condition of the existing Steelcase windows, unaware that his window installer had removed, and destroyed the Steelcase windows and had installed the Don Young windows earlier in the same day of the meeting. The new Don Young aluminum windows are one-over-one windows which do not match the two-over-two awning style horizontal mullions of the original Steelcase windows.

In 1953 at the time the Cosnahan House was built, available window material options were steel windows or wood windows. The Cosnahan house had steel windows which was at the time the top quality windows available, and was an upgrade over wood.

Mr. Gravatt obtained a price quote for replacing the nine steel windows from Portella Steel Windows for \$33,878, not including installation. As a cost alternative, Mr. Gravatt worked with his window installer who suggested a proposal to add aluminum bars to the nine aluminum windows. The aluminum bars could be glued on to the window glass of the aluminum windows to resemble the mullion bars of the two over two window configuration of the original Steelcase windows (see mockup). The cost for this proposal would be \$3,500. This will not

simulate the narrow frame unique character of the original Steelcase windows. The Don Young aluminum windows do not match the quality of the original Steelcase windows removed.

Historic Preservation Staff contacted steel and also wood window manufacture's for price quotes for replacement windows for the house. The steel replacement windows were \$33,878. Quotes obtained for metal clad wood and poly-carbonite windows for the five front windows of the house were \$4,730. and \$3,662.96 respectively. This information was provided to Mr. Gravatt by Historic Preservation staff.

Mr. Gravatt stated he would prefer to install the glued on aluminum bars to the unapproved Don Young windows but if required by the Commission, would remove and install Marvin Metal Clad Wood windows. This would be much more consistent architecturally with the original windows that were improperly removed. Replacement of the windows with an architecturally appropriate replacement window will be much more durable than a glued-on rig job, which is architecturally inferior.

Staff recommends the Commission deny the request to remove the five Commission-approved Marvin poly-carbonite windows currently installed on the original portion of the house and replace them with the five Commission-unapproved Don Young one-over-one aluminum windows. The Marvin poly-carbonite windows more accurately replicate the Steelcase windows that were original to the house and were removed and destroyed without obtaining a building permit or obtaining approval of a Certificate of Appropriateness by the Historic Preservation Commission. The intent of the Grapevine Historic Preservation Commission, following the Secretary of Interior Standards, is to retain the distinctive features and materials of the original historic house. This cannot be accomplished by re-installing the unapproved one-over-one aluminum windows. The appearance of the original Steelcase windows can be more accurately replicated by the high-quality Marvin poly-carbonite windows currently in place.

HPC 5/25/22

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 2/25/2022

Number #CA 22-09

Property Owner Name, Address & Phone Number

James Gravatt
890 E Texas St
Grapevine TX 76051

Phone:

Mobile: 817-938-2406

Email: jay@rockingjconstruction

Property Address (include any suite number)
Same as above

Applicant Name, Address & Phone Number

Same

Phone:

Mobile

Email:

Legal Description

Block 5 Lot 6

Subdivision D.E. Box

Tenant Name/Occupancy/Use

Request/Description of Work to Be Done

Replace Front 5 Windows with Don Young Aluminum Windows
in black
One over One

Drawings/Sketches Attached

o 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 [Signature]

Print Name James Gravatt

Owner or Contractor

Office Use

o Approved-Staff HPC [checked]

o Approved with Conditions:

o Denied

x Chair - Historic Preservation Commission

x Historic Preservation Officer

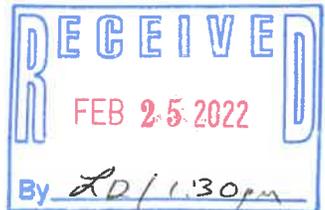
x Building Official

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





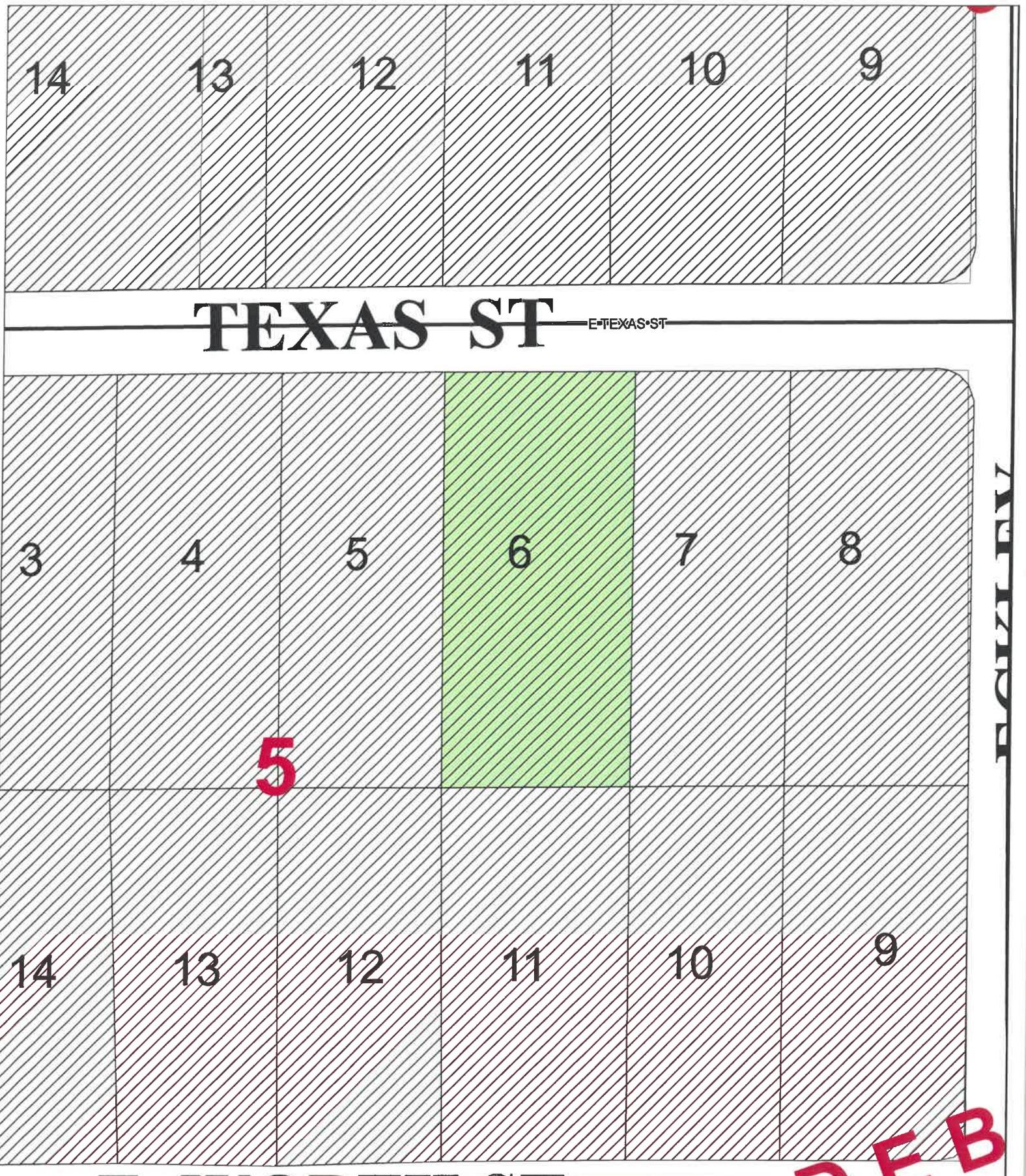
TEXAS ST

Legend

-  Landmarked Property
-  City Limits
-  Zoning

#CA22-09
 840 East Texas Street
 5/17/2022

0 25 50 100
 Feet
 1 inch = 60 feet



Legend

-  Landmarked Property
-  City Limits
-  Zoning
-  Streets

#CA22-09
840 East Texas Street
 5/17/2022

0 25 50 100
 Feet
 1 inch = 60 feet



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

REHABILITATION IS DEFINED *as the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values.*

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER ^{WDK}
DON DIXSON, BUILDING OFFICIAL
ERICA MAROHNIC, DIRECTOR OF PLANNING AND ZONING SERVICES

MEETING DATE: WEDNESDAY, MAY 25, 2022

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-14
518 EAST TEXAS STREET
GRAPEVINE, TX 76051
DAVID AND BRITTANY DEJESUS, OWNERS
JOHN FINN, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA22-14 for the property located at 518 East Texas Street, legally described as Block 106, Lot 5, 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. To renovate the existing 1,478 square foot house, preserving the existing street view of the house;
2. To construct a new two-story 1,890 square foot addition to the rear of the house;
3. To construct a new 465 square foot detached two-car garage at the rear of the house;

as per the attached plan and drawings with the conditions the board of zoning adjustment approve the existing west side yard setback; and a building permit be obtained from the Building Department.

BACKGROUND:

Certificate of Appropriateness application #CA22-14 was submitted on March 23, 2022 by the applicant John Finn of Finn Residential, LLC to renovate the existing house at 514 East Texas Street, preserving the existing streetscape view, to construct a new two-story addition to the rear of the house; to construct a new 465 square foot detached two-car garage; with a connecting breezeway; and covered patio. The owners, David and Brittany Dejesus, desire to adapt the house to serve as a home for their family. The plans were prepared by Longitude One Twenty Engineering and Design following the requirements of the 2013 Preservation Ordinance.

Historic Preservation Staff met with the owner, applicant and engineer to review plans for the house. Suggestions were provided and changes were made to the preliminary design

to preserve the street view of the original house. The total living area of the existing 1,478 square foot house with the proposed 1,890 square foot addition totals 3,368 square feet. This is within the 3,400 maximum square feet established by the Preservation Ordinance. The balcony, patio, and porch total are not to be included in the maximum square feet, per the Preservation Ordinance.

The property lot size is 7,000 square feet and the building coverage is 37.4% (maximum 40% lot coverage). Total of the 3,368 square feet living area and 465 square foot detached garage is 3,833 square feet (within the ordinance maximum of 4,100 square feet). Building height is 25 feet.

Staff recommends approval of Certificate of Appropriateness #CA22-14 to renovate the existing 1,478 square foot house preserving the existing street view of the house; to construct a new two-story 1,890 square foot addition to the rear of the house; to construct a new 465 square foot detached two-car garage at the rear of the house; as per the attached plan and drawings with the conditions the board of zoning adjustment approve the existing west side yard setback; and a building permit be obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 3/23/2022

Number #CA 22-14

Property Owner Name, Address & Phone Number
David/Brittany DeJesus

Applicant Name, Address & Phone Number
Finn Residential, LLC

Phone: (972) 922 0197

Phone: 817 559 1731

Mobile:

Mobile

Email: Brittanyhilliard6@gmail.com

Email: Finnresidential@gmail.com

Property Address (include any suite number)
518 E. Texas St
Grapevine, TX 76051

Legal Description 518 E Texas St.
Block 106 Lot 5
Subdivision College Heights Addition

Tenant Name/Occupancy/Use Residential

Request/Description of Work to Be Done
Historic remodel & ADDITION

Drawings/Sketches Attached
 Yes No

Photographs Attached
 Current Historic

Material Sample(s) Attached (please list)

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

Signed [Signature]
Owner or Contractor

Print Name John Finn

Approved-Staff HPC Approved with Conditions: Office Use

Denied

x _____
Chair - Historic Preservation Commission

x _____
Historic Preservation Officer

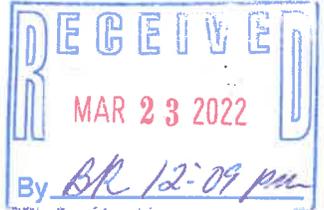
x _____
Building Official

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 22-14
DATE 3/23/2022

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: 3/23/22 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 7000 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 3368

Building Coverage (40% max) 37.4%

Building Height (35 ft. max) 25'

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 465 (Attached is included within the 3,400 sq. ft. max) _____

Storage Shed (200 sq. ft. max) 0

For Commercial Uses:

Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces _____

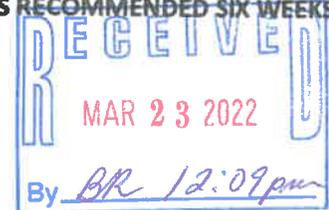
ADA Parking Spaces _____

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 #: 00563854

 Location

Property Address: 518 E TEXAS ST [Interactive Map](#)
City: GRAPEVINE
Zipcode: 76051
Georeference: [7670-106-5](#)
Neighborhood Code: [3G030K](#)
Latitude: 32.9383784374
Longitude: -97.0726337172
TAD Map: [2126-460](#)
MAPSCO: [TAR-028J](#)

 Property Data

Legal Description: COLLEGE HEIGHTS ADDITION-GRPVN Block 106 Lot 5
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 †††: 1,478
Land Acres ♦: 0.1572
Land Sqft ♦: 6,849
Pool: N

Year Built: 1952

Agent: None

††† Rounded

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

RECEIVED
MAR 24 2022

#CA2214

Owner Information

Current Owner:
DBBC PROPERTIES LLC
 508 MYRTLE CT
 KELLER, TX 76244

Deed Date: 08-16-2021
Instrument: D221239705

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
DELMOTTE RYAN MICHAEL	07-30-2019	<u>D219172797</u>		
DELMOTTE RYAN MICHAEL	07-15-2016	<u>D216183244</u>		
DELMOTTE RYAN;DELMOTTE SAMANTHA R	11-20-2013	<u>D213302169</u>	0000000	0000000
AVERY HOMES LLC	03-11-2013	<u>D213063779</u>	0000000	0000000
CORBETT SIMON GERARD	06-18-2008	<u>D208251237</u>	0000000	0000000
WRIGHT LAUREN;WRIGHT RICHARD	10-07-2004	<u>D204332790</u>	0000000	0000000
HEITZ MARK	04-06-2004	<u>D204108194</u>	0000000	0000000
HILLIARD BRIAN;HILLIARD MARIE	10-30-1998	00135090000504	0013509	0000504
JOHNSON PAUL W	11-15-1997	00129920000480	0012992	0000480
GE CAPITAL MRTG SERVICES INC	11-14-1997	00129920000478	0012992	0000478
CHRISTY MICHAEL D	06-20-1990	00102120000812	0010212	0000812
CHRISTY CLARA E;CHRISTY MICHAEL D	12-31-1900	00000000000000	0000000	0000000

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	\$145,092	\$187,397	\$332,489	\$280,614
2020	\$149,080	\$180,000	\$329,080	\$255,104
2019	\$141,971	\$180,000	\$321,971	\$231,913
2018	\$99,424	\$180,000	\$279,424	\$210,830
2017	\$100,162	\$180,000	\$280,162	\$191,664

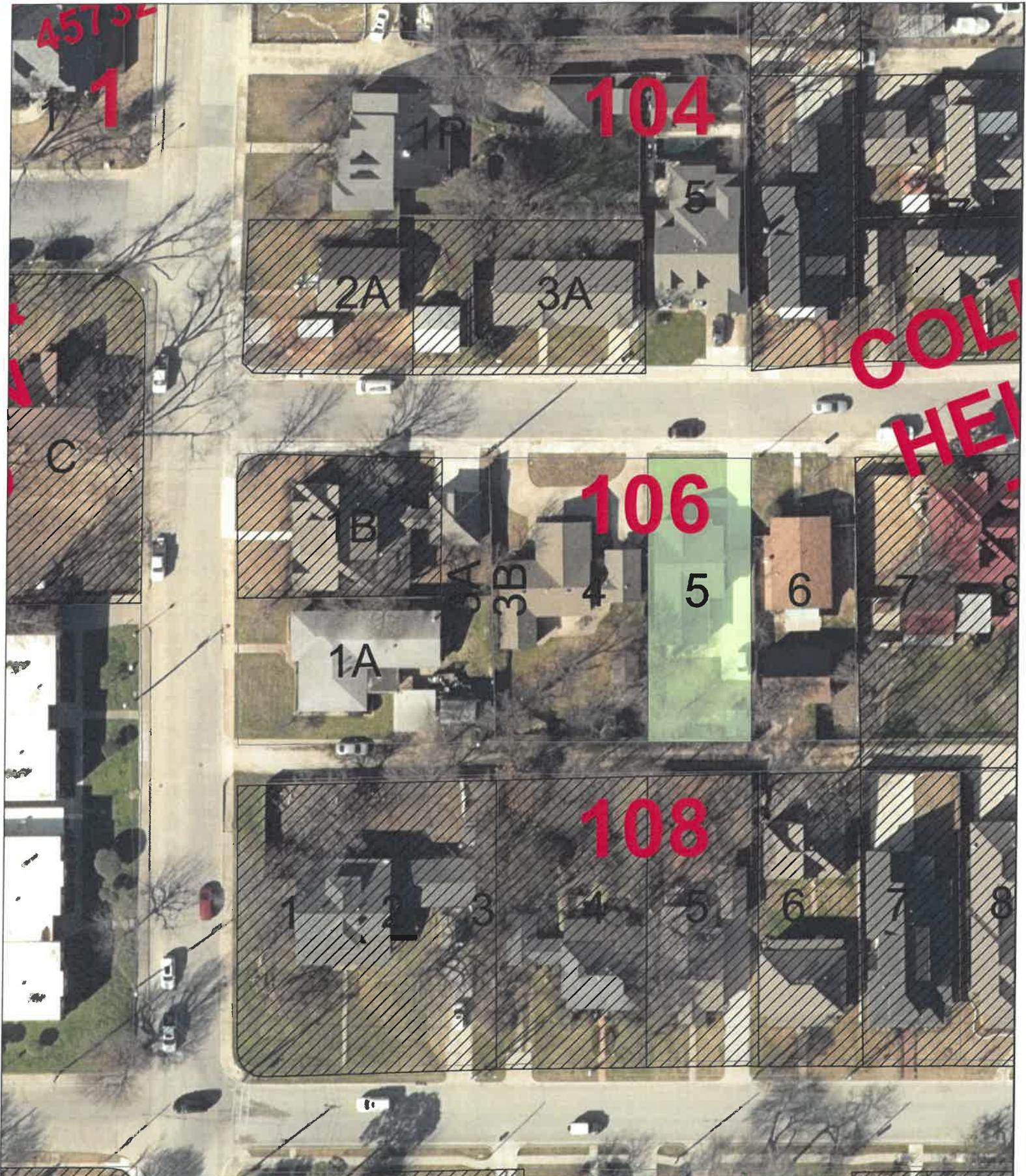
A zero value indicates that the property record has not yet been completed for the indicated tax year

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

RECEIVED

MAR 24 2022

Exemptions



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

#CA22-14
518 East Texas Street
 5/17/2022

0 25 50 100
 Feet
 1 inch = 60 feet

45734

1 1

E-TEXAS-ST

1R

104

5

6

7

2A

3A

COLL
HEI

E-TEXAS-ST

C

1B

106

3A

3B

4

5

6

7

8

1A

S-DOOLEY-ST

1

2

3

4

5

6

7

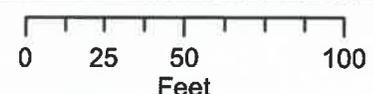
8

108

E-WORTH-ST

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

#CA22-14
 518 East Texas Street
 5/17/2022



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 AND ZONING *EM*
SERVICES

MEETING DATE: WEDNESDAY, MAY 25, 2022

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-15
TERRILL, PAINE, FULLER HOUSE, c.1865, 2008 ADDITION
504 WEST COLLEGE STREET
DAVID J. SMITH, OWNER
JOHN FINN, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA22-15 for the property located at 504 West College Street, legally described as Block 5-7, Lot 5c, 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 new 700 square foot 2-car detached garage in the rear yard of the house with the condition a variance be granted to combine the 500 square foot garage and 200 square foot storage building allowed by the Preservation Ordinance;

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

BACKGROUND:

Certificate of Appropriateness application #CA22-15 was submitted by the applicant John Finn on May 23, 2022 to construct a new 624 square foot 2-car detached garage with attached storage. The Terrill Paine Fuller house is a contributing structure to the College Street Residential Historic District. It was originally built in 1865 and has an addition constructed in 2008.

The plans for the garage were developed following the Design Guidelines and the provisions of the 2013-23 update to the Preservation Ordinance.

The existing house with it addition is 3,400 square feet in size, which is the maximum square feet allowed by the 2013-23 Ordinance.

The Historic Preservation Officer, CVB Director and Building Official recommend a variance be granted to increase the garage size to 500 square feet, by using 200 square feet from the maximum of 200 square feet detached storage building allowed by the Ordinance. Total for

the 3,400 house and 700 square foot garage with storage would be 4,100 square feet which is the maximum square footage allowed for all structures on the site per the Preservation Ordinance. The site is 21,300 square feet in size, building coverage is 18%, (maximum coverage of 40%).

Staff recommends approval of #CA22-15 to Construct new 700 square foot 2-car detached garage in the rear yard of the house with the condition a variance be granted to combine the 500 square foot garage and 200 square foot storage building allowed by the Preservation Ordinance; as per attached with the conditions a building permit is obtained from the Building Department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of appropriateness.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 3/23/2022

Number #CA 22 15

Property Owner Name, Address & Phone Number

David Smith

Applicant Name, Address & Phone Number

Finn Residential, LLC

Phone: 817 715 2041

Mobile:

Email: dj.smith165@aol.com

Property Address (include any suite number)

504 W. College St.

Phone: 817 559 1731

Mobile:

Email: Finnresidential@gmail.com

Legal Description

Block S-7 Lot 5C

Subdivision City of Grapevine

Tenant Name/Occupancy/Use Registration

Request/Description of Work to Be Done

New Garage Build

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

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

Signed [Signature]
Owner or Contractor

Print Name John Finn

Approved-Staff
HPC _____

Approved with Conditions:

Denied

Chair - Historic Preservation Commission

Historic Preservation Officer

Building Official

Date _____

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

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

OFFICE 817-410-3556
RECEIVED
MAR 23 2022
By BR 12:09 pm

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

CASE NO. #CA 22-15
DATE 3/23/2022

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: 3/23/22 Time: 3:30 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 5 (21,780) 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. 700 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 _____

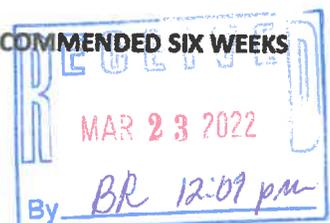
ADA Parking Spaces _____

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 #: 01090119

Location

Property Address: 504 W COLLEGE ST [Interactive Map](#)
City: GRAPEVINE
Zipcode: 76051
Georeference: 16060-5-5C
Neighborhood Code: 3G030K
Latitude: 32.9358998957
Longitude: -97.0816248951
TAD Map: 2126-460
MAPSCO: TAR-027M

Property Data

Legal Description: GRAPEVINE, CITY OF Block 5-7 Lot 5C **State Code:** A Residential SingleFamily

Jurisdictions: 011 CITY OF GRAPEVINE **Approximate Size** †††: 3,436
 220 TARRANT COUNTY **Land Acres** ♦: 0.4679
 906 GRAPEVINE-COLLEYVILLE **Land Sqft** ♦: 20,384
 ISD
 224 TARRANT COUNTY **Pool:** N
 HOSPITAL
 225 TARRANT COUNTY
 COLLEGE

Year Built: 1865

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:
 SMITH DAVID J
504 W COLLEGE ST
 GRAPEVINE, TX 76051-5219

RECORDED

MAR 24 2022

Deed Date: 01-04-2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D209097316

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
FULLER HULDA ALICE	12-31-1900	00000000000000	0000000	0000000

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	\$263,008	\$241,560	\$504,568	\$504,568
2020	\$209,891	\$183,909	\$393,800	\$393,800
2019	\$215,721	\$216,000	\$431,721	\$388,546
2018	\$137,224	\$216,000	\$353,224	\$353,224
2017	\$139,194	\$216,000	\$355,194	\$321,860

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.

RECEIVED

MAR 24 2022

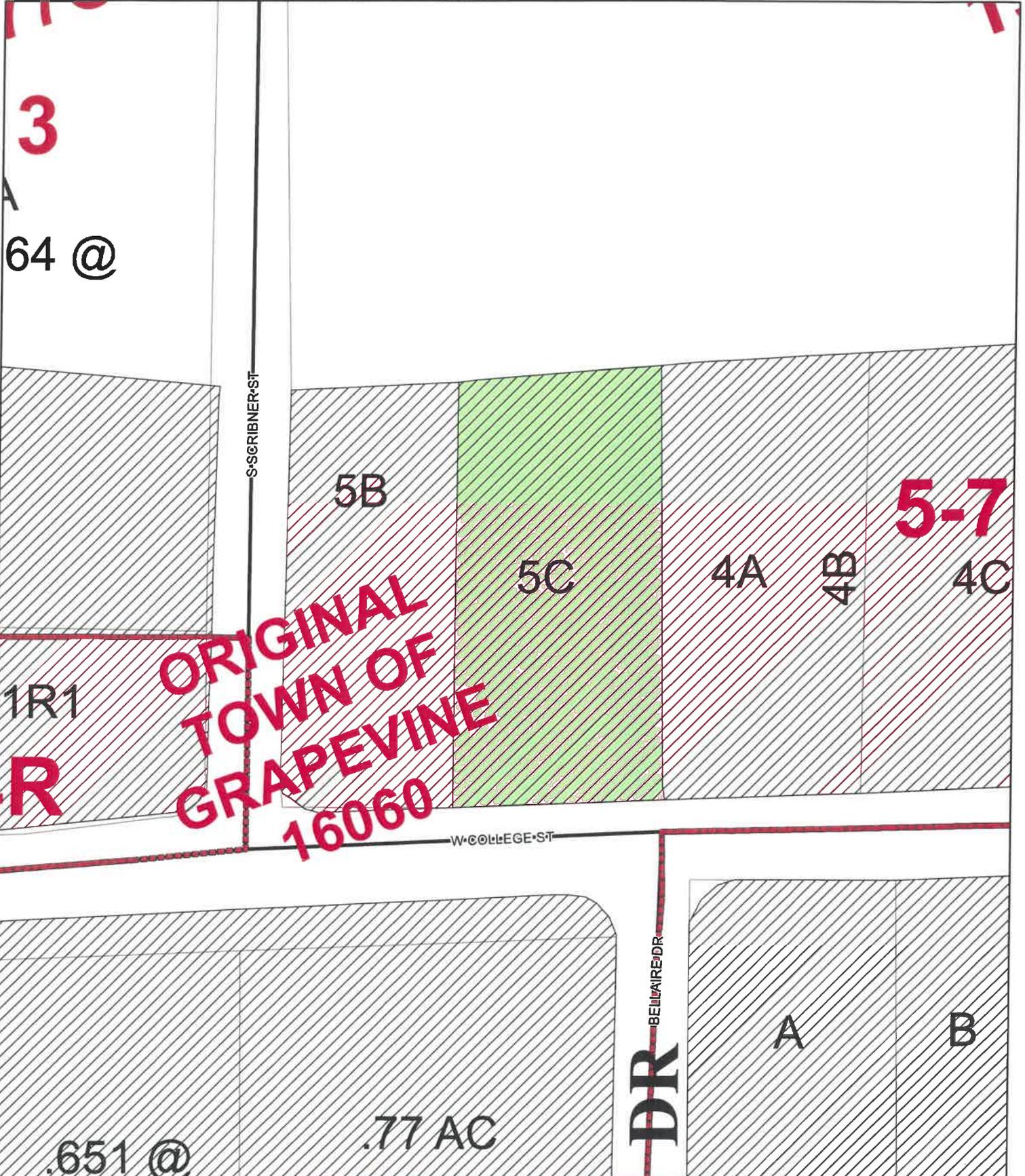


- Legend**
-  Landmarked Property
 -  City Limits
 -  Zoning

#CA22-15
504 West College Street
 5/17/2022

0 25 50 100
 Feet

 1 inch = 60 feet



Legend

-  Landmarked Property
-  City Limits
-  Zoning
-  Streets

#CA22-15
504 West College Street
 5/17/2022

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, April 27, 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
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Ashley Anderson	Commissioner
Eric Gilliland	Commissioner
Paula Wilbanks	Commissioner
Paul Slechta	City Council Liaison
Monica Hotelling	Planning & Zoning Commission Liaison

Constituting a quorum with Commissioners Jim Niewald and Darren Temple being absent, and 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:

#CA22-11 for property located at 630 East Worth Street.

#CA22-12 for property located at 521 Estill Street.

This item was not discussed.

#CA22-19 for property located at 224 Ruth Street.
#CA22-20 for property located at 326 South Main Street.

PUBLIC HEARING

4A. Certificate of Appropriateness #CA22-06 for property located at 840 East Texas Street

Chairman Shope declared the Public Hearing open for #CA22-06 for the property located at 840 East Texas Street, legally described as Block 5, Lot 6, D.E. Box Addition, 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. Install solar panels on the south facing roof of the Historic 1953 Mayor H.M. Cosnahan House.

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

BACKGROUND:

On February 9, 2022 Mr. James Gravatt submitted Certificate of Appropriateness #CA22-06 to install solar panels on the 1953 Mayor H. M. Cosnahan House in the D. E. Box Addition Historic District. A plan showing the location of the panels on the rear roof was submitted with the application.

Solar panel use in Texas must conform to Texas Property Code Section 202.010. A property owner cannot be prohibited from installing a solar energy device as defined by Texas Tax Code Section 171.107. However, there are exceptions including:

Solar panels may not extend higher than the roofline, must conform to the slope of the roof, and must be parallel to the roofline. Solar panels that are ground-mounted may not extend above the homeowner's fence. Solar panels may not be installed without prior approval.

With regard to Historic Districts and landmarked properties, residential solar installations must be situated so they are screened from view from public streets.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve, with conditions, Certificate of Appropriateness #CA22-06 to install solar panels on the south facing roof of the Mayor H. M. Cosnahan House with the conditions the panels be placed in rectangular shaped configuration with no zig-zag shapes allowed; panels shall not be visible from the street view; panel color shall closely match the roof shingle color; all associated conduits and components to be painted to match roof color, siding and wall

color; the final placement plan from the installer be staff approved on a separate Certificate of Appropriateness; and a permit be obtained from the Building Department.

Chairman Shope called on the applicant representative Daniel Hewett who answered questions from the Commission.

David Klempin explained what is meant by "zig-zag shapes". Mr. Hewett agreed to move some panels to eliminate the zig-zag shown in the submitted drawing.

Commissioner Voelker asked if the requirements for solar panels will be added to regulations in the future. Mr. Klempin stated they will be added to the design guidelines, but they will probably have a workshop first.

Commissioner Telford made a motion to close the public hearing; Commissioner Anderson seconded the motion prevailing in a vote of:

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

The public hearing was closed.

Commissioner Telford made a motion to approve #CA22-06, with conditions, as outlined by the staff recommendation; Commissioner Anderson seconded the motion prevailing in a vote of:

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

4B. Certificate of Appropriateness #CA22-21 for property located at 326 East Texas Street.

Chairman Shope declared the public hearing open for Certificate of Appropriateness #CA22-21 for the property located at 326 East Texas Street, legally described as Abstract 422, Tract 63b, 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 366 square foot one-story addition on the east side of the existing house, containing a master bedroom and bath.

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

BACKGROUND:

Certificate of Appropriateness application #CA22-21 was submitted by the owners Fabien and Jasmine Goury on February 22, 2022 to construct a new one-story master bedroom and bath addition to the east side of the existing house. Plans for the new addition were

prepared by architect Gary D. Land following the Design Guidelines established for the landmarked property.

Historic Preservation staff met with the Building Department and Planning and Zoning staff and the City Attorney and verified the house with the new addition, being less than 3,400 square feet, would not be required to be reviewed by the Board of Zoning Adjustment.

The existing house is 2,160 square feet and with the new addition of 366 square feet totals 2,526 square feet, which is within the 3,400 maximum square feet allowed by the Preservation Ordinance. The lot size is 25,528 square feet and the building coverage is 20.2% which is less than the maximum allowed coverage of 40%.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve #CA22-21 for plans for the new as per the attached plans following the Design Guidelines established for the property, with the conditions all exterior materials, windows, doors and door hardware, and light fixtures be approved under a separate Certificate of Appropriateness and that a building permit be obtained from the Building Department.

Chairman Shope invited Applicant Fabien Goury to present this item. Mr. Goury made a brief presentation.

Commissioner Telford made a motion to close the public hearing; Commissioner Wilbanks seconded the motion prevailing in a vote of:

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

Nays: 0

The public hearing was closed.

Commissioner Telford made a motion to approve #CA22-21, with conditions; Commissioner Gilliland seconded the motion prevailing in a vote of:

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

Nays: 0

Item 5. Minutes

Commissioner Voelker made a motion to approve the minutes from the March 23, 2022 Regular Meeting as written; Commissioner Gilliland seconded the motion which prevailed in the following vote:

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

Nays: 0

Item 6. Adjournment

Commissioner Gilliland made a motion to adjourn the meeting at 6:27 p.m.;
Commissioner Voelker seconded the motion which prevailed in the following vote:

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

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

Passed and approved by the historic preservation commission of the City of Grapevine,
Texas, this the 25th day of May, 2022.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY