

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, June 22, 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:
#CA22-25 for property located at 848 East Texas Street;
#CA22-27 for property located at 840 East Texas Street;
#CA22-30 for property located at 232 Austin Street.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #HL22-02 for property located at 216 East Northwest Highway, legally described as Leonard, Archibald F Survey, Abs 946 Tract 49F, Abst 946 Trs 49F 7 49H2 and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA22-23 for property located at 216 East Northwest Highway, legally described as Leonard, Archibald F Survey, Abs 946 Tract 49F, Abst 946 Trs 49F 7 49H2 and take any necessary action.

5. Minutes

- A. Commission to consider the minutes of the May 25, 2022 rescheduled Regular Meeting.

6. Adjournment

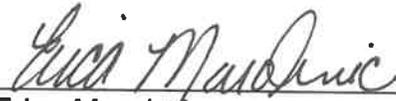
If you plan to attend this public meeting and have a disability requiring special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on July 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 17th day of June 2022 at 5:00 p.m.



David Klempin
Historic Preservation Officer



Erica Marohric
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, JUNE 22, 2022

SUBJECT: HISTORIC LANDMARK OVERLAY #HL22-02
1954 GASOLINE/SERVICE STATION BUILDING
216 EAST NORTHWEST HIGHWAY
GRAPEVINE, TEXAS 76051
PROFESSIONAL FUELING SERVICES, OWNER
LEMOINE WRIGHT, APPLICANT

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 property addressed as:

216 East Northwest Highway, legally described as LEONARD, ARCHIBALD F SURVEY Abstract 946, Tract 49F ABST 946 TRS 49F 7 49H2,, City of Grapevine.

BACKGROUND:

On June 2, 2022, Lemoine Wright of Wright Construction Company, submitted an application for Historic Landmark Overlay #HL22-02 for property owned by Rodney Hetzel of Professional Fueling Services and located at 216 East Northwest Highway, City of Grapevine. The property contains a vacant gasoline/service station building that is currently in disrepair. The property is under contract to be purchased from the owner by Lemoine Wright for redevelopment.

The gasoline/service station building was built in 1954 by Frank Thweatt who operated the station for a number of years. It was purchased by Professional Fueling Service and later utilized as a used car lot for many years. The Thweatt station building features concrete block construction with decorative face brick on the exterior. A unique feature, a large pole with sign was positioned at the corner of the original canopy that has been removed.

The applicant requests to demolish the Thweatt gasoline/service station building and to redevelop the property for retail use with new buildings to be constructed reflecting the architectural style of 1920s Grapevine commercial buildings.

Staff recommends approval of the Historic Overlay #HL22-02 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development of the property. A set of the proposed Design Guidelines for the property are attached.

Exhibit F

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT Lemoine Wright NAME

COMPANY Wright 430 Main LLC NAME

ADDRESS 601 W. Wall St.

CITY/STATE/ZIP Grapevine, TX 76051

WORK PHONE 817-475-5068 FAX NUMBER

2. APPLICANT'S INTEREST IN SUBJECT PROPERTY

Potential purchaser/developer

3. PROPERTY OWNER(S) Professional Fueling Services, Rodney Hetzel NAME

ADDRESS 219 S. Main St.

CITY/STATE/ZIP Jacksboro, TX 76458

WORK PHONE 940-507-1850 FAX NUMBER

4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION

216 E. Northwest Hwy., Grapevine, TX 76051

LEGAL DESCRIPTION: LOT _____, BLOCK _____, ADDITION

Leonard, Archibald F Survey Abst 946 Tract 49F Abst 946 Trs 49F 7 49H2

RECEIVED

JUN 02 2022

Exhibit F

SIZE OF SUBJECT PROPERTY 0.48 ACRES 20,909 SQUARE FEET

METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET

5. PRESENT Highway Commercial ZONING CLASSIFICATION

6. PRESENT Car Lot USE OF PROPERTY

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 Lemoine Wright (PRINT)

APPLICANT [Signature] SIGNATURE

OWNER Rodney Heitzel, as owner of Professional Fueling Services (PRINT)

OWNER [Signature] SIGNATURE

RECEIVED

JUN 02 2022

Exhibit F

The State of Texas

County of Tarrant

Before me LeeAnn Lindsey on this day personally appeared Lemoine Wright 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 2ND day of June, A.D. 2022.

SEAL



LeeAnn Lindsey
Notary Signature

RECEIVED

JUN 02 2022

Exhibit F

The State of TEXAS

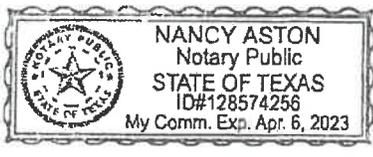
County of SACK

Before me JUNE 1, 2022 on this day personally appeared RODNEY D. HELTZEL known to me (or proved to me on the oath of TDL 05905997 or through TDL 05905997 (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 1st day of June, A.D. 2022.

SEAL

Nancy Aston
Notary Signature



RECEIVED
JUN 02 2022

BEING a 0.475 acre tract of land situated in the A.F. Leonard Survey, Abstract Number 946, Tarrant County, Texas, and being that same tract of land described by deed to Professional Fueling Services, Inc., recorded in Volume 9231, Page 1577, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner being the southeast corner of the herein described tract, same point being the southwest corner of a tract of land described by deed to Wright 430 Main, LLC, recorded under Instrument Number D219278932, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being in the north line of a tract of land described by deed to Grand Nova LLC, recorded under Instrument Number 0221318052, O.P.R.T.C.T.;

THENCE South 89 degrees 46 minutes 44 seconds West, passing at 74.80 feet a 1/2 inch iron rod found for the northwest corner of said Grand Nova tract, and continuing on for a total distance of 201.00 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" set for corner being the southeast corner of a tract of land described by deed to Waymond Robert Williford and wife, Coilla Williford, recorded in Volume 4057, Page 274, D.R.T.C.T., same point being in the north line of a tract of land described by Affidavit of Heirship to Eula Elizabeth Thomas, recorded under Instrument Number D218149932, O.P.R.T.C.T.;

THENCE North 00 degrees 04 minutes 58 seconds West, with the east line of said Williford tract, a distance of 102.59 feet to a point in a metal lid for corner being in the south right-of-way line of E. Northwest Highway, a called one hundred (100) foot right-of-way;

THENCE North 89 degrees 28 minutes 14 seconds East, with the south right-of-way line of said E. Northwest Highway, a distance of 200.00 feet to point in a retaining wall for corner being the northwest corner of said Wright 430 Main tract, from which a 1/2 inch iron rod found for witness bears North 10 degrees 45 minutes 45 seconds West at 0.91 feet;

THENCE South 00 degrees 38 minutes 04 seconds East, with the west line of said Wright 430 Main tract, a distance of 103.67 feet to the **POINT OF BEGINNING** and containing 0.475 acres of land, more or less.

RECEIVED

JUN 02 2022

Account #: 04000374

 Location

Property Address: 216 E NORTHWEST HWY [Interactive Maps](#)
City: GRAPEVINE
Zipcode: 76051
Georeference: A 946-49F
Neighborhood Code: Auto Sales General
Latitude: 32.9407913628
Longitude: -97.0765015065
TAD Map: 2126-460
MAPSCO: TAR-028E

 Property Data

Legal Description: LEONARD, ARCHIBALD F
SURVEY Abstract 946 Tract 49F ABST 946
TRS 49F 7 49H2

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

Site Number: 80303323

Site Name: GRAPEVINE CARS

Site Class: InterimUseComm - Interim Use-
Commercial

of Parcels: 1

Primary Building:

Building Name: GRAPEVINE MOTORS /
04000374

Building Type: Commercial

Year Built: 1954

Gross Building Area †††: 1,152

Net Leasable Area †††: 1,152

Land Sqft †: 20,909

Land Acres †: 0.4800

Pool: N

State Code: F1 Commercial

Personal Property Account: 13806416

Agent: None

Notice Sent: 04-29-2022

Notice Value: \$210,090

Protest Deadline: 05-31-2022

††† Rounded

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

RECEIVED

JUN 02 2022

rw

Owner Information

Current Owner:
PROFESSIONAL FUELING SERVICES
 216 E NORTHWEST HWY
 GRAPEVINE, TX 76051-3333

Deed Date: 03-30-1988
Deed Volume: 0009231
Deed Page: 0001577
Instrument: 00092310001577

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
AMNI PETROLEUM INC	03-14-1988	00092310001573	0009231	0001573
ROWAN PHYLLIS HOBBS	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	\$1,000	\$209,090	\$210,090	\$210,090
2021	\$1,000	\$209,090	\$210,090	\$210,090
2020	\$1,000	\$209,090	\$210,090	\$210,090
2019	\$1,000	\$209,090	\$210,090	\$210,090
2018	\$848	\$209,090	\$209,938	\$209,938
2017	\$1,893	\$208,045	\$209,938	\$209,938

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

RECEIVED
 JUN 02 2022 *W*

30045

STARNES
ADDN
40220

BRAUM'S
ADDN
3372

ST
8

1B
2B

4B

1

1

TR 49G

TR 49F

TR 49H2

TR 49H1

TR 49H

12 AC

TR 49H3
1209 ©

TR 39
.799 AC

TR 40

TR 40A

TR 40A

TR 41

TR 42

TR 44A

38

© copyright nearmap 2015

-  Zoning
-  Landmarked Property
-  Parcels
-  Grapevine City Limits
-  Road Centerlines

#HL22-02 & #CA22-23
216 East Northwest Highway

6/14/2022



1 inch = 60 feet

30045

1R

1B

2B

STARNES
ADDN
40220
1R

4B

STARNES-ST

BRAUM'S
ADDN
3372
1 1

ST
8

E-NORTHWEST-HWY

TR 49

TR
49G

TR 49F

TR 49H2

TR 49H1

TR 49H

.12 AC

TR
49H3
.1209 @

TR 39
.799 AC

TR
40

TR
40A

TR
40A1

TR 41

TR 42

TR
44A

38

E-WALL-ST

-  Zoning
-  Landmarked Property
-  Parcels
-  Grapevine City Limits
-  Road Centerlines

#HL22-02 & #CA22-23
216 East Northwest Highway

6/14/2022



1 inch = 60 feet

GRAPEVINE HISTORIC PRESERVATION COMMISSION HISTORIC LANDMARK DESIGNATION FORM

1. Name 216 East Northwest Highway

Historic 1954 Thweat Gasoline/Service Station Building

2. Location

Address 216 East Northwest Highway

Location/neighborhood: City of Grapevine Block/Lot: Leonard, Archibald F Survey Abstract 946 Tract 49F
ABST 946 TRS 49F 7 49H2

Tract size: 0.4800 acres

3. Current zoning

F1 Commercial

4. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input checked="" type="checkbox"/> structure		<input type="checkbox"/> work in progress	<input type="checkbox"/> education	<input type="checkbox"/> residence
<input type="checkbox"/> Site	Accessible		<input type="checkbox"/> Entertainment	<input type="checkbox"/> Religious
	<input type="checkbox"/> yes: restricted		<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> yes: unrestr.		<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> no		<input type="checkbox"/> military	<input type="checkbox"/> other

5. Ownership

Current owner: Rodney Hetzel, Professional Fueling Services phone: 817-475-5068

Address: 219 South Main Street city: Jacksboro state: TX zip: 76458

6. Form Preparation

Name & Title: David Klempin, Historic Preservation Officer Organization: City of Grapevine

Contact: phone: 817-410-3197

7. Representation on Existing Surveys

Tarrant County Historic Resources

National Register of Historic Places

Recorded Texas Historic Landmark

Other City of Grapevine Township

Texas Archaeological Landmark

STATE OF TEXAS 057-51-31 200-11 CERTIFICATE OF DEATH 2022 21 STATE FILL NO. 32585

1. PLACE OF DEATH
 a. COUNTY Dallas
 b. CITY OR TOWN (if outside city limits, give precinct no.) Dallas
 c. LENGTH OF STAY IN HOSPITAL 16 days
 d. NAME OF (if not in hospital, give street address) HOSPITAL OR INSTITUTION St. Paul Hospital
 e. IS PLACE OF DEATH INSIDE CITY LIMITS? YES NO

2. USUAL RESIDENCE (Where deceased lived, if last 12 months residence before admission)
 a. STATE Texas
 b. COUNTY Tarrant
 c. CITY OR TOWN (if outside city limits, give precinct no.) Grapevine
 d. STREET ADDRESS (if rural, give location) 214 E. Wall
 e. IS RESIDENCE INSIDE CITY LIMITS? YES NO

3. NAME OF DECEASED (Type or print) Frank
 (a) First
 (b) Middle
 (c) Last
 4. DATE OF DEATH 16 May 1970

5. SEX Male
 A. COLOR OR RACE White
 B. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) Service Sta. Operator
 C. KIND OF BUSINESS OR INDUSTRY Retired
 D. FATHER'S TRADE

6. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) Whitley Thweatt
 (If you are self-employed, give name of service)
 7. SOCIAL SECURITY NO. 456 01 9084

8. DATE OF BIRTH 28 May 1899
 9. AGE IN YEARS (at birth) 70
 10. BIRTHPLACE (State or foreign country) Texas
 11. MOTHER'S MAIDEN NAME Minnie Ola Duncan
 12. CITIZEN OF WHAT COUNTRY USA

13. FATHER'S TRADE
 14. MOTHER'S MAIDEN NAME
 15. SOCIAL SECURITY NO.
 16. CAUSE OF DEATH (Enter only one specific cause for (a), (b) and (c))
 (a) None
 (b) None
 (c) None
 17. INFORMANT Madigan Lyngdane
 18. INTERVIEWER (Name and title) 6 weeks

19. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO THE TERMINAL DISEASE CONDITION GIVEN IN PART 16
 20. WAS AUTOSSY PERFORMED?

NON-RESIDENT

TEXAS DEPARTMENT OF HEALTH
 BUREAU OF VITAL STATISTICS
 RECEIVED JUN 10 1970
 BUREAU OF VITAL STATISTICS

11. Historic Ownership

original owner Frank Thweat

significant later owner(s) Rowan

significant later owner(s) Rodney Hetzel, Professional Fueling Services

12. Construction Dates

Original 1954 Gasoline/Service Station

alterations/additions 1970s converted for Used Car Sales

13. Architect

n/a

alterations/additions

14. Site Features

Metal monument sign post with sign

15. Physical Description

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 building was built in 1954 as a gasoline/service station by Frank Thweat. It was later purchased by Rodney Hetzel, Professional Fueling Services. The property was later utilized as a used car lot for many years.

In the 1950s a functional esthetic began to prevail in construction of gas stations across the country. This esthetic emphasized clean lines modern materials. The Thweat station feature concrete block construction with decorative face brick on the exterior. The flat pitched roof features large overhang with projecting concrete bracket providing weather protection for the service bays and restroom entrances. The office and restroom section has a lower roof height than the adjacent automotive service bays. A unique feature, a large pole with sign was positioned at the corner of the original canopy that has been removed. On the east and west elevations of the building ornamental brick openings added a distinctive custom detail (see photos).

The applicant requests to demolish the gasoline/service station building and to redevelop the property for retail use with new buildings to be constructed reflecting the architectural style of 1920s Grapevine commercial buildings.



Aerial View of Gasoline/Service Station c. 1974 shown in center of photograph.



216 East Northwest Highway



216 East Northwest Highway



East Elevation of Building



West Elevation of Building



Rear Views of Building



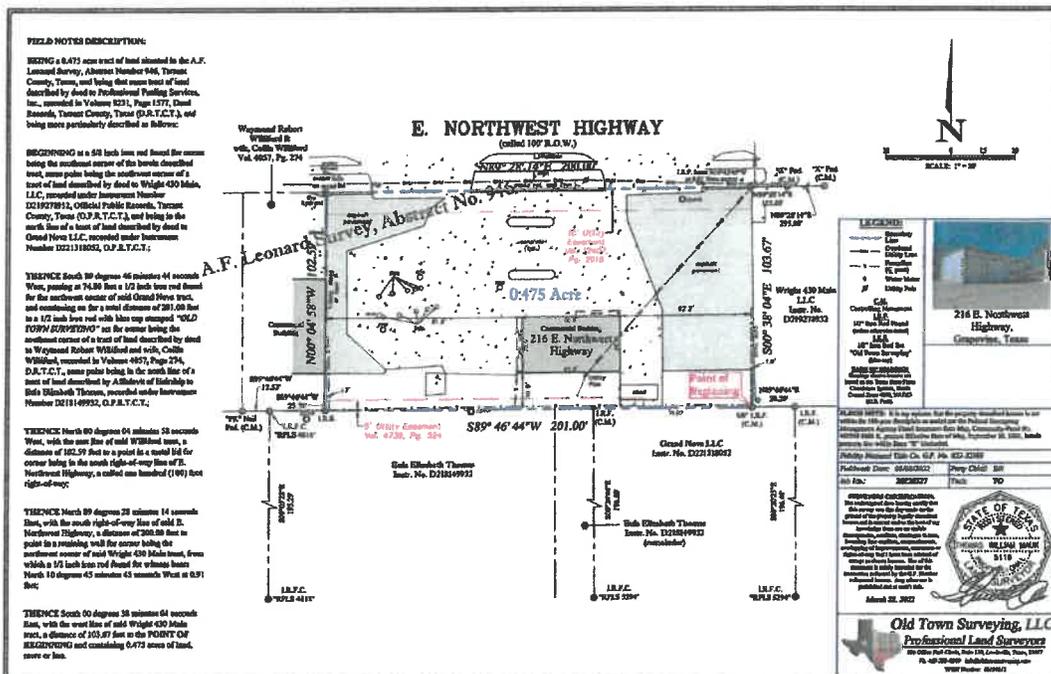
View of concrete bracket overhang above service bay and restroom entrances



Interior View Automotive Bays



Interior View Front Office



Site Plan of building

16. Historical Significance

The first known owner of this property was a member of the Thweatt family. The Thweatts came to Grapevine in the 1860s by covered wagon from Iowa. They settled on the Grape Vine Prairie. The Thweatts had five sons including Whitley; Whitley had eight children. According to retired Grapevine Fire Chief Bill Powers, Mr. Frank Thweatt constructed the building in 1954 and operated the gasoline/service station. He and his family lived behind the station in a house which faced East Wall Street.

17. Bibliography

Tarrant Appraisal District and historic tax records; *The Grapevine Sun* newspapers (on line); personal interview with Bill Powers, retired Grapevine Fire Chief.

18. Attachments

District or Site map
 Site Plan
 Photo (current)

Additional descriptive material
 Footnotes
 Other (X)

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 or the United States. _____</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. <u> x </u></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. <u> x </u></p> |
| <p>D. Exemplification of the cultural, economic, social or historical heritage of the city _____</p> | <p>J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city. _____</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. _____</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, Chairman
Grapevine Historic Preservation Commission

David Klempin
Historic Preservation Officer

Erica Marohnic
Director of Planning 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:

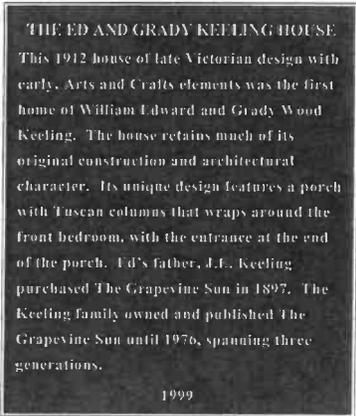
- Yes, I am interested in obtaining a bronze Historic Landmark Plaque for my property from the Historic Preservation Commission. I understand there is no fee for this plaque.
 - No, I am not interested in obtaining a marker for my property.
-
- Yes, I am interested in obtaining a bronze Historic Marker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



Design Guidelines

**216 East Northwest Highway
Grapevine, Texas**

**Grapevine Township Revitalization Project, Inc.
City of Grapevine
200 S. Main
Grapevine, Texas 76051**

June 22, 2022

Table of Contents

PREFACE

I. SITE

- Setbacks
- Driveways, Parking Lots
- Service and Mechanical Areas
- Fences

II. BUILDING FABRIC

- Preservation
- Exterior Finishes
- Windows

III. EMBELLISHMENTS

- Awnings-Canopies
- Exterior Lighting

IV. NEW BUILDING CONSTRUCTION

- Infill
- Additions to Historic Buildings

Preface

The first known owner of this property was a member of the Thweatt family. The Thweatts came to Grapevine in the 1860s by covered wagon from Iowa. They settled on the Grape Vine Prairie. The Thweatts had five sons including Whitley; Whitley had eight children. According to retired Grapevine Fire Chief Bill Powers, Mr. Frank Thweatt constructed the building in 1954 and operated the gasoline/service station. He and his family lived behind the station in a house which faced East Wall Street.

The building was built in 1954 as a gasoline/service station by Frank Thweatt. It was later purchased by Rodney Hetzel, Professional Fueling Services. The property was later utilized as a used car lot for many years.

In the 1950s a functional esthetic began to prevail in construction of gas stations across the country. This esthetic emphasized clean lines modern materials. The Thweatt station feature concrete block construction with decorative face brick on the exterior. The flat pitched roof features large overhang with projecting concrete bracket providing weather protection for the service bays and restroom entrances. The office and restroom section has a lower roof height than the adjacent automotive service bays. A unique feature, a large pole with sign was positioned at the corner of the original canopy that has been removed. On the east and west elevations of the building ornamental brick openings added a distinctive custom detail (see photos).

The applicant requests to demolish the gasoline/service station building and to redevelop the property for retail use with new buildings to be constructed reflecting the architectural style of 1920s Grapevine commercial buildings.



Aerial View of Gasoline/Service Station c. 1974 shown in center of photograph.



216 East Northwest Highway



216 East Northwest Highway



East Elevation of Building



West Elevation of Building



Rear Views of Building



View of concrete bracket overhang above service bay and restroom entrances



Interior View Automotive Bays

SITE

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

SETBACKS

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

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

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

DRIVEWAYS, PARKING LOTS AND VACANT SITES

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

New parking lots for commercial uses should not be located adjacent to sidewalks in the district.

Off-street parking lots should not be allowed to interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential district.

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

FENCES

Historically, fences around historic houses defined yards and the boundary around property and gardens. Wood picket fences, wood rail fences and barbed wire or decorative wire fences were the common fence types in Grapevine. Traditionally, picket fences surrounded the front of the house while rail and wire fences surrounded the agricultural portions of the property. Maintain historic fences.

New fences. Simple wood picket fences, wood and wire and wrought iron fences are appropriate. Avoid chain-link fences, privacy fences and concrete block fences for the street sides of property. Wood privacy fences may be allowed when installed in the rear yard and behind the front façade of a property. Utilitarian/privacy fences should not be installed in front of a historic building or beyond the

line of the front façade of a historic building.

Replacing fences. If replacement is required due to deterioration, remove only those portions of historic fences that are damaged beyond repair and replace in-kind, matching the original in material, design and placement. If replacement is necessary for non-historic fences, or new fences are proposed, locate and design the fence in such a way that will compliment the historic boundary of the property without concealing the historic character of the property.

SERVICE AND MECHANICAL AREAS

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

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

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

BUILDING FABRIC

PRESERVATION

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

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

When rehabilitating, remove non-historic alterations.

Often, "modern" renovations conceal the original facade details. If not, the original style may be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building may be used.

Reconstruction of building elements should reflect the size, scale, material and level of detail of the original design.

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

EXTERIOR FINISHES

Original wood finishes should be maintained and painted or, when necessary, replaced in kind. Modern synthetic siding materials such as vinyl or metal bear little resemblance to historic siding materials. The application of such modern synthetic materials often involves the removal of original decorative elements such as cornice, corner boards, brackets, window and door trim, etc. New synthetic siding shall not be installed; removal of existing such materials is not required, but strongly

encouraged, to restore historic patina, finish and appearance.

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

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

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

The Historic Preservation Commission shall adopt, as necessary, a paint palette(s) appropriate to the district's character, which may be proposed and approved through the Minor Exterior Alteration application process. Any colors proposed outside the adopted palette may be reviewed by the Commission in the regular Certificate of Appropriateness process.

WINDOWS

Original window framing and lites (panes of glass) configurations should be preserved and maintained or replaced in kind.

When replacement is necessary, do so within existing historic opening. Replacement of non-original windows should consider the use of historically appropriate wood windows. Use same sash size to avoid filling in or enlarging the original opening. Clear or very slightly tinted window glass may be used. No reflective or heavily tinted glass shall be used.

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

Storm windows. The use of interior storm windows is encouraged. Storm windows are available which can be installed on the interior of windows. This helps to preserve the exterior historic character of the building.

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

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

EMBELLISHMENTS

AWNINGS-CANOPIES

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

EXTERIOR LIGHTING

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

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

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

NEW BUILDING CONSTRUCTION

INFILL

The Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication. New construction proposals and the rehabilitation of non-historic buildings will be reviewed based on these Criteria. Judgement will be based on the compatibility of the design within the context of the property's adjacent and nearby historic buildings.

The design of new buildings should have key elements of the building's historic period of significance including massing, scale, fenestration and materials.

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

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

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

ADDITIONS TO HISTORIC BUILDINGS

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

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

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

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

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

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

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, JUNE 22, 2022

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-23
1954 THWEATT GASOLINE/SERVICE STATION BUILDING
PROPERTY
216 EAST NORTHWEST HIGHWAY
GRAPEVINE, TEXAS 76051
PROFESSIONAL FUELING SERVICES, OWNER
LEMOINE WRIGHT, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** the Certificate of Appropriateness #CA22-23 for the property located at 216 East Northwest Highway, legally described as Leonard, Archibald F Survey Abstract 946, Tract 49F ABST 946 TRS 49F 7 49H2, 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 Thweatt gasoline/service station building constructed in 1954;
2. Construct two new retail buildings, following Design Guidelines established for the property,

with the condition Historic Overlay #HL22-02 is approved for the property; City Council approves re-platting of the property at 216 and 306 East Northwest Highway into one property; a site plan be obtained from the Planning & Zoning Department; and a permit be obtained from the Building Department.

BACKGROUND:

Certificate of appropriateness application #CA22-23 was submitted by applicant Lemoine Wright of Wright Construction Company on May 4, 2022 to demolish the existing one-story Thweatt gasoline/service station building built in 1954. Mr. Wright requests to demolish the building and to redevelop the property for retail use with new buildings to be constructed reflecting the architectural style of 1920s Grapevine commercial buildings.

A proposed site plan and elevations of the new buildings is attached with this memo. Mr. Wright's company also owns the vacant landmarked property next door at 306 East Northwest Highway. The plan would combine the 216 and 306 East Northwest Highway properties into one re-platted lot with two separate retail buildings.

Staff recommends approval of #CA22-23 to demolish the existing Thweatt gasoline/service station building and construction of two new retail buildings with the conditions Historic Overlay #HL is approved for the property; City Council approves re-platting of the property at

216 and 306 East Northwest Highway into one property; a site plan be obtained from the Planning & Zoning Department; and a permit be obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date MAY 4, 2022

Number # CA 22-23

Property Owner Name, Address & Phone Number

Professional Fueling Services Rod Heltzer
219 S. Main St.
Jackson, TX 76758

Phone: 940-507-1850

Mobile: _____

Email: rod.the.deer.guy@yahoo.com

Property Address (include any suite number)

216 E. NW Hwy

Applicant Name, Address & Phone Number

Lemoine Wright
601 W. Wall St.
Grapevine, TX 76051

Phone: 817-329-7099

Mobile: 817-475-5068

Email: Lwright@wrightconst.com

Legal Description

Block _____ Lot _____

Subdivision Leonard Archibald F Survey

Abstract 946 Tract 49F ABSt 946 TrS 49F 7 49H2

Tenant Name/Occupancy/Use N/A

Request/Description of Work to Be Done

Demolition of existing gas station
CONSTRUCTION OF TWO NEW RETAIL BUILDINGS.

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

N/A

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] x _____
Owner or Contractor

Print Name Lemoine Wright

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

RECEIVED

MAY - 4 2022
WDK 11:25 AM

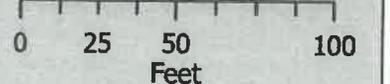


-  Zoning
-  Landmarked Property
-  Parcels
-  Grapevine City Limits
-  Road Centerlines

#CA22-23

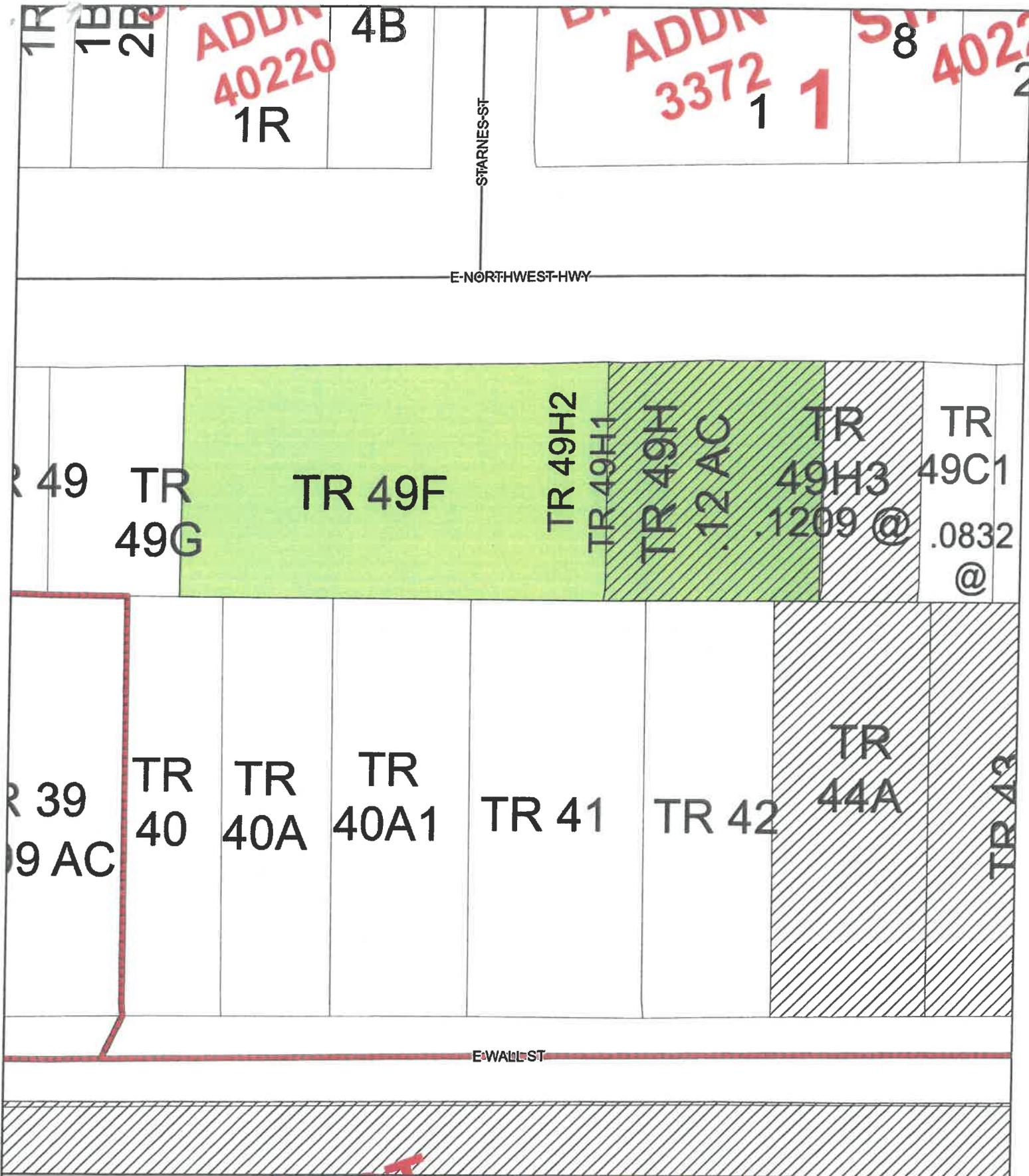
216 & 306 East Northwest Hwy

6/16/2022



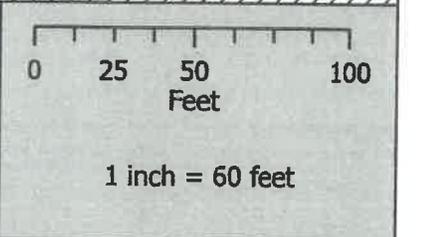
0 25 50 100
Feet

1 inch = 60 feet



-  Zoning
-  Landmarked Property
-  Parcels
-  Grapevine City Limits
-  Road Centerlines

#CA22-23
216 & 306 East Northwest Hwy
 6/16/2022



Account #: 04000374

Location

Property Address: 216 E NORTHWEST HWY [Interactive Maps](#)
City: GRAPEVINE
Zipcode: 76051
Georeference: A 946-49F
Neighborhood Code: Auto Sales General
Latitude: 32.9407913628
Longitude: -97.0765015065
TAD Map: 2126-460
MAPSCO: TAR-028E

Property Data

Legal Description: LEONARD, ARCHIBALD F SURVEY Abstract 946 Tract 49F ABST 946 TRS 49F 7 49H2
Jurisdictions: 011 CITY OF GRAPEVINE
220 TARRANT COUNTY
906 GRAPEVINE-COLLEYVILLE
ISD
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

Site Number: 80303323
Site Name: GRAPEVINE CARS
Site Class: InterimUseComm - Interim Use-Commercial
of Parcels: 1
Primary Building:
Building Name: GRAPEVINE MOTORS / 04000374
Building Type: Commercial
Year Built: 1954

State Code: F1 Commercial

Personal Property Account: 13806416

Agent: None

Notice Sent: 04-29-2022
Notice Value: \$210,090
Protest Deadline: 05-31-2022

Gross Building Area †††: 1,152
Net Leasable Area †††: 1,152
Land Sqft †: 20,909
Land Acres †: 0.4800

Pool: N

††† Rounded

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

Owner Information

Current Owner:
PROFESSIONAL FUELING SERVICES
216 E NORTHWEST HWY
 GRAPEVINE, TX 76051-3333

Deed Date: 03-30-1988
Deed Volume: 0009231
Deed Page: 0001577
Instrument: 00092310001577

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
AMNI PETROLEUM INC	03-14-1988	00092310001573	0009231	0001573
ROWAN PHYLLIS HOBBS	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	\$1,000	\$209,090	\$210,090	\$210,090
2021	\$1,000	\$209,090	\$210,090	\$210,090
2020	\$1,000	\$209,090	\$210,090	\$210,090
2019	\$1,000	\$209,090	\$210,090	\$210,090
2018	\$848	\$209,090	\$209,938	\$209,938
2017	\$1,893	\$208,045	\$209,938	\$209,938

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

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, May 25, 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
Jim Niewald	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Ashley Anderson	Commissioner
Eric Gilliland	Commissioner
Paula Wilbanks	Commissioner
Darren Temple	Alternate Member
Paul Slechta	City Council Liaison
Monica Hotelling	Planning & Zoning Commission Liaison

Constituting a quorum, with Commissioners Chuck Volker and Eric Gilliland 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.

Chairman Shope led a moment of silence for the victims and families affected by this week's shooting in Uvalde.

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:
#CA22-24 for property located at 221 Austin Street.

PUBLIC HEARING

4A. Certificate of Appropriateness #CA22-09 for property located at 840 East Texas Street

Chairman Shope declared the Public Hearing open for #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 No. 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.

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

BACKGROUND:

On February 25, 2022, James Gravatt submitted Certificate of Appropriateness #CA22-09 to remove the five Historic Preservation Commission approved two-over-two, polycarbonate windows with proportions that match the original Steelcase windows and to reinstall the five previously unapproved and not permitted one-over-one aluminum windows on the front of the house on the 1953 Mayor H. M. Cosnahan House in the D. E. Box Addition Historic District.

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. At the December meeting of the Grapevine Historic Preservation Commission, the Commission voted to table #CA20-109 to the January 27, 2021 meeting, to give the applicant time to develop an evaluation of the condition of the existing Steelcase windows. At the December 16, 2020 meeting, the applicant made a 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. The evaluation was not done.

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.

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 configurations of the original Steelcase windows.

Mr. Gravatt 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.

RECOMMENDATION:

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.

Applicant, Jay Gravatt, 840 East Texas Street, described the history of the windows. He stated that he does not believe the Commission should have the right to tell him what to do with his house.

City Attorney Matthew Boyle described the history of this property regarding the replacement of the windows and stated the property owner did not follow the process.

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

Ayes: 6 (Shope, Niewald, Telford, Anderson, Wilbanks and Temple)
Nays: 0

The public hearing was closed.

Commissioner Temple made a motion to deny the request for Certificate of Appropriateness #CA22-09; Commissioner Telford seconded the motion prevailing in a vote of:

Ayes: 6 (Shope, Niewald, Telford, Anderson, Wilbanks and Temple)
Nays: 0

Item 4B. Certificate of Appropriateness #CA22-14 for property located at 518 East Texas Street

Chairman Shope declared the Public Hearing open for #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 No. 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;

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.

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

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, 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 a covered patio.

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 calculation, per the Preservation Ordinance.

The property lot size is 7,000 square feet and the building coverage is 37.4% (maximum 40% lot coverage). The 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). The building height is 25 feet.

This property is not currently landmarked.

RECOMMENDATION:

Staff recommends the Commission approve #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; 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.

Applicant and builder John Finn was present to answer questions from the Commission. There were no questions from the Commission.

Historic Preservation Officer Klempin answered questions about this proposal.

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

Ayes: 6 (Shope, Niewald, Telford, Anderson, Wilbanks and Temple)

Nays: 0

The public hearing was closed.

Commissioner Telford encouraged the homeowners to landmark the property.

Commissioner Anderson made a motion to approve Certificate of Appropriateness #CA22-14, with conditions; Commissioner Niewald seconded the motion prevailing in a vote of:

Ayes: 6 (Shope, Niewald, Telford, Anderson, Wilbanks and Temple)

Nays: 0

Item 4C. Certificate of Appropriateness #CA22-15 for property located at 504 West College Street

Chairman Shope declared the Public Hearing open for #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 No. 91-73 (Appendix G – Grapevine Code of Ordinances), as amended, for the following items:

1. Construct a 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; with the following conditions:

a building permit is obtained from the Building Department; and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness.

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

BACKGROUND:

Certificate of Appropriateness application #CA22-15 was submitted by the applicant John Finn on March 23, 2022 to construct a new 700 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 existing house, with the 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, and the building coverage is 18% (maximum coverage of 40%).

RECOMMENDATION:

Staff recommends the Commission approve #CA22-15 to construct a 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; 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.

Applicant and builder John Finn was present to answer questions from the Commission.

Historic Preservation Officer Klempin answered questions about this proposal.

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

Ayes: 6 (Shope, Niewald, Telford, Anderson, Wilbanks and Temple)

Nays: 0

The public hearing was closed.

Commissioner Temple made a motion to approved Certificate of Appropriateness #CA22-15, with conditions; Commissioner Telford seconded the motion prevailing in a vote of:

Ayes: 6 (Shope, Niewald, Telford, Anderson, Wilbanks and Temple)

Nays: 0

Item 5A. Minutes

Commissioner Anderson made a motion to approve the minutes from the April 25, 2022 Regular Meeting as written; Commissioner Wilbanks seconded the motion which prevailed in the following vote:

Ayes: 6 (Shope, Niewald, Telford, Anderson, Wilbanks and Temple)
Nays: 0

Item 6. Adjournment

Commissioner Telford made a motion to adjourn the meeting at 6:44 p.m.; Commissioner Voelker seconded the motion which prevailed in the following vote:

Ayes: 6 (Shope, Niewald, Telford, Anderson, Wilbanks and Temple)
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 22nd day of June, 2022.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY