

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, August 24, 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. Oath of Office
4. Work Session

- A. Approved Certificates of Appropriateness as follows:
 - #CA22-32 for property located at 419 South Main Street;
 - #CA22-33 for property located at 922 East Wall Street;
 - #CA22-34 for property located at 900 South Main Street;
 - #CA22-36 for property located at 608 South Dooley Street;
 - #CA22-40 for property located at 601 South Main Street, Suite #103 & #104;
 - #CA22-42 for property located at 313 West Wall Street, Suite #100 & #200.
 - #CA22-44 for property located at 409 East Worth Street;
 - #CA22-45 for property located at 846 East Worth Street;
 - #CA22-46 for property located at 228 East Franklin Street;
 - #CA22-47 for property located at 404 South Main Street.

5. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #HL22-03 for property located at 211 East Wall Street, legally described as Leonard, Archibald F Survey, Abs 946 Tract 40A, Abst 946 Trs 40A and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #HL22-04 for property located at 215 East Wall Street, legally described as Leonard, Archibald F Survey, Abs 946 Tract 49F, Abst 946 Trs 40A01 Abst 946 TR 40A1 and take any necessary action.

- C. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA22-37 to re-plat the property located at 211 East Wall Street, legally described as Leonard, Archibald F Survey, Abs 946 Tract 40A, Abst 946 Trs 40A and 215 East Wall Street, legally described as Leonard, Archibald F Survey, Abs 946 Tract 49F, Abst 946 Trs 40A01 Abst 946 TR 40A1 and take any necessary action.
- D. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness # CA22-38 for property located at 211 East Wall Street, legally described as Leonard, Archibald F Survey, Abs 946 Tract 40A, Abst 946 Trs 40A and take any necessary action.
- E. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness # CA22-39 for property located at 215 East Wall Street, legally described as Leonard, Archibald F Survey, Abs 946 Tract 49F, Abst 946 Trs 40A01 Abst 946 TR 40A1 and take any necessary action.
- F. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA22-21 for property located at 815 East Texas Street, Block 2, Lot 15, D. E. Box Addition, and take any necessary action.

6. Minutes

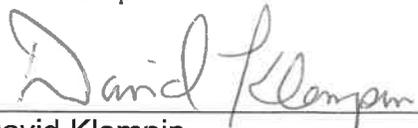
- A. Commission to consider the minutes of the June 22, 2022 Regular Meeting.

7. Adjournment

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

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on September 28, 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 19th day of August 2022 at 5:00 p.m.



David Klempin
Historic Preservation Officer



Erica Marohnic
Director of Planning Services

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, AUGUST 24, 2022

SUBJECT: HISTORIC LANDMARK OVERLAY #HL22-03
EULA E. THWEATT THOMAS & H. E. "TOMMY" THOMAS HOUSE
211 EAST WALL STREET
GRAPEVINE, TEXAS 76051
GR8 GREEN PROPERTIES & RYLOR GROUP, LLC, OWNERS
RONNY PARK OF THE RYLOR GROUP, LLC, 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:

211 East Wall Street, legally described as LEONARD, ARCHIBALD F SURVEY Abstract 946, Tract 40A ABST 946 TRS 40A, City of Grapevine.

BACKGROUND:

On June 22, 2022, Ronny Park of The Rylor Group, LLC, submitted an application for Historic Landmark Overlay #HL22-03 for property owned by Rylor Group and GR8 Green Properties, LLC located at 211 East Wall Street, City of Grapevine. The property contains a 2,404 square foot minimal traditional style house built in 1950 by Eula and Tommy Thomas as their family home. The property was once a part of a much larger property owned by James Joseph Thweatt in the Archibald Leonard Survey.

The main body of the house has a hip roof with a deep roof overhang, providing shade for the window opening. There is a connecting wing to a one-car garage to the west. On the east side of the house a master bedroom was added in 1963 expanding the width of the house. The exterior of the house has a brick wainscoting of red veneer brick approximately four feet high, running the entire perimeter of the house. Above the wainscoting is wood siding and wood trim. The windows are aluminum. A large projecting porch welcomes visitors to a spacious interior containing three bedrooms, two baths, living room, dining room, eat-in style kitchen and a large family room connects to a large covered porch facing the rear of the property. The applicant proposes to demolish the existing addition and construct a new addition to rear of the house and construct a new two-car detached garage.

Staff recommends approval of the Historic Overlay #HL22-03 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.

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANTS/AGENT NAME RONNY PARK
 COMPANY NAME THE RYLOR GROUP, LLC
 ADDRESS 835 E TEXAS ST.
 CITY/STATE/ZIP GRAPEVINE, TX 76051
 WORK PHONE 214-507-6867 FAX NUMBER /

2. APPLICANT'S INTEREST IN SUBJECT PROPERTY REMODEL OF CURRENT HOUSE AND NEW DETACHED GARAGE

3. PROPERTY OWNER(S) NAME THE RYLOR GROUP LLC / GRUB GREEN PROPERTIES, LLC
 ADDRESS 835 E TEXAS ST.
 CITY/STATE/ZIP GRAPEVINE, TX 76051
 WORK PHONE 214-507-6867 FAX NUMBER /

4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION 211 E WALL ST., GRAPEVINE TX 76051

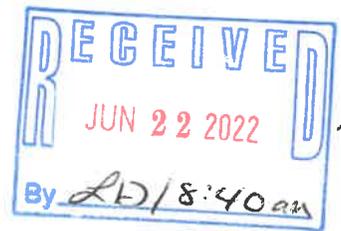
LEGAL DESCRIPTION: LOT(S) Leonard, Archibald F Survey Abstract 946 Tract 40A
Abst 946 TR 40A

SIZE OF SUBJECT PROPERTY 0.5954 ACRES 25,935 SQUARE FEET

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

5. PRESENT ZONING CLASSIFICATION COMMERCIAL

6. PRESENT USE OF PROPERTY RESIDENTIAL



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

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

APPLICANT (PRINT) RONNY PARK

APPLICANT SIGNATURE [Signature]

OWNER (PRINT) THE RYLOH GROUP LLC / ONE GREEN PROPERTIES, LLC

OWNER SIGNATURE [Signature]

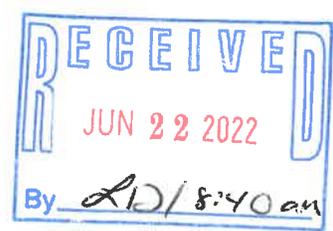
OWNER (PRINT) RONNY PARK / BOB GREEN

OWNER SIGNATURE [Signature]

The State of TEXAS

O:\ZCU\FORMS\APPHIST

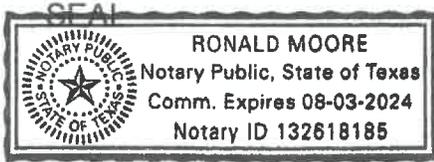
www.grapevintexas.com



County of TARRANT

Before me Ronald Moore on this day personally appeared Ronny Park known to me (or proved to me on the oath of N/A or through TEXAS Drivers License (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 22nd day of June, A.D. 2022.



Ronald Moore
Notary Signature

The State of _____

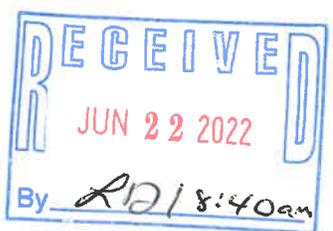
County of _____

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

Given under my hand and seal of office this _____ day of _____, A.D. _____.

SEAL

Notary Signature



Account #: 04502469

Location

Property Address: 211 E WALL ST [Interactive Maps](#)

City: GRAPEVINE

Zipcode: 76051

Georeference: [A 946-40A](#)

Neighborhood Code: [3G030K](#)

Latitude: 32.9403760871

Longitude: -97.0766828392

TAD Map: [2126-460](#)

MAPSCO: [TAR-028J](#)

Property Data

Legal Description: [LEONARD, ARCHIBALD F SURVEY Abstract 946 Tract 40A ABST 946 TR 40A](#)

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

State Code: A Residential SingleFamily

Approximate Size ††: 2,404

Land Acres †: 0.5954

Land Sqft †: 25,935

Pool: N

Year Built: 1950

Agent: None

Notice Sent: 05-10-2022

Notice Value: \$460,160

Protest Deadline: 06-09-2022

†† Rounded

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



Owner Information

Current Owner:

GR8 GREEN PROPERTIES LLC
835 E TEXAS ST
 GRAPEVINE, TX 76051

Deed Date: 03-15-2022**Instrument:** D222068817**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
MARTIN CLARA ELAINE;WHITE MARJORIE THOMAS	04-06-2018	2018-PR01628-1		
THOMAS EULA THWEATT	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	\$217,125	\$243,035	\$460,160	\$460,160
2021	\$86,556	\$256,567	\$343,123	\$343,123
2020	\$140,000	\$180,000	\$320,000	\$320,000
2019	\$140,000	\$180,000	\$320,000	\$320,000
2018	\$139,844	\$180,000	\$319,844	\$153,331
2017	\$142,057	\$180,000	\$322,057	\$139,392

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

E NORTHWEST HWY

STARNES ST

KINS
RNER
21615

1

TR 4

TR 19

TR 49H2

TR 49H1

TR 37A

TR 37A1

TR 39

.799 AC

TR 40

TR 40A

TR 40A1

TR 41

38A

TR 38

E WALL ST

FIRST
BAPTIST
CHURCH

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

#HL22-03, #CA22-37 & #CA22-38

211 East Wall Street

7/5/2022



1 inch = 60 feet

STARNES ST #HL22-03

E NORTHWEST HWY

KINS
RNER
21615

1

TR 49

TR
49G

TR 49F

TR 49H2

TR 49H1

TR 49H

TR 37A

TR 37A1

38A

TR 38

TR 39
.799 AC

TR
40

TR
40A

TR
40A1

TR 41

TR

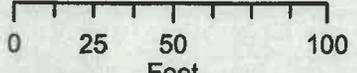
E WALL ST

FIRST
BAPTIST
CHURCH

Legend

-  Landmarked Property
-  City Limits
-  Zoning
-  Streets

#HL22-03, #CA22-37 & #CA22-38
 211 East Wall Street
 7/5/2022



0 25 50 100
Feet



1 inch = 60 feet

GRAPEVINE HISTORIC PRESERVATION COMMISSION HISTORIC LANDMARK DESIGNATION FORM

1. Name

Historic Eula E. Thweatt Thomas and H. E. "Tommy" Thomas House

And/or common

2. Location

Address 211 East Wall Street land survey Archibald F. Leonard Survey

Location/neighborhood block/lot Abst. 946 tract size Tract 40A

3. Current zoning

Highway 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 type="checkbox"/> commercial	<input type="checkbox"/> park
<input checked="" type="checkbox"/> structure		<input type="checkbox"/> work in progress	<input type="checkbox"/> education	<input checked="" 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: GR8 Green Properties, Rylor Group, LLC phone: 214 395-6806, 214 507-6867

Address: 835 East Texas Street city: Grapevine state: Texas zip: 76051

6. Form Preparation

Name & title David Klempin, Historic Preservation Officer organization: City of Grapevine

Contact: 636 South Main Street, Grapevine, Texas 76051 phone: 817-410-3197

7. Representation on Existing Surveys

Tarrant County Historic Resources National Register of Historic Places
 Recorded Texas Historic Landmark
 other Grapevine Township Map Texas Archaeological Landmark

for office use only

8. Date Rec'd: _____ Survey Verified: Yes No

9. Field Chk date: _____ By: _____

10. Nomination

Archaeological Structure District - H. Township
 Site Structure & Site

11. Historic Ownership

original owner James Joseph Thweatt and wife Blanche Cook, and Eula E. Thweatt Thomas

significant later owner(s) Eula E. Thweatt Thomas (husband was H. E. "Tommy" Thomas)

12. Construction Dates

Original 1950

alterations/additions: 1963 Master Bedroom addition to the east side of house;
Metal frame two-car carport in front of one-car garage

13. Architect

original construction

alterations/additions

14. Site Features

Natural Several Large Trees

urban design

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.



211 East Wall Street

The Eula E. Thweatt Thomas and H. E. "Tommy" Thomas House was constructed in 1950 on land that was originally part of a large tract of land owned by James Joseph Thweatt, a longtime Grapevine family. The house is built in the minimal traditional style popular following World War II.

The main body of the house has a hip roof with a deep roof overhang, providing shade for the window opening. There is a connecting wing to a one-car garage to the west. A large covered porch open directly into living area of the house. On the east side of the house a master bedroom was added in 1963 expanding the width of the house. The exterior of the house has a brick wainscoting of red veneer brick approximately four feet high, running the entire perimeter of the house. Above the wainscoting is wood siding and wood trim. The windows are aluminum. A large projecting porch welcomes visitors to a spacious interior containing three bedrooms, two baths, living room, dining room, eat-in style kitchen and large family room connects to a large covered porch facing the rear of the property.

16. Historical Significance

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

The property located at 211 East Wall Street was last owned by Eula E. Thweatt Thomas and her husband, H. E. "Tommy" Thomas. The 211 East Wall Street property was their homeplace; next door at 215 East Wall Street was their family business site, Appliance Service Company.

The 211 East Wall property is shown on the historic tax card as originally belonging to James Joseph (J.J.) Thweatt and his wife Blanche Cook Thweatt, and then to Eula E. Thweatt Thomas, J.J.'s youngest sister, who acquired the property in 1963. Eula married H. E. "Tommy" Thomas in 1946. He was a well-respected appliance repair man and business owner. Eula's grandparents were Joseph Thomas Thweatt and Sally Elizabeth Whitley who came to the Grape Vine Prairie in 1860 by covered wagon from Iowa. They had five children. Two of them were Robert Whitley Thweatt and Richard Lee Thweatt. Robert Whitley Thweatt had a son, Frank Leon Thweatt, who operated a service station on Northwest Highway behind this property location. His wife, Bernice Lucas Thweatt, was a member of the Bay View Club. Richard Lee Thweatt had a son and daughter, James Joseph Thweatt and Eula Elizabeth Thweatt who had the property at 211 East Wall Street. Robert Whitley Thweatt was one of Grapevine's Ice Men who delivered blocks of ice to Grapevine homes from the Grapevine Ice Company. He was also a hunting companion of Gordon and Bill Tate and other Grapevine community leaders.

17. Bibliography

Historic Tax Card. Grapevine Area History book, published in 1979; editor, Charles H. Young.

18. Attachments

- | | |
|---|--|
| <input checked="" type="checkbox"/> District or Site map | <input type="checkbox"/> Additional descriptive material |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Footnotes |
| <input checked="" type="checkbox"/> Photos (historic & current) | <input type="checkbox"/> Other (_____) |

—

—

Designation Merit

- | | |
|--|---|
| <p>A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas of the United States. <u> X </u></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 <u> X </u></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. <u> X </u></p> | <p>L. Value as an aspect of community sentiment or public pride. <u> X </u></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
Planning and Zoning Services

Historical Marker

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

Check One:

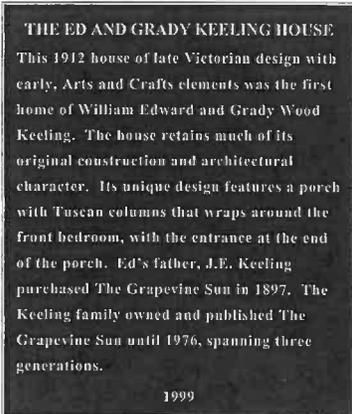
- Yes, I am interested in obtaining a bronze Historic Landmark Plaque for my property from the Historic Preservation Commission. I understand there is no fee for this plaque.
 - No, I am not interested in obtaining a marker for my property.
-
- Yes, I am interested in obtaining a bronze Historic Marker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

Below for office use only



- Historic Preservation Commission's Historic Landmark Plaque.

- Historic Preservation Commission's Historic District Plaque.



- Grapevine Historical Society's Historic Landmark Marker.

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, AUGUST 24, 2022

SUBJECT: HISTORIC LANDMARK OVERLAY #HL22-04
APPLIANCE SERVICE COMPANY BUILDING
215 EAST WALL STREET
GRAPEVINE, TEXAS 76051
GR8 GREEN PROPERTIES & RYLOR GROUP, LLC, OWNER
RONNY PARK, RYLOR GROUP, LLC, 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:

215 East Wall Street, legally described as LEONARD, ARCHIBALD F SURVEY Abstract 946, Tract 40A01 ABST 946 TR 40A1, City of Grapevine.

BACKGROUND:

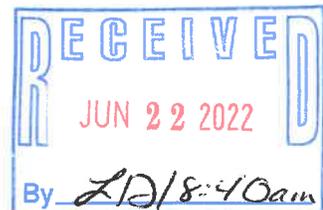
On June 22, 2022, Ronny Park of The Rylor Group LLC, submitted an application for Historic Landmark Overlay #HL22-04 for property owned by GR8 Green Properties, LLC and the Rylor Group, LLC located at 215 East Wall Street, City of Grapevine. The property contains a 1,450 square foot Metal Butler Building that was constructed in 1966 by H. E. Tommy Thomas to house the Appliance Service Company operations, the family business. A long metal storage building 1,530 square feet in size was added to the rear of the building for storage of appliances undergoing repair. There is also a small 200 square foot detached storage shed near the rear property line currently in disrepair. Photos are attached with this memo. The applicants propose to rezone the property to residential and replace the Metal Buildings with a new period-style house.

Staff recommends approval of the Historic Overlay #HL22-04 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.

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

- 1. APPLICANTS/AGENT NAME RONNY PARK
 COMPANY NAME THE RYLON GROUP, LLC
 ADDRESS 835 E TEXAS ST.
 CITY/STATE/ZIP GRAPEVINE, TX 76051
 WORK PHONE 214-507-6867 FAX NUMBER /
- 2. APPLICANT'S INTEREST IN SUBJECT PROPERTY NEW HOUSE
- 3. PROPERTY OWNER(S) NAME _____
 ADDRESS 835 E TEXAS ST.
 CITY/STATE/ZIP GRAPEVINE, TX 76051
 WORK PHONE 214-507-6867 FAX NUMBER /
- 4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION
215 E WALL ST., GRAPEVINE, TX 76051
 LEGAL DESCRIPTION: LOT(S) Leonard, Archibald F Survey Abstract 946 Tract 40A01
ABST 946 TR 40A1
 SIZE OF SUBJECT PROPERTY .0895 ACRES 3,900 SQUARE FEET
 METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET
- 5. PRESENT ZONING CLASSIFICATION COMMERCIAL
- 6. PRESENT USE OF PROPERTY COMMERCIAL - OFFICE ?
WAREHOUSE



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

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

APPLICANT (PRINT) Ronny Park

APPLICANT SIGNATURE [Signature]

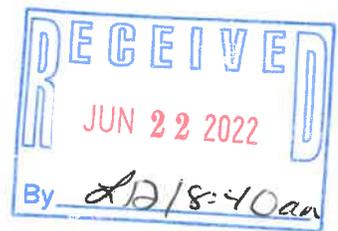
OWNER (PRINT) The Rylon Group LLC / GRB Green Properties LLC

OWNER SIGNATURE [Signature]

OWNER (PRINT) Ronny Park / Bob Green

OWNER SIGNATURE [Signature]

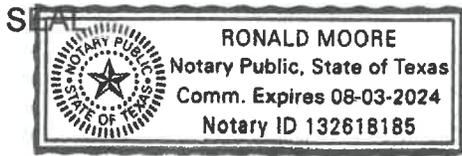
The State of TEXAS



County of TARRANT

Before me Ronald Moore on this day personally appeared Ronny Park known to me (or proved to me on the oath of W/A or through TEXAS Drivers License (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 22nd day of June, A.D. 2022.



Ronald Moore
Notary Signature

The State of _____

County of _____

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

Given under my hand and seal of office this _____ day of _____, A.D. _____.

SEAL

Notary Signature



Account #: 04502477

Location

Property Address: 215 E WALL ST [Interactive Maps](#)

City: GRAPEVINE

Zipcode: 76051

Georeference: [A 946-40A01](#)

Neighborhood Code: 3G030K

Latitude: 32.9403762801

Longitude: -97.0765102328

TAD Map: [2126-460](#)

MAPSCO: [TAR-027H](#)

Property Data

Legal Description: [LEONARD, ARCHIBALD F SURVEY Abstract 946 Tract 40A01 ABST 946 TR 40A1](#)

State Code: C1 Vacant Land Residential

Jurisdictions: 011 CITY OF GRAPEVINE

220 TARRANT COUNTY

906 GRAPEVINE-COLLEYVILLE

ISD

224 TARRANT COUNTY

HOSPITAL

225 TARRANT COUNTY

COLLEGE

Land Acres ♦: 0.0895

Land Sqft ♦: 3,900

Pool: N

Year Built: 1950

Agent: None

Notice Sent: 05-10-2022

Notice Value: \$48,115

Protest Deadline: 06-09-2022

††† Rounded

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



Owner Information

Current Owner:

GR8 GREEN PROPERTIES LLC
 835 E TEXAS ST
 GRAPEVINE, TX 76051

Deed Date: 03-15-2022**Instrument:** D222068817**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
MARTIN CLARA ELAINE;WHITE MARJORIE THOMAS	04-08-2018	M204001184		
MARTIN CLARA ELAINE;WHITE MARJORIE THOMAS	04-07-2018	M204001184		
CHRISTY CLARA ELAINE;WHITE MARJORIE THOMAS	04-06-2018	<u>D218149932</u>		
THOMAS EULA;THOMAS H E	09-10-1955	00029180000267	0002918	0000267



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	\$11,799	\$36,316	\$48,115	\$48,115
2021	\$94,953	\$64,685	\$159,638	\$159,638
2020	\$94,953	\$64,685	\$159,638	\$159,638
2019	\$94,953	\$64,685	\$159,638	\$159,638
2018	\$94,939	\$64,685	\$159,624	\$159,624
2017	\$93,296	\$64,685	\$157,981	\$157,981

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

HL22-04

E NORTHWEST HWY

STARBUCKS ST

1

TR 4

TR

TR 49H2

TR 49H

12 AC

TR 49H3
1209

TR 38

TR 39
.799 AC

TR 40

TR 40A

TR 40A1

TR 41

TR 42

TR 44

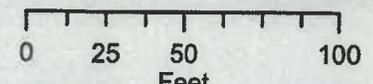
E WALL ST

FIRST
BAPTIST
CHURCH

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

#HL22-04, #CA22-37 & #CA22-39
215 East Wall Street

7/5/2022



1 inch = 60 feet

#HL22-04

E NORTHWEST HWY

STARNES ST

1
1

TR 49

TR 49G

TR 49F

TR 49H2

TR 49H1

TR 49H

.12 AC

TR 49H3
.1209 @

38

TR 39
.799 AC

TR 40

TR 40A

TR 40A1

TR 41

TR 42

TR 44A

E WALL ST

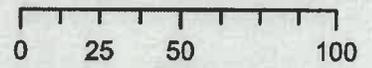
FIRST BAPTIST CHURCH ON

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

#HL22-04, #CA22-37 & #CA22-39

215 East Wall Street

7/5/2022



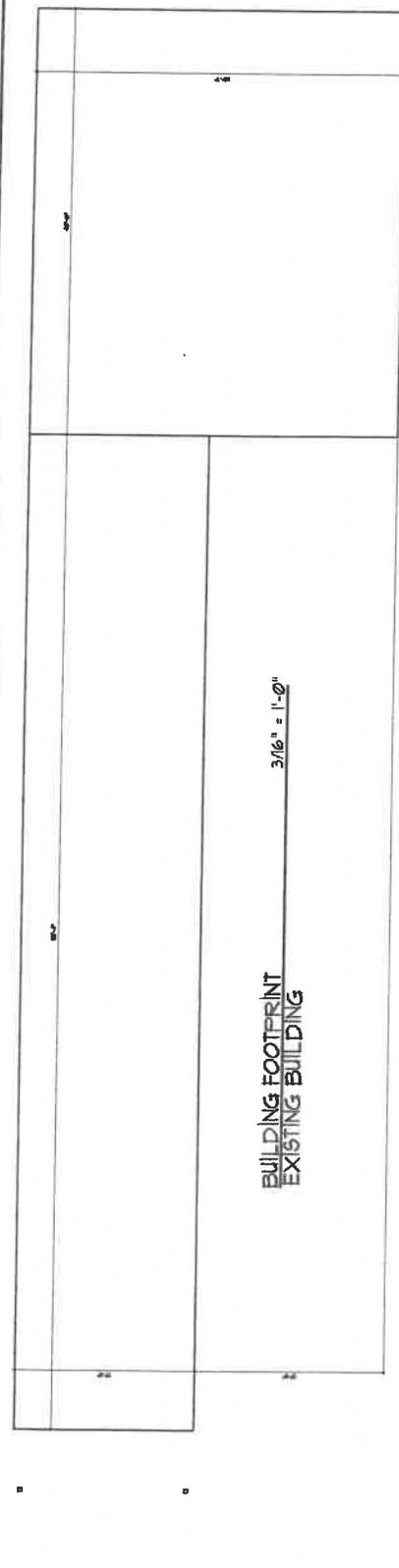
1 inch = 60 feet



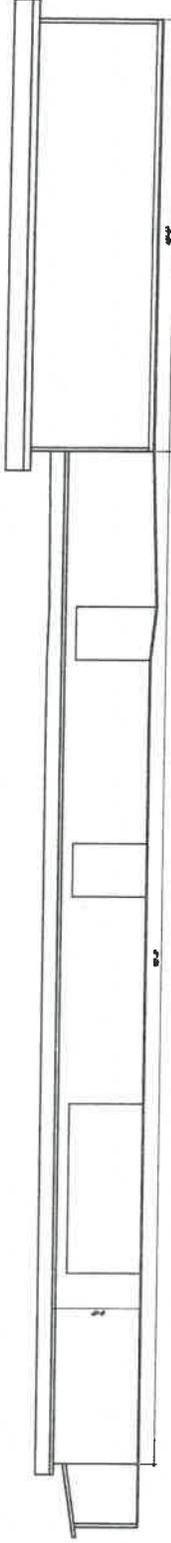
PLAN # 202210
Distinctive Dwellings
Dwell in the possibilities
Brookline, Texas 76022 & 817 483 1269

CUSTOMER: REMODEL
BUILDER: 211 PARTNERS
211 E WALL STREET - GRAPEVINE TX

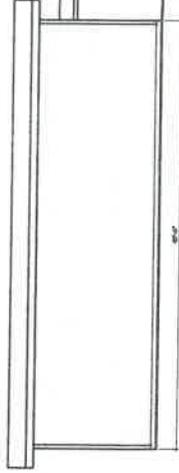
DATE: 6-24-2022
DRAWN BY: [Name]
CHECKED BY: [Name]
REVISION 1 DATE: [Date]
REVISION 2 DATE: [Date]



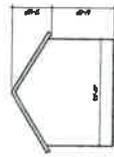
BUILDING FOOTPRINT
EXISTING BUILDING
3/16" x 1'-0"



WEST ELEVATION
EXISTING BUILDING
3/16" x 1'-0"



EAST ELEVATION
EXISTING BUILDING
3/16" x 1'-0"



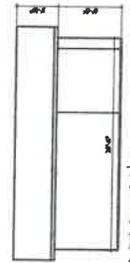
EAST / WEST ELEVATION
EXISTING SHED
3/16" x 1'-0"



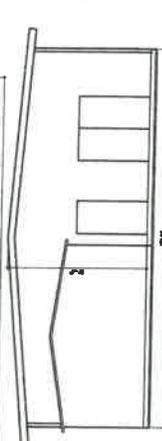
SHED FOOTPRINT
EXISTING
3/16" x 1'-0"



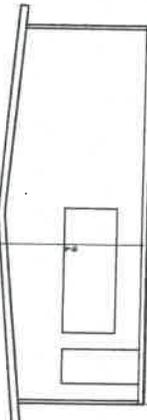
NORTH ELEVATION
EXISTING SHED
3/16" x 1'-0"



SOUTH ELEVATION
EXISTING SHED
3/16" x 1'-0"



NORTH ELEVATION
EXISTING BUILDING
3/16" x 1'-0"



SOUTH ELEVATION
EXISTING BUILDING
3/16" x 1'-0"

RECEIVED

JUL 19 2022

GRAPEVINE HISTORIC PRESERVATION COMMISSION HISTORIC LANDMARK DESIGNATION FORM

1. Name

Historic Appliance Service Company building

And/or common

2. Location

Address 215 East Wall Street land survey Archibald F. Leonard Survey

Location/neighborhood block/lot Abst. 946 tract size Tract 40A01

3. Current zoning

Highway 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 checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input 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 checked="" type="checkbox"/> yes: restricted		<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input 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: GR8 Green Properties, Rylor Group, LLC phone: 214 395-6806, 214 507-6867

Address: 835 East Texas Street city: Grapevine state: Texas zip: 76051

6. Form Preparation

Name & title David Klempin organization: City of Grapevine Historic Preservation Officer

Contact: 636 South Main Street phone: 817-410-3197

7. Representation on Existing Surveys

Tarrant County Historic Resources National Register of Historic Places
 other Grapevine Township Map Recorded Texas Historic Landmark
 Texas Archaeological Landmark

for office use only

8. Date Rec'd: _____ Survey Verified: Yes No

9. Field Chk date: _____ By: _____

10. Nomination

Archaeological Structure District
 Site Structure & Site

11. Historic Ownership

original owner James Joseph Thweatt and wife Blanche Cook Thweatt, and Eula Thweatt Thomas

significant later owner(s) Eula E. Thweatt Thomas and H. E. "Tommy" Thomas

12. Construction Dates

Original 1966

alterations/additions Rear Storage Building; Small Storage Shed additions

13. Architect

original construction

alterations/additions

14. Site Features

Natural Several large trees

urban design

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.



215 East Wall Street – site of Appliance Service Company

The property contains a 1,450 square foot Metal Butler Building that was constructed in 1966 by H. E. "Tommy" Thomas to house the Appliance Service Company operations, the family business. A long metal storage building 1,530 square feet in size was added to the rear of the building for storage of appliances undergoing repair. There is also a small 200 square foot detached storage shed near the rear property line

currently in disrepair. The applicants propose to rezone the property to residential and replace the Metal Buildings and storage shed with a new period-style house.

16. Historical Significance

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

The property located at 215 East Wall Street was owned by Eula E. Thweatt Thomas and H. E. "Tommy" Thomas. The 211 property was their homeplace; the 215 was their business site, Appliance Service Company.

Retired Fire Chief and also former Parker Appliance Company salesman Bill Powers remembered that Mr. Thomas was about the only appliance repairman in the area at that time. "What we could not fix ourselves at Parker Appliance, we always took to Mr. Thomas and he could make the repair," Bill said.

The 215 East Wall property is shown on the historic tax card along with the 211 East Wall property as belonging to James Joseph (J.J.) Thweatt and his wife Blanche Cook Thweatt and Eula E. Thweatt Thomas, J.J.'s youngest sister. In 1963, the property was acquired by Eula E. Thweatt Thomas. Eula was married to H. E. "Tommy" Thomas in 1946. In July 1966 the Thomas family received a loan in the amount of \$10,862.00 from the First National Bank of Grapevine, likely for the construction of the metal building for Appliance Service Company.

Eula's grandparents were Joseph Thomas Thweatt and Sally Elizabeth Whitley who came to the Grape Vine Prairie in 1860 by covered wagon from Iowa. They had five children. Two of them were Robert Whitley Thweatt and Richard Lee Thweatt. Robert Whitley Thweatt had a son, Frank Leon Thweatt, who operated a service station on Northwest Highway behind this property location. His wife, Bernice Lucas Thweatt, was a member of the Bay View Club. Richard Lee Thweatt had a son and daughter, James Joseph Thweatt and Eula Elizabeth Thweatt who had the property at 211 East Wall Street. Robert Whitley Thweatt was one of Grapevine's Ice Men who delivered blocks of ice to Grapevine homes from the Grapevine Ice Company. He was also a hunting companion of Gordon and Bill Tate and other Grapevine community leaders.

17. Bibliography

Historic Tax Card; Grapevine Area History book, published 1979; Charles H. Young, editor.

18. Attachments

- | | |
|---|--|
| <input checked="" type="checkbox"/> District or Site map | <input type="checkbox"/> Additional descriptive material |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Footnotes |
| <input checked="" type="checkbox"/> Photos (historic & current) | <input checked="" type="checkbox"/> Other (_____) |

Designation Merit

- | | |
|--|--|
| <p>A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas of the United States. X</p> | <p>G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. </p> |
| <p>B. Location as the site of a significant historical event. </p> | <p>H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation. </p> |
| <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city. </p> | <p>I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif. </p> |
| <p>D. Exemplification of the cultural, economic, social or historical heritage of the city X</p> | <p>J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city. </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
Planning and Zoning Services

Historical Marker

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

Check One:

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

Below for office use only



- Historic Preservation Commission's Historic Landmark Plaque.

- Historic Preservation Commission's Historic District Plaque.



- Grapevine Historical Society's Historic Landmark Marker.

MEMO TO: HISTORIC PRESERVATION COMMISSION
FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WDK*
DON DIXSON, BUILDING OFFICIAL
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES *Em*
MEETING DATE: WEDNESDAY, AUGUST 24, 2022
SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-37
211 & 215 EAST WALL STREET
GR8 GREEN PROPERTIES & RYLOR GROUP, LLC, OWNER
RONNY PARK, RYLOR GROUP, LLC, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA22-37 for the property located at 211 East Wall Street, legally described as Leonard, Archibald F. Survey, Abs 946 Tract 40A Abst946 Trs 40A and 215 East Wall Street, Legally Described as Leonard, Archibald F. Survey, Abs 946 Tract 49F, Abst 946 Trs 40A01 Abst 946 TR 40A1, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Rezone the property to a Residential District and meet the district's bulk, dimensional and setback requirements. If all Residential District requirements cannot be met, additional applications for relief must be sought and approved; and
2. Replat the two properties;

as per the attached plans, with the conditions the Planning and Zoning Commission and City Council approve the rezoning and re-plat of the lots.

BACKGROUND:

Certificate of Appropriateness application #CA22-37 was submitted on June 22, 2022, 2022, by the applicant Ronny Park of the Rylor Group, LLC to replat the properties at 211 and 215 East Wall Street. Plans for the replat were prepared by Peiser & Mankin Surveying, LLC of Southlake, Texas.

The existing two lots containing the Thomas House at 211 East Wall Street would be combined into one lot as required by Zoning ordinance. Approximately 8' of the width of the new combined lot would then be given to the lot next door at 215 East Wall Street. This would increase the lot width at 215 East Wall Street and create a more useable property. The applicant proposes to rezone both properties to residential zoning from its current zoning of Highway Commercial.

Historic Preservation Staff recommends the Historic Preservation Commission approve with conditions #CA22-37 to rezone the property to a Residential District and meet the district's bulk, dimensional and setback requirements. If all Residential District requirements cannot be met, additional applications for relief must be sought and approved; and replat the two properties with the conditions the Planning and Zoning Commission and City Council approve the rezoning and the re-plat of the lots.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 6/20/22

Number #CA22-37

Property Owner Name, Address & Phone Number

Ronny Park
Bob Grob

Phone:

Mobile:

Email:

Property Address (include any suite number)

215 E Wm St
211 E Wm St

Applicant Name, Address & Phone Number

The Ryle Group, LLC / Ronny Park

Phone:

Mobile 214-507-6867

Email: rpack1025@verizon.net

Legal Description

Leppard, Archibald F Survey Abstract
946 TRACT 40A ABST 946 TR 40A (215)
and 40A1 (211)

Tenant Name/Occupancy/Use

Request/Description of Work to Be Done

Rezone - Replat - Commercial to Residential
- 3 lots to 2 lots

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] x
Owner or Contractor

Print Name Ronny Park

Approved-Staff HPC

Approved with Conditions:

Denied

x _____
Chair - Historic Preservation Commission

x _____
Historic Preservation Officer

x _____
Building Official

Date _____

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

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





Legend

-  Landmarked Property
-  City Limits
-  Zoning
-  Streets

#HL22-03, #CA22-37 & #CA22-38

211 East Wall Street

7/5/2022

0 25 50 100
Feet

1 inch = 60 feet





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

#HL22-04, #CA22-37 & #CA22-39

215 East Wall Street

7/5/2022

0 25 50 100
Feet



1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, AUGUST 24, 2022

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-38
EULA E. THWEATT THOMAS & H. E. "TOMMY" THOMAS HOUSE
211 EAST WALL STREET
GRAPEVINE, TEXAS 76051
GR8 GREEN PROPERTIES & RYLOR GROUP, LLC, OWNER
RONNY PARK, RYLOR GROUP, LLC, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** the Certificate of Appropriateness #CA22-38 for the property located at 211 East Wall Street, legally described as Leonard, Archibald F Survey Abstract 946, Tract 40A ABST 946 TR 40A, 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 an existing addition to the Thomas House that was added in 1963 on the east side of the house; demolish the small storage building in the rear yard of the house; demolish the two-car metal carport in the front yard of the house;
2. Renovate the existing Thomas House and construct a new one-story addition to the west side and rear of the house;
3. Construct a new 700 square foot detached two-car garage with workshop in the rear yard of the house;

with the conditions Historic Overlay #HL22-03 is approved for the property; a variance is approved by the Historic Preservation Commission to combine the 500 square foot detached garage and 200 square foot detached storage building allowed by the Preservation Ordinance; City Council approves the re-platting of the property at 211 & 215 East Wall Street; a site plan be obtained from the Planning Services Zoning Department; and a permit be obtained from the Building Services Department.

BACKGROUND:

Certificate of appropriateness application #CA22-38 was submitted by applicant Ronny Park and Bob Green on June 22, 2022 to demolish the existing addition on the east side of the Thomas House and the small storage building in the rear yard of the house; renovate the existing house and construct a new one-story addition to the west side and rear of the house; and construct a new 700 square foot detached two-car garage with workshop.

The Thomas House was built in 1950 as the family home of Eula and Tommy Thomas. A master bedroom addition was built on the east side of the house and a metal carport was

added to the front of the house in 1963. A small storage building was added in the rear yard in the 1990s.

The applicants propose to restore the one-story house and update it for modern living. The proposed work would include constructing a new addition and a large detached two-car detached garage and workshop.

Due to the large size of the lot and its location bordering commercial property to the rear, the Historic Preservation Officer, Building Official and Executive Director of the Grapevine Convention & Visitors Bureau recommend a variance be granted to combine the 500 square foot detached garage and 200 square foot detached storage building allowed by the Preservation Ordinance into one larger structure containing 700 square feet. However, no further structures would be approved in the future on the property.

The existing house with the proposed additions totals 3,396 square feet, with the proposed garage and workshop of 700 square feet totals 4,096 square feet which is within the maximum 4,100 square feet allowed by the Preservation Ordinance. The revised lot size would be 16,915 square feet. The building coverage is 28.39%, which is within the maximum 40% lot coverage allowed by Zoning. Building height is 18 feet.

Staff recommends approval of #CA22-38 to demolish the existing addition on the east side of the house, the small storage building in the rear yard of the house and metal carport in the front of the house; renovation of the existing Thomas House, constructing a new one-story addition to the west side and rear of the house; constructing a new 700 square foot detached two-car garage with workshop; **with the conditions** Historic Overlay #HL22-03 is approved for the property; a variance is approved by the Historic Preservation Commission to combine the 500 square foot detached garage and 200 square foot detached storage building allowed by the Preservation Ordinance; City Council approves the re-platting of the property at 211 & 215 East Wall Street; a site plan be obtained from the Planning Services Department; and a permit be obtained from the Building Services Department.

.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 6/20/22

Number #AC22-38

Property Owner Name, Address & Phone Number

Ronny Park
Bob Green

Phone:

Mobile: 214-507-6867

Email:

Property Address (include any suite number)

211 E WALL ST.

Applicant Name, Address & Phone Number

THE RYCOX GROUP, LLC / Ronny Park

Phone: 214-507-6867

Mobile:

Email: rpark1825@verizon.net

Legal Description

Leonard, Archibald F Survey
Abstract 946 Tract 40A ABST 946
TR 40A

Tenant Name/Occupancy/Use

Request/Description of Work to Be Done

DEMOLISH THE ADDITION ON EAST SIDE OF HOUSE
HOME RENOVATION & ADDITION + DETACHED GARAGE w/ STORAGE

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] x
Owner or Contractor

Print Name Ronny Park

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



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

CASE NO. #CA 22-38
DATE 6-22-22

Reference: Ordinance No. 2013-23 www.grapevintexas.gov/documentcenter/view/881

The following information is required for properties with Historic Landmark Subdistrict Overlays and/or properties located within the boundary of the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: 6/22/22 Time: 2:00 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 16,915 Square Feet EST. BEFORE REPLANT
Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 3396 ✓
Building Coverage (40% max) 4803 28.39% ✓
Building Height (35 ft. max) _____
Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 500 (Attached is included within the 3,400 sq. ft. max) _____
Storage Shed (200 sq. ft. max) 254 STONE ATTACHED TO GARAGE

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.



E NORTHWEST HWY

STARVES ST

KINS
RNER
21615

1

TR 4

TR 49

TR 49H2

TR 49H

TR 37A

TR 37A1

TR 39

.799 AC

TR 40

TR 40A

TR 40A1

TR 41

TR 42

TR 38A

TR 38

E WALL ST

FIRST
BAPTIST
CHURCH

Legend

-  Landmarked Property
-  City Limits
-  Zoning
-  Streets

#HL22-03, #CA22-37 & #CA22-38

211 East Wall Street

7/5/2022

0 25 50 100
Feet



1 inch = 60 feet

STARVES ST

E NORTHWEST HWY

KINS
RNER
21615

1

TR 49

TR
49G

TR 49F

TR 49H2

TR 49H1

TR 49H

TR 37A

TR 37A1

38A

TR 38

TR 39
.799 AC

TR
40

TR
40A

TR
40A1

TR 41

TR

E WALL ST

FIRST
BAPTIST
CHURCH

Legend

-  Landmarked Property
-  City Limits
-  Zoning
-  Streets

#HL22-03, #CA22-37 & #CA22-38
 211 East Wall Street
 7/5/2022

0 25 50 100
 Feet

 1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION
FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *wdk*
DON DIXSON, BUILDING OFFICIAL
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES
MEETING DATE: WEDNESDAY, AUGUST 24, 2022
SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-39
215 EAST WALL STREET
GR8 GREEN PROPERTIES & RYLOR GROUP, LLC, OWNER
RONNY PARK, RYLOR GROUP, LLC, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA22-39 for the property located at 215 East Wall Street legally described as Leonard, Archibald F Survey Abstract 946 Tract 40A01 ABST 946 TR 40A1, 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 Metal Butler Building, Storage building and small storage shed at the rear of the property;
2. Construct a new period-style two-story house on the lot;
3. Construct a new two-car detached garage with workshop at the rear of the property;

as per the attached plans with the conditions #HL22-04 is approved for the property; a variance is approved by the Historic Preservation Commission to combine the 500 square foot garage and 200 square foot storage building allowed by the Preservation Ordinance; City Council approves the re-platting of the property at 211 & 215 East Wall Street; a site plan be obtained from the Planning Services Department; and a permit be obtained from the Building Services Department.

BACKGROUND:

Certificate of Appropriateness application #CA22-39 was submitted on June 22, 2022, by the applicants Ronny Park and Bob Green of the Rylor Group LLC to demolish the existing Metal Butler Building, Storage building and small storage shed at the rear of the property; construct a new period-style two-story house on the lot; construct a new two-car detached garage with workshop at the rear of the property.

The applicants want to replace the Metal Butler building, a commercial structure, with a more appropriate residential structure consistent with the Historic Grapevine Township residential area. Plans for the house were prepared by Distinctive Dwellings of Southlake, Texas following Design Guidelines established for the property.

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

Due to the large lot size and its location bordering commercial property to the rear, the Historic Preservation Officer, Building Official and Executive Director of the Grapevine Convention & Visitors Bureau recommend a variance be granted to combine the 500 square foot detached garage and 200 square foot detached storage building allowed by the Preservation Ordinance into one larger structure containing 700 square feet. However, no further structures would be approved in the future on the property.

The existing house with the proposed additions totals 3,396 square feet, with the proposed garage and workshop of 700 square feet totals 4,098 square feet which is within the maximum 4,100 square feet allowed by the Preservation Ordinance. The revised lot size would be 13,750 square feet. The building coverage is 33.74%, which is within the maximum 40% lot coverage allowed by Zoning. Building height is 28 feet.

Staff recommends the Historic Preservation Commission approve with the conditions demolish the existing Metal Butler Building, Storage building and the small storage shed at the rear of the property; construct a new period-style two-story house on the lot; construct a new two-car detached garage with workshop at the rear of the property; with the conditions Historic Overlay #HL22-03 is approved for the property; a variance is approved by the Historic Preservation Commission to combine the 500 square foot detached garage and 200 square foot detached storage building allowed by the Preservation Ordinance; City Council approves the re-platting of the property at 211 & 215 East Wall Street; a site plan be obtained from the Planning Services Department; and a permit be obtained from the Building Services Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 6/20/22

Number #CA 22-39

Property Owner Name, Address & Phone Number

RONNY PARK
BOB GREEN
Phone: 214-507-6967

Mobile:

Email:

Property Address (include any suite number)

215 E WALL ST.

Applicant Name, Address & Phone Number

THE RYON GROUP, LLC / RONNY PARK
Phone:
Mobile 214-507-6967

Email: rpark1850@verizon.net

Legal Description

Leonard, Archibald F Survey Abstract 946
Tract 40A01 ABST 946 TR 40A1
City of Grapevine

Tenant Name/Occupancy/Use

Request/Description of Work to Be Done

DEMO EXISTING BUTLER BUILDING + SHED
NEW HOME + DETACHED GARAGE + STORAGE

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 x [Signature] Owner or Contractor

Print Name Ronny Park

Approved-Staff HPC Approved with Conditions: Denied

x _____ Chair - Historic Preservation Commission

x _____ Historic Preservation Officer

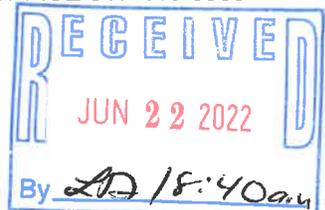
x _____ Building Official

Date

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

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

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 22-39
DATE 6/20/22

Reference: Ordinance No. 2013-23 www.grapevintexas.gov/documentcenter/view/881

The following information is required for properties with Historic Landmark Subdistrict Overlays and/or properties located within the boundary of the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: 6/20/22 Time: 1:30 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 13,750 Square Feet EST. BEYOND REPORT
Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 3398
Building Coverage (40% max) 4640 sq. ft. / 33.74 %
Building Height (35 ft. max) 28 Ft.
Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 500 (Attached is included within the 3,400 sq. ft. max) _____
Storage Shed (200 sq. ft. max) 254 STORAGE ATTACHED TO GARAGE

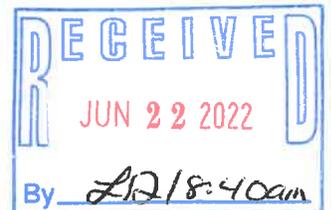
For Commercial Uses:

Impervious Area _____ % of Lot
Open/Green Space Area _____ % of Lot
Parking Spaces _____
ADA Parking Spaces _____
Easements _____

=====

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MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, AUGUST 24, 2022

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-31
D. E. BOX ADDITION HISTORIC DISTRICT
#HL10-09, ORDINANCE #2011-58
HISTORIC DR. ED AND EDITH PEWITT RESIDENCE
815 EAST TEXAS STREET
TED CAMPBELL, OWNER
BROADY BELTZ OF MERLUX POOLS & EXTERIORS/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA22-31 for the property located at 815 East Texas Street, legally described as Block 2, Lot 15, D. E. Box Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Construct a new one-story 200 square foot pool house containing a bathroom and changing area, in the rear yard of the house, to the east of the existing garage;

as per the attached plans following the Design Guidelines established for the D. E. Box Addition 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 is obtained from the Building Department.

BACKGROUND:

Certificate of Appropriateness application #CA22-31 was submitted by the applicant Broady Beltz on June 14, 2022 to construct a new one-story 200 square foot pool house containing a bathroom and changing area, in the rear yard of the house, to the east of the existing garage. Plans for the pool house were prepared following the Design Guidelines established for the D. E. Box Addition Historic District. The 10 feet wide by 20 feet long by 9 feet high pool house would be clad with exterior materials to match those of the house including siding, trim and window and door materials and would be submitted on a separate Certificate of Appropriateness.

The streetscape drawing indicates the area of the proposed pool house is not visible from the street.

The existing house is 2,466 square feet which is less than the 3,400 square feet maximum allowed by the Preservation Ordinance; the existing detached two-car garage is 500 square feet and the proposed pool house is 200 square feet, these are the maximum square footages for garage and storage shed. The pool house is the equivalent size of the maximum size storage shed allowed by the Preservation Ordinance.

These structures together total 3,166 square feet which is less the 4,100 square feet allowed by the Ordinance for all structures on the lot. The lot size is 14,656 square feet and the building coverage is 21.6% which is less than the maximum allowed coverage of 40%.

Staff recommends approval of #CA22-31 for plans to construct a new one story 200 square foot pool house containing a bathroom and changing area in the rear yard of the house, to the east of the existing garage; as per the attached plans following the Design Guidelines established for the D. E. Box Addition 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 is obtained from the Building Services Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 6/13/22

Number # CA 22-31

Property Owner Name, Address & Phone Number

Ted Campbell

Phone:

Mobile: 817-937-9720

Email: tedcampbell@yahoo.com

Property Address (include any suite number)

815 E Texas St. Grapevine TX 76051

Applicant Name, Address & Phone Number

Boady Beltz

1088 Texan Trail, Grapevine TX 76051

Merlux Pools LLC

Phone:

Mobile 972-737-3040

Email: permits@merluxpools.com

Legal Description

Block 2 Lot 15

Subdivision D. E. Box Addition

Tenant Name/Occupancy/Use Ted Campbell - Homeowner

Request/Description of Work to Be Done

Installing a NEW Pool / Outdoor Kitchen/ Pool House

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

materials to match home

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 Boady Beltz

Owner Contractor

Print Name Boady Beltz

Office Use

Approved-Staff HPC

Approved with Conditions:

Denied

Chair - Historic Preservation Commission

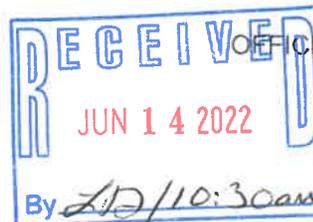
Historic Preservation Officer

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

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

CASE NO. #CA 22-31
DATE 6/14/22

Reference: Ordinance No. 2013-23 www.grapevintexas.gov/documentcenter/view/881

The following information is required for properties with Historic Landmark Subdistrict Overlays and/or properties located within the boundary of the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: 6/14/22 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 14,654 ~~38,800~~ Square Feet 200
Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 300 sq ft → Pool house
Building Coverage (40% max) 300 sq ft 21.6%
Building Height (35 ft. max) 9'
Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 500 (Attached is included within the 3,400 sq. ft. max) _____
Storage Shed (200 sq. ft. max) 200 POOL HOUSE

For Commercial Uses:

Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces _____

ADA Parking Spaces _____

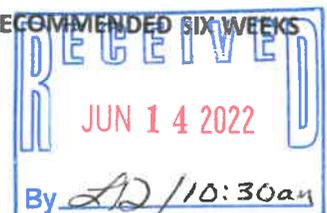
Easements _____

=====

PLEASE NOTE this page is for **ALL NEW CONSTRUCTION & ADDITION APPLICATIONS** for PUBLIC HEARING:

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



Account #: 00251887

 Location

Property Address: 815 E TEXAS ST [Interactive Maps](#)
City: GRAPEVINE
Zipcode: 76051
Georeference: 3150-2-15
Neighborhood Code: 3G030K
Latitude: 32.9391404604
Longitude: -97.0685431071
TAD Map: 2132-460
MAPSCO: TAR-028K

 Property Data

Legal Description: BOX, D E ADDITION Block 2 **State Code:** A Residential SingleFamily
Lot 15

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

Approximate Size †††: 2,449
Land Acres ♦: 0.3364
Land Sqft ♦: 14,656

Pool: N

Year Built: 1951

Agent: None

Notice Sent: 04-15-2022

Notice Value: \$505,872

Protest Deadline: 05-16-2022

††† Rounded

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

RECEIVED

JUN 15 2022





Owner Information

Current Owner:

TRAN-CAMPBELL SANDRA

TRAN NIEN THI

815 E TEXAS

GRAPEVINE, TX 76051

Deed Date: 03-30-2022

Instrument: D222092623

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
TRUE BLUE ACQUISITIONS LLC	03-11-2019	<u>D219052385</u>		
WIN WIN HOME BUYERS LLC	02-14-2019	<u>D219030282</u>		
MADERA JERRY;MADERA PATRICIA	08-03-2007	<u>D207283139</u>	0000000	0000000
MADERA JERRY M	04-24-2003	<u>D204170285</u>	0000000	0000000
MADERA DIANNE;MADERA JERRY M	06-17-1997	00128240000482	0012824	0000482
MADERA AMELIA;MADERA J M	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	\$287,180	\$218,692	\$505,872	\$505,872
2021	\$255,711	\$218,692	\$474,403	\$474,403
2020	\$259,256	\$180,000	\$439,256	\$439,256
2019	\$144,842	\$180,000	\$324,842	\$174,147
2018	\$101,422	\$180,000	\$281,422	\$158,316
2017	\$103,076	\$180,000	\$283,076	\$143,924

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

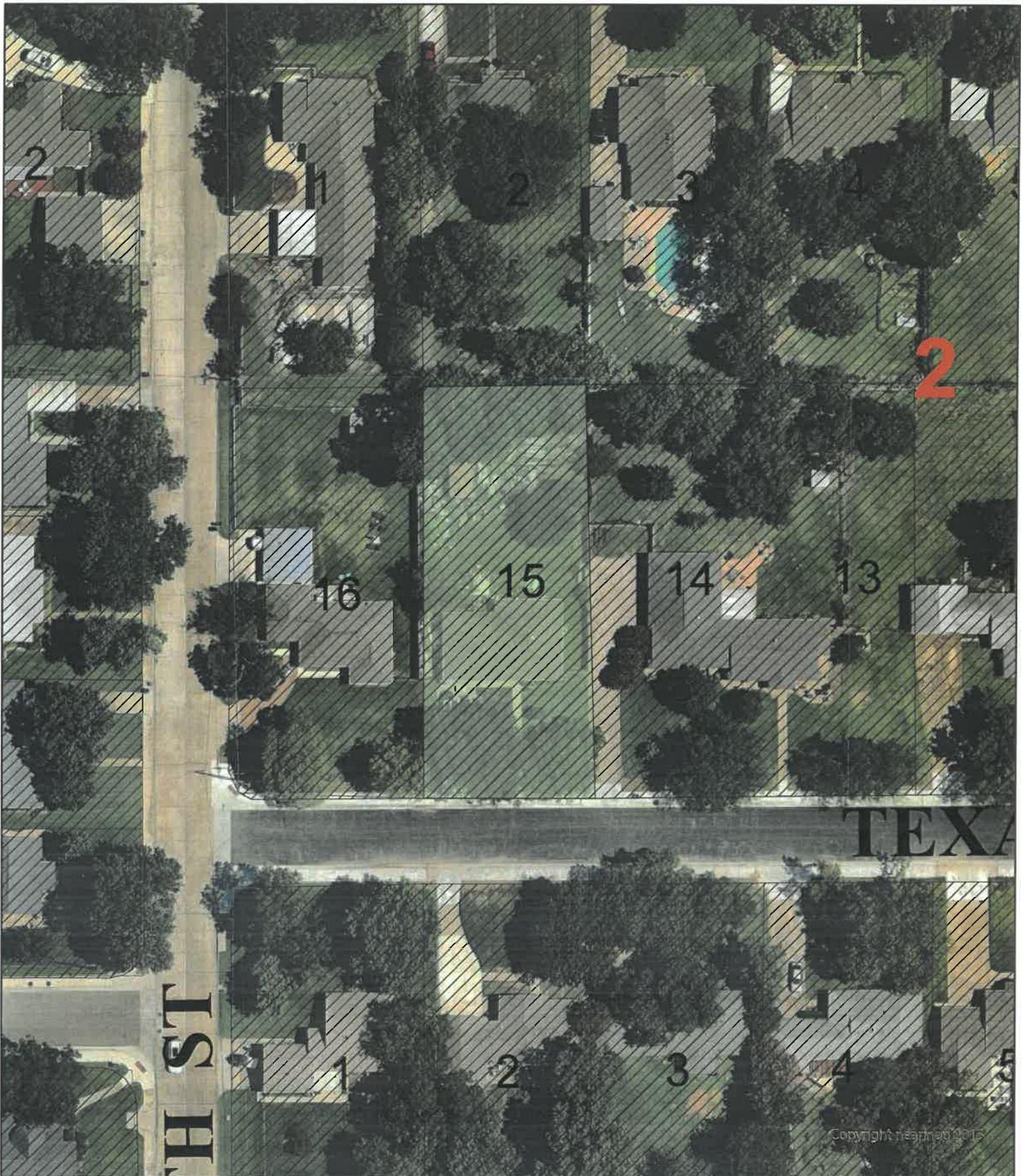
JUN 15 2022



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.



-  Zoning
-  Landmarked Property
-  Parcels
-  Grapevine City Limits

#CA22-31
815 East Texas Street
 8/17/2022

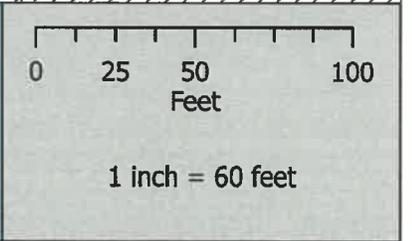
0 25 50 100
 Feet

1 inch = 60 feet



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

#CA22-31
815 East Texas Street
 8/17/2022





Historic Dr. Ed and Edith Pewitt House

815 East Texas Street

D. E. Box Addition

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, June 22, 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:

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

Constituting a quorum, with Chairman Sean Shope, Commissioners Jim Niewald, Ashley Anderson, and Alternate 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
Kayce Vanderpool	Historic Preservation Staff
Tara Brooks	City Secretary

CALL TO ORDER

Commissioner Telford 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:

- #CA22-25 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.

PUBLIC HEARING

4A. Historic Landmark Overlay #HL22-02 for property located at 216 East Northwest Highway

Commissioner Telford declared the Public Hearing open for #HL22-02 for the property located at 216 East Northwest Highway, legally described as Leonard, Archibald F Survey, Abstract 946, Tract 49F; Abstract 946, Tracts 49F 7, 49H2.

Commissioner Telford called on Historic Preservation Officer David Klempin to present the case.

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. The property contains a vacant gasoline/service station building that is currently in disrepair. The property is under contract 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. 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.

RECOMMENDATION:

Staff recommended 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.

Applicant Lamoine Wright presented this item and identified the environmental issues that this property faces regarding new development.

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

Ayes: 4 (Telford, Volker, Gilliland, and Wilbanks)

Nays: 0

The public hearing was closed.

Commissioner Volker made a motion to approve the request for Historic Landmark Designation #HL22-02; Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 4 (Telford, Volker, Gilliland, and Wilbanks)

Nays: 0

Item 4B. Certificate of Appropriateness #CA22-23 for property located at 216 East Northwest Highway

Commissioner Telford declared the Public Hearing open for #CA22-23 for the property located at 216 East Northwest Highway, legally described as Leonard, Archibald F Survey, Abstract 946, Tract 49F; Abstract 946, Tracts 49F 7, 49H2, Grapevine, Texas to the Grapevine Historic Preservation Ordinance No. 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 Services Department; and a permit be obtained from the Building Department.

Commissioner Telford called on Historic Preservation Officer Klempin to present the case.

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.

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.

Historic Preservation Officer Klempin reported the current building has structural issues and has reached the end of its life. Its placement on the lot also makes development difficult.

RECOMMENDATION:

Staff recommended approval of #CA22-23 to demolish the existing Thweatt gasoline/service station building and to construct two new retail buildings with the conditions of Historic Overlay #HL22-02 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 Services Department; and a permit be obtained from the Building Department.

Mr. Wright answered questions from the Commission related to the design of the new development and the difficulties of developing the property with the current building due to its location.

Director of the Convention and Visitors Bureau P.W. McCallum stated the proposed buildings are in line with the historic period of significance of the township.

The Commission discussed this item.

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

Ayes: 4 (Telford, Volker, Gilliland, and Wilbanks)

Nays: 0

The public hearing was closed.

The Commission discussed this request.

Commissioner Volker made a motion to approve Certificate of Appropriateness #CA22-23, with conditions; Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 3 (Telford, Volker, and Gilliland)

Nays: 1 (Wilbanks)

Item 5A. Minutes

Commissioner Telford opened discussion on the proposed May 25, 2022 meeting minutes.

Commissioner Volker stated he was not at the May 25 minute and requested the minutes be changed to reflect that.

Commissioner Gilliland made a motion to approve the minutes from the May 25, 2022 Regular Meeting, with the correction that Commissioner Volker was absent; Commissioner Volker seconded the motion which prevailed in the following vote:

Ayes: 4 (Telford, Volker, Gilliland, and Wilbanks)
Nays: 0

Item 6. Adjournment

Commissioner Gilliland made a motion to adjourn the meeting at 6:40 p.m.;
Commissioner Voelker seconded the motion which prevailed in the following vote:

Ayes: 4 (Telford, Volker, 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 27th day of July, 2022.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY