

**Agenda**  
**Grapevine Historic Preservation Commission**  
**City Hall 2<sup>nd</sup> Floor Council Chambers**  
**200 South Main Street**  
**Grapevine, Texas 76051**  
**Wednesday, September 28, 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:  
#CA22-48 for property located 834 East Wall Street;  
#CA22-49 for property located Street 228 East Franklin Street;  
#CA22-52 for property located at 232 Austin Street.

5. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #HL22-05 for property located at 609 East Worth Street, legally described as Lot 3, Block 109, College Heights Addition, City of Grapevine and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA22-35 for the property located at 609 East Worth Street, legally described as Lot 3, Block 109 College Heights Addition, City of Grapevine and take any necessary action.
- C. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #HL22-06 for property located at 201 Ball Street, legally described as Foster, A Heirs Survey Abstract 518 Tract 10Q, City of Grapevine and take any necessary action.
- D. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA22-51 for the property located at 201 Ball Street, legally described as Foster, A Heirs Survey Abstract 518 Tract 10Q, City of Grapevine and take any necessary action.

6. Minutes

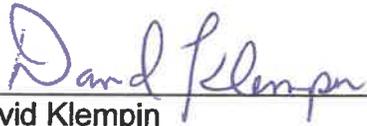
- A. Commission to consider the minutes of the August 24, 2022 Regular Meeting.

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 October 26, 2022 in the 2<sup>nd</sup> 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 23<sup>rd</sup> day of September 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*  
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES *EM*  
DON DIXSON, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, SEPTEMBER 28, 2022

SUBJECT: HISTORIC LANDMARK OVERLAY #HL22-05  
1910 MILLICAN HOUSE  
COLLEGE HEIGHTS ADDITON  
609 EAST WORTH STREET  
GRAPEVINE, TEXAS 76051  
COLTON C BANKS, OWNER/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:

609 East Worth Street, legally described as Block 109, Lot 3, College Heights Addition, City of Grapevine.

BACKGROUND:

On August 4, 2022, owner Colton Banks, submitted an application for Historic Landmark Overlay #HL22-05 for property located at 609 East Worth Street, City of Grapevine. The Folk style house was built in 1910 and served the C. F. Millican Family and is located in the College Heights Addition platted in 1907. The house is contributing structure to Grapevine's Original Town National Register Historic District. The house is an L-shaped plan with a hip and valley roof and wide overhang covers its original three rooms.

The first known owner of this property was C.F. Millican. The Millican's came to Grapevine in the 1883 from Dyersburg, Tennessee. They settled on the Grape Vine Prairie. C.F. Millican first worked in a Grapevine gin, later becoming a carpenter. When his age progressed, he left the trade and opened a café on Main Street and ran a pool hall next door until his death in June 1942. Mr. Banks purchased the house this year to serve as his personal home. Working with architect William Peck and Historic Preservation staff Mr. Banks has developed plans following Design Guidelines for a new addition and detached garage for review by the Historic Preservation Commission associated with this Historic Landmark Overlay.

Staff recommends approval of the Historic Overlay #HL22-05 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 Colton Banks \_\_\_\_\_

COMPANY NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY/STATE/ZIP \_\_\_\_\_

WORKPHONE \_\_\_\_\_ FAX NUMBER \_\_\_\_\_

2. APPLICANT'S INTEREST IN SUBJECT PROPERTY \_\_\_\_\_

\_\_\_\_\_

3. PROPERTY OWNER(S) NAME Colton Banks \_\_\_\_\_

ADDRESS 609 E. Worth Street \_\_\_\_\_

CITY/STATE/ZIP Grapevine, Texas, 76051 \_\_\_\_\_

WORK PHONE 817-676-4036 \_\_\_\_\_ FAX NUMBER \_\_\_\_\_

4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION

609 E. Worth Street, Grapevine, Texas, 76051 \_\_\_\_\_

LEGAL DESCRIPTION: LOT(S) 3 \_\_\_\_\_ BLOCK 109 ADDITION College Heights

Addition SIZE OF SUBJECT PROPERTY \_\_\_\_\_ ACRES 7000 \_\_\_\_\_ SQUARE FEET

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

PRESENT ZONING CLASSIFICATION Residential R 75 \_\_\_\_\_

5. PRESENT USE OF PROPERTY Single Family Residence \_\_\_\_\_

\_\_\_\_\_



- 6. 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) Colton Banks \_\_\_\_\_

APPLICANT SIGNATURE Colton Banks \_\_\_\_\_

OWNER (PRINT) Colton Banks \_\_\_\_\_

OWNER SIGNATURE Colton Banks \_\_\_\_\_

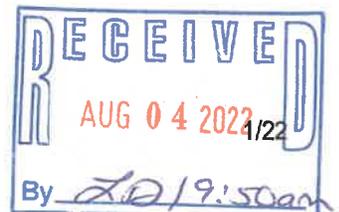
OWNER (PRINT) Colton Banks \_\_\_\_\_

OWNER SIGNATURE \_\_\_\_\_

The State of \_\_\_\_

O:\ZCU\FORMS\IAPPHIST

www.grapevintexas.com



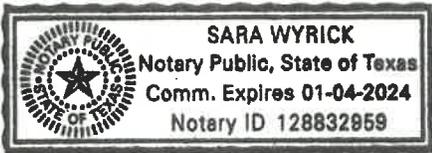
County of Tarrant

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

Sara Wyrick  
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.O. \_\_\_\_\_

SEAL

\_\_\_\_\_  
Notary Signature



Account #: 05682258

 Location

Property Address: 609 E WORTH ST Interactive Maps  
City: GRAPEVINE  
Zipcode: 76051  
Georeference: 7670-109-3  
Neighborhood Code: 3G030K  
Latitude: 32.9379306472  
Longitude: -97.0714893038  
TAD Map: 2126-460  
MAPSCO: TAR-028J

 Property Data

Legal Description: COLLEGE HEIGHTS  
ADDITION-GRPVN Block 109 Lot 3

State Code: A Residential SingleFamily

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

Approximate Size **+++**: 739  
Land Acres **◆**: 0.1626  
Land Sqft **◆**: 7,087

Pool: N

Year Built: 1940

Agent: None

Notice Sent: 04-15-2022

Notice Value: \$291,195

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

AUG 08 2022 

## Owner Information

**Current Owner:**  
BANKS COLTON C  
417 WYNDHAM CREST  
 FORT WORTH, TX 76114

**Deed Date:** 05-20-2022  
**Instrument:** D222132911

### Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
FLETCHER JAN	05-30-1990	00099400000912	0009940	0000912
FOX EUGENE;FOX VELMA LEE	03-23-1987	00088880000528	0008888	0000528
PHILLIPS PAT	12-28-1984	00080460000575	0008046	0000575
DUWE MARY ANN	01-01-1901	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	\$102,832	\$188,363	\$291,195	\$128,917
2021	\$91,208	\$188,363	\$279,571	\$117,197
2020	\$93,812	\$180,000	\$273,812	\$106,543
2019	\$88,870	\$180,000	\$268,870	\$96,857
2018	\$56,614	\$180,000	\$236,614	\$88,052
2017	\$57,509	\$180,000	\$237,509	\$80,048

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

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

## Exemptions

- HOMESTEAD GENERAL 11.13(b)

\* Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older.

RECEIVED

AUG 08 2022



[Home](#)  
[Another Search](#)

## Tarrant Appraisal District Real Estate 04/30/2004

**Account Number:** 05682258  
**Georeference:** [7670-109-3](#)  
**Property Location:** 609 E Worth St, Grapevine

**Owner Information:** Fletcher, Jan  
 609 E Worth St  
 Grapevine Tx 76051

**3 Prior Owner(s)**

**Legal Description:** College Heights Addition-Grpvn  
 Blk 109 Lot 3

**Taxing Jurisdictions:** 011 City of Grapevine  
 220 Tarrant County  
 224 Tarrant County Hospital Dist  
 225 Tarrant County College Dist  
 906 Grapevine-Colleyville ISD

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.

### Certified Values for Tax Year 2003

	Land	Impr	2003 Total**	2002 Total
<b>Market Value</b>	\$11,200	\$38,000	\$49,200	
<b>Appraised Value*</b>			\$21,082	\$19,166
<b>Approximate Size***</b>			740	
<b>Land Acres</b>			0.0000	
<b>Land SqFt</b>			0	

\*Appraised value may be less than market value due to state-mandated limitations on value increases  
 \*\*A zero value indicates that the property record has not yet been completed for the indicated tax year  
 \*\*\*Rounded

**Exemptions:** General Homestead

**Property Data**

<a href="#">Home</a> <a href="#">Another Search</a>	<h2 style="margin: 0;">Tarrant Appraisal District</h2> <h3 style="margin: 0;">Real Estate</h3> <p style="margin: 0;"><b>Data current as of 04/30/2004</b></p>																
<p><b>Account Number:</b> 05682258</p> <p><b>Property Location:</b> 609 E Worth St, Grapevine</p>																	
<p><b>Owner Information:</b> Fletcher, Jan</p> <p style="margin-left: 40px;">609 E Worth St</p> <p style="margin-left: 40px;">Grapevine Tx 76051</p>																	
<b>Prior Owners</b>																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Date</th> <th style="text-align: left;">Deed Vol</th> <th style="text-align: left;">Deed Page</th> </tr> </thead> <tbody> <tr> <td><a href="#">FOX, EUGENE &amp; VELMA LEE</a></td> <td>1987-03-23</td> <td>08888</td> <td>0528</td> </tr> <tr> <td><a href="#">PHILLIPS, PAT</a></td> <td>1984-12-28</td> <td>08046</td> <td>0575</td> </tr> <tr> <td><a href="#">DUWE, MARY ANN</a></td> <td>1901-01-01</td> <td></td> <td></td> </tr> </tbody> </table>		Name	Date	Deed Vol	Deed Page	<a href="#">FOX, EUGENE &amp; VELMA LEE</a>	1987-03-23	08888	0528	<a href="#">PHILLIPS, PAT</a>	1984-12-28	08046	0575	<a href="#">DUWE, MARY ANN</a>	1901-01-01		
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<a href="#">DUWE, MARY ANN</a>	1901-01-01																
If there is no deed date, Tarrant Appraisal District records do not contain the actual deed date.																	

**Deed Date:** 05/30/1990

**Class:** 002

**Deed Vol:** 009940

**State Code:** A1 Single Family

**Deed Page:** 0912

**Garage Bays:** 00

**Year Built:** 1940

**Central Air:** N

**Pct Complete:** 100

**Central Heat:** N

**TAD Map:** 2126 460

**Pool:** N

**MAPSCO:** 028J

**Agent:** None

[MAPQUEST Map](#)



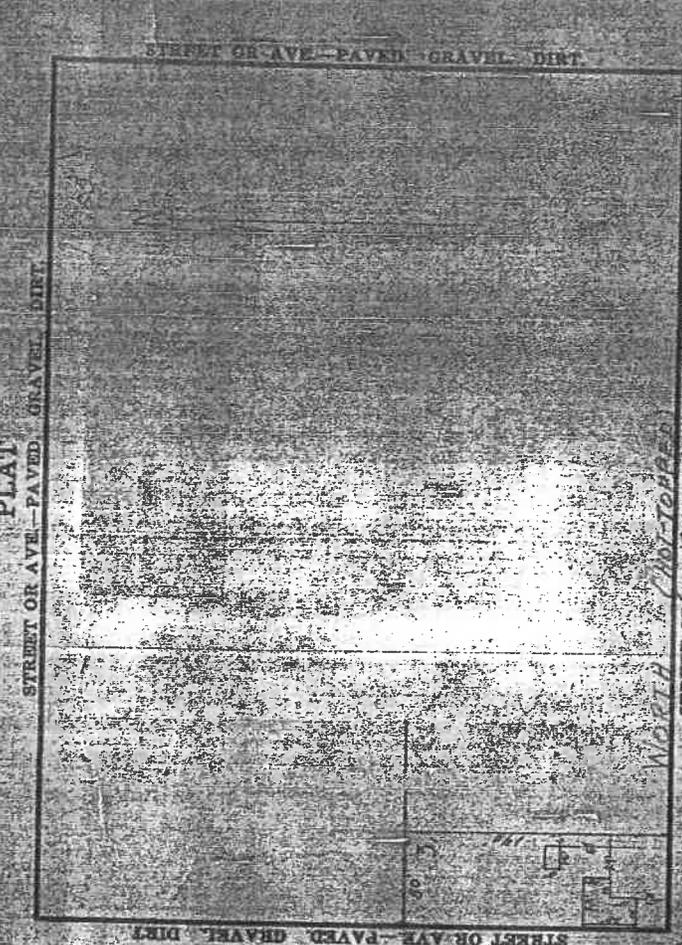
**BUILDING DESCRIPTION**

<b>CLASSES</b>	<b>ROOF</b>	<b>EXTERIOR WALLS</b>	<b>HEATING</b>	<b>LIGHTING</b>
Shack Cottage Duplex Bungalow Apartment Hotel Office Building Store Storage Factory Filling Station Garage Shed Barn Servants House Sign Board	Flat Hip Gables, Dormers Cut up, Ordinary Plain, Gravel Tile, Spang Metal, Tile Corr. Iron Composition Wood Saw Tooth	Brick Brick Veneer Stones Stones Veneer Plastered Stucco on Wood Stucco on M. Lath Hollow Tile Terra Cotta Adobe BOX FRAME Weather Board Sheet Iron Concrete	Fire Place Wood, Coal, Oil Gas Furnace Gas Steam Stove Hot Water PLUMBING No. of Fixtures Toilet Bath Room Shower Sink	Gas Electric INSIDE FINISH Unfinished Sheetrock Beaverboard Sealed Papered Plastered Plaster M. Lath Plaster W. Lath Pine Veneer Hardwood Floors Cement Finish Tile Floors Marble Floors Dirt Floors
<b>FOUNDATION</b>	<b>BASEMENT</b>	<b>TRIMMINGS</b>	<b>BUILT-IN FEATURES</b>	<b>CONDITION</b>
Stone Concrete Brick Piers No Foundation	Whole Part Finished Unfinished	Cobblestone Bricks, Plaster Stones, Wood Plain Ornaments Cornices	Buffet Patent Beds Refrigerator Bookcase Kitchen Cab. Break Room	Poor Fair Good Built Year 1910
<b>No. Rooms</b> 3	<b>Remodeled</b> Occupied	<b>Owner</b> Rented	<b>Rented</b> Vacant	

<b>Width</b> 24	<b>Depth</b> 28	<b>No. Stories</b> 1	<b>Wide</b> 50	<b>Deep</b> 50	<b>No. Stories</b>
<b>Class</b> 532	<b>Price Per Sq. Ft.</b> 96	<b>Valuation Final</b> 532.00	<b>Valuation Homestead Exemption</b> 48.00	<b>Valuation</b> 580.00	<b>Homestead Exemption</b>

RENDERED FOR TAXATION					
YEAR	LOT	VALUATION	VALUATION CHANGED TO	VALUATION FINAL	HOMESTEAD EXEMPTION
1937	3	300.00			

**PLAT**



STREET OR (AVE) (PAVED) GRAVEL DIRT  
 Building Permit No. 1737  
 Purpose: Add Bldg. &  
 Value Before Addition 48.00  
 Value After Addition 580.00  
 Land Valuation 580.00

SIZE OF LOT	FRONT FT. VALUE	TOTAL
X		580.00
X		
X		
X		
X		
X		

**SUMMARY**  
 Total Land Valuation \$ 580.00  
 Total Improvement Valuation 248.00  
 Grand Total \$ 828.00

E TEXAS ST

HEIGHTS  
7670

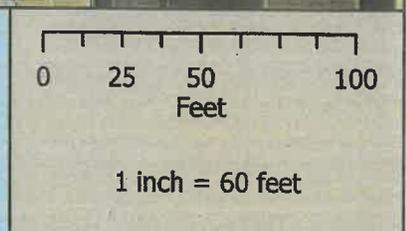
107

109



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

#HL22-05 & #CA22-35  
 609 East Worth Street  
 9/21/2022



# E TEXAS ST

E-TEXAS-ST

**HEIGHTS  
7670**

**107**

1R

3

4

5

6

7

8

**109**

1

2

3

4

5

6

7

8

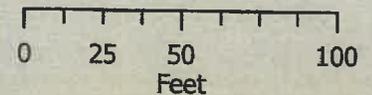
AUSTIN-ST

E-WORTH-ST

8

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

#HL22-05 & #CA22-35  
609 East Worth Street



1 inch = 60 feet

9/21/2022

MEMO TO: HISTORIC PRESERVATION COMMISSION  
FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WDK*  
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES  
DON DIXSON, BUILDING OFFICIAL  
MEETING DATE: WEDNESDAY, SEPTEMBER 28, 2022  
SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-35  
COLLEGE HEIGHTS ADDITION  
1910 MILLICAN HOUSE  
609 EAST WORTH STREET  
COLTON C BANKS, OWNER/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA22-35 for the property located at 609 East Worth Street, legally described as Block 109, Lot 3, College Heights Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Renovate the existing 765 square foot house and construct a new 1,050 square foot one-story addition; and a new 408 square foot detached garage in the rear yard of the house;

as per the attached plans, with the conditions the Historic Preservation Commission approve #HL22-05 for the property; a special exception and variances are obtained from the Board of Zoning Adjustment to expand the structure as proposed; 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 #CA22-35 was submitted by the applicant Colton Banks on June 21, 2022 to renovate the 1910 Millican House and construct a new one-story addition and a new detached garage in the rear yard of the house. Plans for the project were prepared by architect William Peck following Design Guidelines established for the property. The new addition would be clad with exterior materials to match those of the existing house including siding, trim and window and door materials and would be submitted on a separate Certificate of Appropriateness.

The streetscape drawing showing the existing house with addition is consistent with the appearance of properties on the 600 block of East Worth Street.

The two front porches and rear covered porches total 374 square feet which are not considered a part of the 3,400 square foot maximum allowed by the Preservation Ordinance. The existing 765 square foot house with new 1,050 square foot addition totals 1,815 square feet which is less than the 3,400 square feet maximum allowed by the Preservation Ordinance; the new 408 square foot detached garage is within the 500 square feet maximum

square footage allowed by the Preservation Ordinance.

The house and garage structure total 2,223 square feet which is less than the 4,100 square feet maximum allowed by the Ordinance for all structures on the lot. The building height is 18' – 7". The lot size is 7,000 square feet and the building coverage is 36% which is less than the maximum allowed coverage of 40%.

Staff recommends approval of #CA22-35 for plans to renovate the existing house and construct a new one-story addition and a detached two-car garage; with the conditions the Historic Preservation Commission approve #HL22-05 for the property; a special exception and variances are obtained from the Board of Zoning Adjustment to expand the structure as proposed; 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.

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

**Date** 06/20/2022

**Number** # CA 22-35

**Property Owner Name, Address & Phone Number**

COLTON BANKS  
417 WYNDHAM CREST  
WESTWORTH VILLAGE, TX 76114

Phone: \_\_\_\_\_

Mobile: 817-676-4036

Email: CCBANKS1@YAHOO.COM

**Property Address (include any suite number)**

609 E. WORTH STREET

GRAPEVINE, TX 76051

**Applicant Name, Address & Phone Number**

LANDON BANKS CONSTRUCTION  
4880 BOAT CLUB ROAD, SUITE 100  
FORT WORTH, TX 76135

Phone: 817-237-9998

Mobile: 817-271-9566

Email: ACCOUNTING@LANDONBANKSCONSTRUCTION.COM

**Legal Description**

Block 109 Lot 3

Subdivision COLLEGE HEIGHTS ADDITION - GRPVN

**Tenant Name/Occupancy/Use** COLTON BANKS, RESIDENTIAL HOME

NEW ADDITION & GARAGE  
**Request/Description of Work to Be Done**

Paint Color  
Stucco Detail

**Drawings/Sketches Attached**

Yes  No

**Photographs Attached**

Current  Historic

**Material Sample(s) Attached (please list)**

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

**Signed**  [Signature]  
Owner or Contractor

**Print Name** LANDON BANKS

**Approved-Staff HPC** [Signature]

**Approved with Conditions:**

**Denied**

\_\_\_\_\_  
Chair - Historic Preservation Commission

\_\_\_\_\_  
Historic Preservation Officer

\_\_\_\_\_  
Building Official

**Date** \_\_\_\_\_

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

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

OFFICE 817-410-3556

**RECEIVED**  
3/22/22  
**JUN 21 2022** 1:35 pm

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

CASE NO. #CA \_\_\_\_\_  
DATE June 20th  
*Reply To Original Submission*

Reference: Ordinance No. 2013-23 [www.grapevintexas.gov/documentcenter/view/881](http://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: \_\_\_\_\_ Time: \_\_\_\_\_  
Contact: (817.410.3197 817.410.3185)

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

Property Lot Size 7000 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2566 sq ft

Building Coverage (40% max) 36%

Building Height (35 ft. max) 18'-7"

Garage (~~Detached~~ 500 sq. ft. max) NOT included in 3,400 sq. ft. 408 (~~Attached~~ is included within the 3,400 sq. ft. max) \_\_\_\_\_

Storage Shed (200 sq. ft. max) - 0 -

**For Commercial Uses:**

Impervious Area 55 % of Lot

Open/Green Space Area 45 % of Lot

Parking Spaces 2

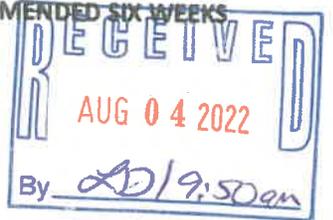
ADA Parking Spaces N/A

Easements N/A

=====

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

- 1. THE ABOVE INFORMATION MUST BE COMPLETE; WITH
- 2. ALL REQUIRED ATTACHMENTS COMPLETED; AND
- 3. A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS RECOMMENDED SIX WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION.



Account #: 05682258

 Location

Property Address: 609 E WORTH ST Interactive Maps  
City: GRAPEVINE  
Zipcode: 76051  
Georeference: 7670-109-3  
Neighborhood Code: 3G030K  
Latitude: 32.9379306472  
Longitude: -97.0714893038  
TAD Map: 2126-460  
MAPSCO: TAR-028J

 Property Data

Legal Description: COLLEGE HEIGHTS  
ADDITION-GRPVN Block 109 Lot 3

State Code: A Residential SingleFamily

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

Approximate Size ††: 739  
Land Acres †: 0.1626  
Land Sqft †: 7,087

Pool: N

Year Built: 1940

Agent: None

Notice Sent: 04-15-2022  
Notice Value: \$291,195  
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 21 2022



## Owner Information

**Current Owner:**

BANKS COLTON C  
417 WYNDHAM CREST  
 FORT WORTH, TX 76114

**Deed Date:** 05-20-2022**Instrument:** D222132911**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
FLETCHER JAN	05-30-1990	00099400000912	0009940	0000912
FOX EUGENE;FOX VELMA LEE	03-23-1987	00088880000528	0008888	0000528
PHILLIPS PAT	12-28-1984	00080460000575	0008046	0000575
DUWE MARY ANN	01-01-1901	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	\$102,832	\$188,363	\$291,195	\$128,917
2021	\$91,208	\$188,363	\$279,571	\$117,197
2020	\$93,812	\$180,000	\$273,812	\$106,543
2019	\$88,870	\$180,000	\$268,870	\$96,857
2018	\$56,614	\$180,000	\$236,614	\$88,052
2017	\$57,509	\$180,000	\$237,509	\$80,048

A zero value indicates that the property record has not yet been completed for the indicated tax year † Appraised value may be less than market value due to state-mandated limitations on value increases



## Exemptions

- HOMESTEAD GENERAL 11.13(b)

\* Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older.

**RECEIVED**

JUN 21 2022

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER <sup>WDL</sup>  
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES *em*  
DON DIXSON, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, SEPTEMBER 28, 2022

SUBJECT: HISTORIC LANDMARK OVERLAY #HL22-06  
201 BALL STREET  
GRAPEVINE, TEXAS 76051  
CITY OF GRAPEVINE, OWNER  
DAVID KLEMPIN, APPLICANT,  
GRAPEVINE TOWNSHIP REVITALIZATION PROJECT, INC.

**RECOMMENDATION:**

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

201 Ball Street, legally described as Foster, A Heirs Survey, Abstract 518 Tract 10Q, City of Grapevine.

**BACKGROUND:**

Applicant Bruno Rumbelow, Grapevine City Manager submitted an application for Historic Landmark Overlay #HL22-06, for property located at 201 Ball Street, City of Grapevine. The property is owned by the City of Grapevine and is the northern most portion of five tracts which make up the Botanical Garden property. The tract had long been open land until the City of Grapevine acquired it and developed the property for Park use. The tract is comprised of 2.41 acres and adjoins the north gate of the Botanical Gardens. The tract presently contains two tennis courts, a picnic pavilion and a children's playground with swing-set.

A log cabin built in 1858 on the "Grape Vine Prairie" by George Bushong, has been donated to the City of Grapevine's Township Revitalization Project, Inc. by its current owner. It is currently located at 1610 Silverside Drive in Grapevine, Texas. Working with the Grapevine Park and Recreation Department Director Chris Smith a plan was developed to relocate the cabin to the tract where the swing-set is today. The swing-set would be relocated to another portion of the children's playground by the Park Department. The Bushong Cabin in its new location, preserves the second oldest structure in Grapevine in a highly visible location for future generations to enjoy.

Staff recommends approval of the Historic Overlay #HL22-06 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

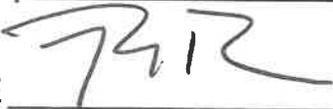
HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANTS/AGENT NAME Bruno Rumbelow  
COMPANY NAME City of Grapevine  
ADDRESS 200 South Main Street  
CITY/STATE/ZIP Grapevine, TX 76051  
WORK PHONE 817-410-3105 FAX NUMBER \_\_\_\_\_
2. APPLICANT'S INTEREST IN SUBJECT PROPERTY Owners Representative
3. PROPERTY OWNER(S) NAME Grapevine City of  
ADDRESS P.O. Box 95104  
CITY/STATE/ZIP Grapevine, TX 76099-9704  
WORK PHONE \_\_\_\_\_ FAX NUMBER \_\_\_\_\_
4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION  
201 Ball Street  
LEGAL DESCRIPTION: LOT(S) \_\_\_\_\_ BLOCK \_\_\_\_\_ ADDITION \_\_\_\_\_  
Foster, A Heirs Survey Abstract 518 Tract 10Q  
SIZE OF SUBJECT PROPERTY 2.4199 ACRES 105,415 SQUARE FEET  
METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET
5. PRESENT ZONING CLASSIFICATION F1 Commercial
6. PRESENT USE OF PROPERTY Ex Govt - Exempt - Government Park

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.

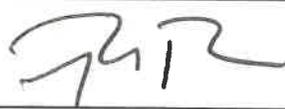
APPLICANT (PRINT) Bruno Rumbelow

APPLICANT SIGNATURE 

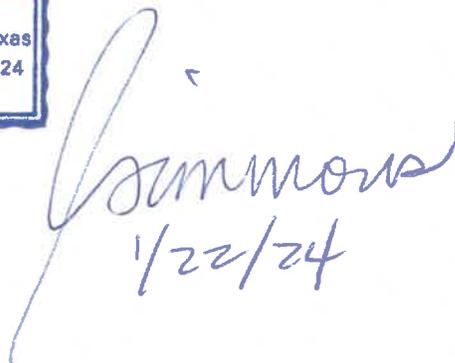
OWNER (PRINT) Bruno Rumbelow

OWNER SIGNATURE \_\_\_\_\_

OWNER (PRINT) \_\_\_\_\_

OWNER SIGNATURE 



  
1/22/24

The State of Texas

Account #: 03882314

 Location

Property Address: 201 BALL ST [Interactive Maps](#)  
City: GRAPEVINE  
Zipcode: 76051  
Georeference: [A 518-100](#)  
Neighborhood Code: [Community Facility General](#)  
Latitude: 32.9393803534  
Longitude: -97.0836069638  
TAD Map: [2126-460](#)  
MAPSCO: [TAR-027M](#)

 Property Data

Legal Description: FOSTER, A HEIRS SURVEY Abstract 518 Tract 10Q  
Jurisdictions: 011 CITY OF GRAPEVINE  
220 TARRANT COUNTY  
906 GRAPEVINE-COLLEYVILLE  
ISD  
224 TARRANT COUNTY  
HOSPITAL  
225 TARRANT COUNTY  
COLLEGE

Site Number: [80283721](#)  
Site Name: 80283721  
Site Class: ExGovt - Exempt-Government  
# of Parcels: 1

Primary Building:  
Building Name: 201 BALL ST / 03882314  
Building Type: Commercial  
Year Built: 2000

State Code: F1 Commercial  
Agent: None  
Protest Deadline: 05-16-2022

Land Sqft ♦: 105,415  
Land Acres ♦: 2.4199  
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:  
[GRAPEVINE CITY OF](#)  
[PO BOX 95104](#)  
GRAPEVINE, TX 76099-9704

Deed Date: 12-31-1900  
Deed Volume: 0000000  
Deed Page: 0000000  
Instrument: [0000000000000000](#)

## Values

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Year	Improvement Market	Land Market	Total Market	Total Appraised †
2022	\$192,942	\$421,660	\$614,602	\$614,602
2021	\$148,851	\$421,660	\$570,511	\$570,511
2020	\$149,563	\$421,660	\$571,223	\$571,223
2019	\$150,985	\$421,660	\$572,645	\$572,645
2018	\$67,440	\$421,660	\$489,100	\$489,100
2017	\$67,440	\$421,660	\$489,100	\$489,100

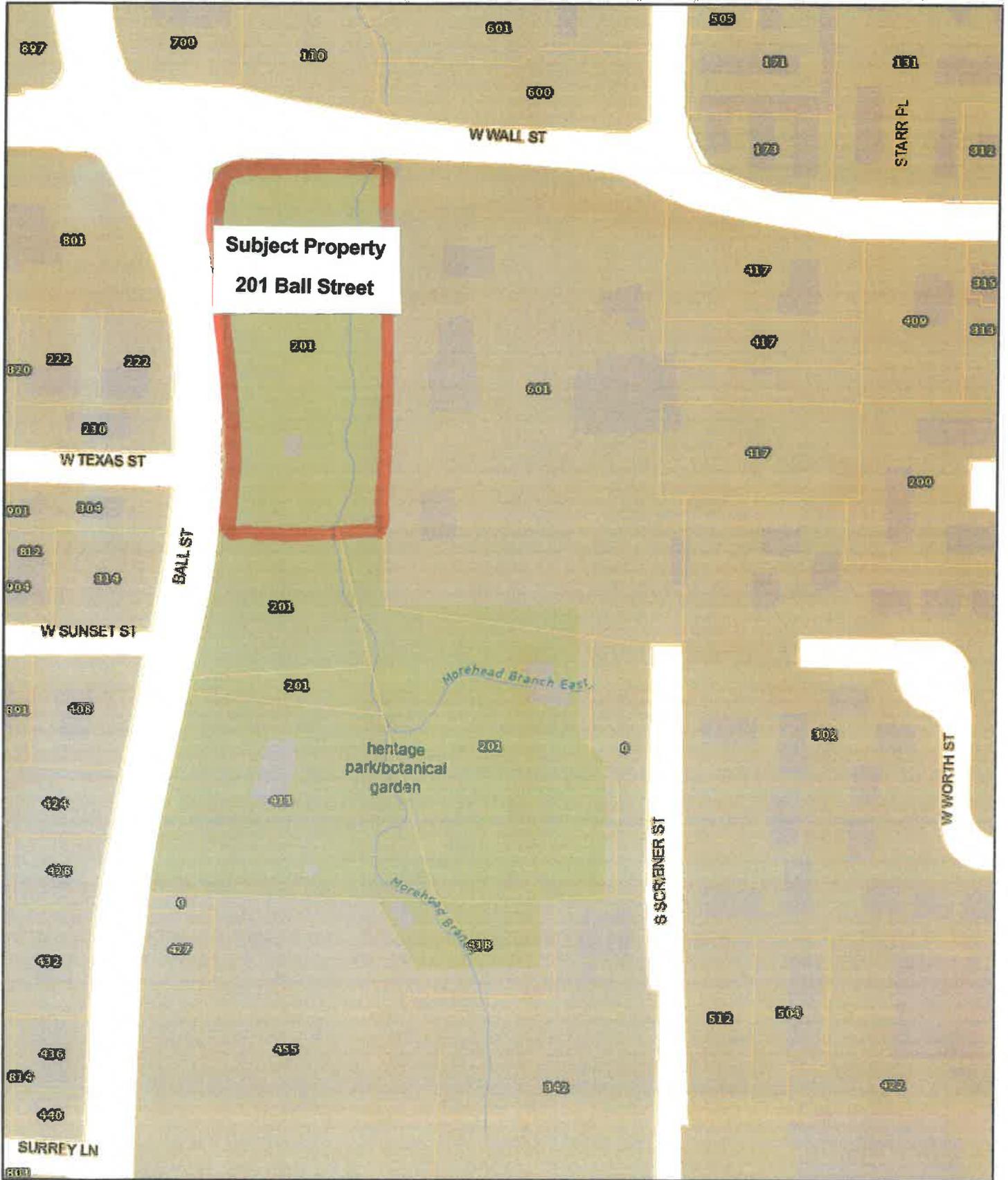
A zero value indicates that the property record has not yet been completed for the indicated tax year

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

## Exemptions

- PUBLIC PROPERTY 11.11

\* 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.



Disclaimer:  
This product is for informational purposes and may not have been prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





-  Zoning
-  Landmarked Property
-  Parcels
-  Grapevine City Limits

#HL22-06 & #CA22-51  
201 Ball Street

9/21/2022



1 inch = 60 feet

copyright nearmap 2015

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, SEPTEMBER 28, 2022

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-51  
RELOCATE THE HISTORIC 1858 BUSHONG CABIN  
FROM 1610 SILVERSIDE DRIVE TO 201 BALL STREET  
GRAPEVINE, TEXAS 76051  
CITY OF GRAPEVINE, OWNER  
DAVID KLEMPIN, APPLICANT,  
GRAPEVINE TOWNSHIP REVITALIZATION PROJECT, INC.

**RECOMMENDATION:**

Staff recommends the Historic Preservation Commission **approve with conditions** the Certificate of Appropriateness #CA22-51 for the property located at 201 Ball Street, legally described as Foster, A. Heirs Survey Abstract 518 Tract 10Q, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Relocate the Historic 1858 Bushong Cabin to the City of Grapevine Botanical Garden; with the conditions Historic Overlay #HL22-06 is approved for the property; 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 #CA22-51 by David Klempin of the Grapevine Township Revitalization Project, Inc. to relocate the Historic 1858 Bushong Cabin from 1610 Silverside Drive in Grapevine to 201 Ball Street in the City of Grapevine Botanical Garden.

A log cabin built in 1858 on the "Grape Vine Prairie" by George Bushong, has been donated to the City of Grapevine's Township Revitalization Project, Inc. by its current owner. It is currently located at 1610 Silverside Drive in Grapevine, Texas. Working with the Grapevine Park and Recreation Department Director Chris Smith a plan was developed to relocate the cabin to the tract where the swing-set is today. The swing-set would be relocated to another portion of the children's playground by the Park Department. The Bushong Cabin in its new location, preserves the second oldest structure in Grapevine in a highly visible location for future generations to enjoy.

Staff recommend the Historic Preservation Commission approve with conditions the Certificate of Appropriateness #CA22-51 to relocate the Historic 1858 Bushong Cabin to the City of Grapevine Botanical Garden; with the conditions Historic Overlay #HL22-06 is

approved for the property; 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.

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

Date Aug. 31, 2022

Number #CA 22-51

Property Owner Name, Address & Phone Number  
J LAND LLC  
1610 SILVERSIDE DRIVE  
GRAPEVINE, TX 76051  
Phone:  
Mobile:  
Email:  
Property Address (include any suite number)

Applicant Name, Address & Phone Number  
CHRIS LAUGENOUR  
GRAPEVINE CONVENTION & VISITOR BUREAU  
636 SOUTH MAIN STREET  
Phone: 817-410-3545  
Mobile:  
Email: claugenour@grapevintexas.us  
Legal Description

CITY OF GRAPEVINE  
201 BALL STREET  
GRAPEVINE, TX 76051

Block --- Lot ---  
Subdivision FESTER, A HEIRS SURVEY  
ABSTRACT 518 TRACT 10Q

Tenant Name/Occupancy/Use \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Request/Description of Work to Be Done  
RELOCATE BUSHING CABIN TO 201 BALL ST. GRAPEVINE, TX

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  Dario Kempw  
Owner or Contractor

Print Name DARIO KEMPW

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

Account #: 42347112

### Location

**Property Address:** 1610 SILVERSIDE DR [Interactive Maps](#)  
**City:** GRAPEVINE  
**Zipcode:** 76051  
**Georeference:** [38490--76](#)  
**Neighborhood Code:** [3G020F](#)  
**Latitude:** 32.9552542851  
**Longitude:** -97.0675864117  
**MAPSCO:** [TAR-028B](#)

### Property Data

**Legal Description:** SHORECREST ACRES  
SUBDIVISION Lot 76 50% UNDIVIDED  
INTEREST  
**Jurisdictions:** 011 CITY OF GRAPEVINE  
220 TARRANT COUNTY  
906 GRAPEVINE-COLLEYVILLE  
ISD  
224 TARRANT COUNTY  
HOSPITAL  
225 TARRANT COUNTY  
COLLEGE

**State Code:** A Residential SingleFamily

**Approximate Size** **+++**: 1,861  
**Land Acres** **◆**: 1.1427  
**Land Sqft** **◆**: 49,777

**Pool:** N

**Year Built:** 1942

**Agent:** None

**Notice Sent:** 04-15-2022  
**Notice Value:** \$223,080  
**Protest Deadline:** 05-16-2022

**+++ Rounded**

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

### Owner Information

**Current Owner:**  
[JI LAND LLC](#)  
[1610 SILVERSIDE DR](#)  
GRAPEVINE, TX 76051

**Deed Date:** 06-09-2022  
**Instrument:** [D222149379](#)

**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
USSERY SUSAN JACKSON	01-01-2018	OWREQ42347112		

## Values

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2017	\$67,440	\$421,660	\$489,100	\$489,100

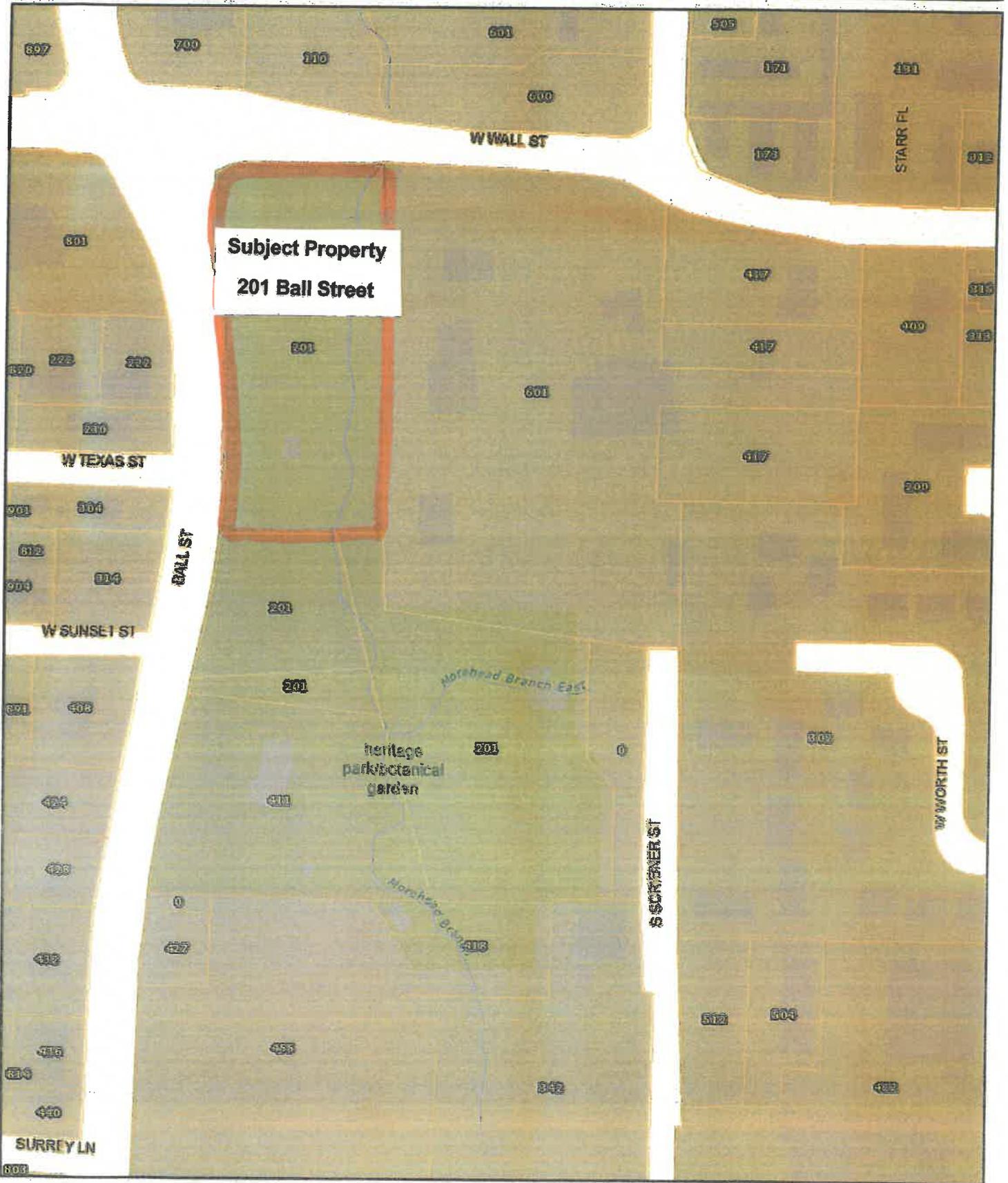
A zero value indicates that the property record has not yet been completed for the indicated tax year

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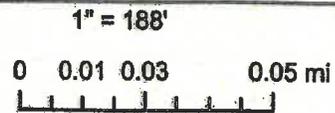
## Exemptions

- PUBLIC PROPERTY 11.11

\* 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.



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This product is for informational purposes and may not have been prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



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, August 24, 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
Ashley Anderson	Commissioner
Eric Gilliland	Commissioner
Jana Garcia	Commissioner
Taylor Bunn	Alternate
Paul Slechta	City Council Liaison

constituting a quorum, Commissioner Theresa Myer 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**

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

### **CITIZEN COMMENTS**

*Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments by completing a Citizen Appearance Request form. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.*

There was no one wishing to speak during Citizen Comments.

### **OATH OF OFFICE**

City Secretary Tara Brooks swore in reappointed Commissioners Margaret Telford and Ashley Anderson and new Commissioners Jana Garcia and Taylor Bunn.

## **WORK SESSION**

Historic Preservation Officer David Klempin presented the 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; and  
CA22- 47 for property located at 404 South Main Street.

## **PUBLIC HEARING**

Since items 5A – 5E were related, Historic Preservation Officer Klempin presented an overview of all the items at once, followed by more detailed descriptions on each item as that item was discussed. Chairman Shope opened one public hearing for all of these cases.

Applicant, Bob Green, 908 East Wall Street, Grapevine described the plans for the properties at 211 and 215 East Wall Street.

### 5A. Historic Landmark Overlay HL22-03 for property located at 216 East Northwest Highway

Historic Preservation Officer Klempin presented the Historic Landmark Overlay HL22-03 for property located at 216 East Northwest Highway.

### 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. The property contains a 2,404 square foot 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.

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.

RECOMMENDATION:

Staff recommended 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.

No one spoke and there was no correspondence to report.

Item 5B. Historic Landmark Overlay HL22- 04 for property located at 215 East Wall Street

Historic Preservation Officer Klempin presented Historic Landmark Overlay HL22-04 for property located at 215 East Wall Street.

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. 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. 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 with a new period-style house.

RECOMMENDATION:

Staff recommended 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.

No one spoke and there was no correspondence to report.

Item 5C. Certificate of Appropriateness CA22- 37 to re -plat the property located at 211 East Wall Street

Historic Preservation Officer Klempin presented Certificate of Appropriateness CA22-37 for the property located at 211 East Wall Street.

BACKGROUND:

Certificate of Appropriateness application CA22-37 was submitted on June 22, 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 which was prepared by Peiser & Mankin Surveying, LLC.

The existing two lots containing the Thomas House at 211 East Wall Street would be combined into one lot as required by the 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.

#### RECOMMENDATION:

Historic Preservation Staff recommended the Historic Preservation Commission approve, with conditions, CA22-37 to rezone the property to a residential district to 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.

No one spoke and there was no correspondence to report.

#### Item 5D. Certificate of Appropriateness CA22- 38 for property located at 211 East Wall Street

Historic Preservation Officer Klempin presented the Certificate of Appropriateness CA22-38 for the property located at 211 East Wall Street.

#### BACKGROUND:

Certificate of Appropriateness application CA22-38 was submitted by applicants Ronny Park and Bob Green on June 22, 2022. 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 detached two-car 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 and 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 would total 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 the Zoning Ordinance. The building height is 18 feet.

RECOMMENDATION:

Staff recommended 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, to renovate the existing Thomas House, 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; 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 and 215 East Wall Street; a site plan be obtained from the Planning Services Department; and a permit be obtained from the Building Services Department.

No one spoke and there was no correspondence to report.

Item 5E. Certificate of Appropriateness CA22- 39 for property located at 215 East Wall Street

Historic Preservation Officer Klempin presented Certificate of Appropriateness CA22-39 for the property located at 215 East Wall Street.

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.

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.

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 and Visitors Bureau recommended 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.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve, with the conditions, to 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 and 215 East Wall Street; a site plan be obtained from the Planning Services Department; and a permit be obtained from the Building Services Department.

Mr. Klempin and Bob Green answered questions from the Commission. The Commission discussed this item.

No one spoke and there was no correspondence to report.

Commissioner Telford made a motion to close the public hearings for HL22-03, HL22-04, CA22-37, CA22-38, and CA22-39; Commissioner Anderson seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)  
Nays: 0

The public hearings were closed.

Commissioner Gilliland made a motion to approve the request for Historic Landmark Designation HL22-03; Commissioner Telford seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)  
Nays: 0

Commissioner Telford made a motion to approve the request for Historic Landmark Designation HL22-03; Commissioner Niewald seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)  
Nays: 0

Commissioner Anderson made a motion to approve the request for Certificate of Appropriateness CA22-37, with conditions; Commissioner Telford seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)

Nays: 0

Commissioner Telford made a motion to approve the request for Certificate of Appropriateness CA22-38, with conditions; Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)

Nays: 0

Commissioner Telford made a motion to approve the request for Certificate of Appropriateness CA22-39, with conditions; Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)

Nays: 0

Item 5F. Certificate of Appropriateness CA22- 31 for property located at 815 East Texas Street

Chairman Shope declared the Public Hearing open for 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;

Historic Preservation Officer Klempin presented this item to the Commission.

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 foot wide by 20 foot long by 9 foot 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 than 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%.

#### RECOMMENDATION:

Staff recommended approving #CA22-31 to allow for construction of 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; 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.

No one spoke and there was no correspondence to report.

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

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)  
Nays: 0

The public hearing was closed.

Commissioner Gilliland made a motion to approve CA22-31, with conditions; Commissioner Telford seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)  
Nays: 0

#### Item 6. Commission to consider the minutes of the June 22, 2022 Regular Meeting

Commissioner Gilliland made a motion to approve the minutes of the June 22, 2022 meeting; Commissioner Telford seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)  
Nays: 0

Item 7. Adjournment

Commissioner Gilliland made a motion to adjourn the meeting at 6:46 p.m.;  
Commissioner Anderson seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Niewald, Telford, Anderson, Gilliland, Garcia, and Bunn)  
Nays: 0

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

Passed and approved by the historic preservation commission of the City of Grapevine,  
Texas, this the 28th day of September, 2022.

APPROVED:

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY