

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, December 14, 2022
6:00 pm

Welcome

1. Call to Order

2. Citizen Comments

Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with staff. A member of the public may address the Historic Preservation Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

3. Work Session

- A. Approved Certificates of Appropriateness as follows:
#CA22-50 for property located at 607 South Dooley Street;
#CA22-53 for property located at 415 South Dooley Street;
#CA22-54 for property located at 603 East Worth Street;
#CA22-57 for property located at 601 South Main Street, Suite #104;
#CA22-58 for property located at 301 East Texas Street;
#CA22-59 for property located at 528 South Dooley Street;
#CA22-60 for property located at 608 South Dooley Street;
#CA22-61 for property located at 852 East Worth Street;
#CA22-62 for property located at 834 East Worth Street;
#CA22-63 for property located at 342 South Main Street;
#CA22-64 for property located at 306 Austin Street.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA22-55 for the property located at 210 South Church Street, legally described as Block A, Lot 2, Powers, Bradley 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 #CA22-67 for the property located at 834 East Wall Street, legally described as Block 2, Lot 5, D. E. Box Addition, City of Grapevine and take any necessary action.

5. Minutes

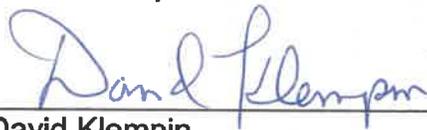
A. Commission to consider the minutes of the September 28, 2022 Regular Meeting.

6. Adjournment

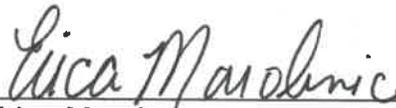
If you plan to attend this public meeting and have a disability requiring special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on January 25, 2023 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 9th day of December 2022 at 5:00 p.m.



David Klempin
Historic Preservation Officer



Erica Marohnic
Director of Planning Services

MEMO TO: HISTORIC PRESERVATION COMMISSION
FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES
DON DIXSON, BUILDING OFFICIAL

*WDL
em*

MEETING DATE: WEDNESDAY, DECEMBER 14, 2022

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-55
GRAPEVINE HISTORIC TOWNSHIP DISTRICT
ORDINANCE #1998-41
JEFFRY KAYS RESIDENCE
210 SOUTH CHURCH STREET
LEAH HAROUNI, BLUE RAVEN SOLAR PANELS, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA22-55 for the property located at 840 East Texas Street, legally described as Block 5, Lot 6, D. E. Box Addition, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Install solar panels on the first floor south facing roof of the house; and on the second floor west facing roof, on the rear of the house;

as per the attached plan with the conditions the panels be placed in rectangular shaped configuration with no zig-zag shapes allowed; panels shall not be visible from the street view; the final placement plan from the installer to be staff approved on a separate Certificate of Appropriateness; and a permit be obtained from the Building Department.

BACKGROUND:

On October 7, 2022 Leah Harouni of Blue Raven Solar Panels submitted Certificate of Appropriateness #CA22-55 with Historic Preservation Officer David Klempin to install solar panels on the house located in the Grapevine Historic Township District. A plan showing the location of the panels on the rear roof was submitted with the application.

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

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

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

Staff recommends the Commission approve with conditions Certificate of Appropriateness #CA22-55 to install solar panels on the first floor south facing roof of the house; and on the

second floor west facing roof, on the rear of the house with the conditions the panels be placed in rectangular shaped configuration with no zig-zag shapes allowed; panels shall not be visible from the street view; the final placement plan from the installer be staff approved on a separate Certificate of Appropriateness; and a permit be obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 09 / 12 / 2022

Number # CA 22-55

Property Owner Name, Address & Phone Number

Jeffrey Kays
210 S Church St, GRAPEVINE, Texas, 76051

Phone:

Mobile: +16823001356

Email: jfkintx@yahoo.com

Property Address (include any suite number)

210 S Church St, GRAPEVINE, Texas, 76051

Applicant Name, Address & Phone Number

BRS Field Ops, LLC
1403 N Research Way, Orem UT, 84097

Phone: 385-482-0045

Mobile:

Email: permitting.department@blueravensolar.com

Legal Description

Block A Lot 2

Subdivision Powers, Bradley Addition

Tenant Name/Occupancy/Use _____

Request/Description of Work to Be Done

5.2 kW PV Solar Panel Installation on Roof - # Panels

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 Leah Harouni Permitting Coordinator
Owner or Contractor

Print Name Leah Harouni

Approved-Staff HPC Approved with Conditions: _____
Office Use

Denied

Chair - Historic Preservation Commission

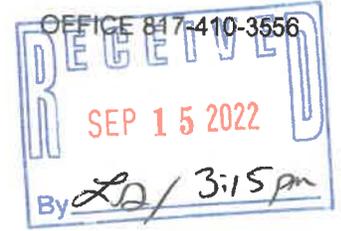
Historic Preservation Officer

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



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

CASE NO. #CA 22-55
DATE 10/25/22

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: _____ 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 5,696 Square Feet

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

Building Coverage (40% max) _____

Building Height (35 ft. max) _____

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

Storage Shed (200 sq. ft. max) _____

For Commercial Uses:

Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces _____

ADA Parking Spaces _____

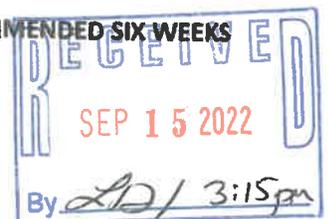
Easements _____

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

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

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



Account #: 42260378

Location

Property Address: 210 S CHURCH ST [Interactive Maps](#)
City: GRAPEVINE
Georeference: 32925P-A-2
Neighborhood Code: 3G030K
Latitude: 32.9394130331
Longitude: -97.0802006032
TAD Map: 2126-460
MAPSCO: TAR-027M

Property Data

Legal Description: POWERS, BRADLEY ADDN **State Code:** A Residential SingleFamily
Block A Lot 2
Jurisdictions: 011 CITY OF GRAPEVINE **Approximate Size** ††: 3,012
220 TARRANT COUNTY **Land Acres** ♦: 0.1310
906 GRAPEVINE-COLLEYVILLE **Land Sqft** ♦: 5,696
ISD
224 TARRANT COUNTY **Pool:** N
HOSPITAL
225 TARRANT COUNTY
COLLEGE

Year Built: 2019

Agent: None

Notice Sent: 05-10-2022
Notice Value: \$743,306
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:
KAYS JEFFREY F
KAYS KIMBERLY M
210 CHURCH ST
GRAPEVINE, TX 76051

RECEIVED

OCT 25 2022

Deed Date: 03-01-2022
Instrument: D222056925

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
BRADLEY JOHN;BRADLEY TONYA	02-20-2020	<u>D220048762</u>		
GRAPEVINE BUILDER LLC	09-04-2019	<u>D219202110</u>		
BRADLEY JOHN;BRADLEY TONYA	05-10-2018	<u>D218102020</u>		

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	\$560,515	\$182,791	\$743,306	\$713,639
2021	\$465,972	\$182,791	\$648,763	\$648,763
2020	\$305,000	\$180,000	\$485,000	\$485,000
2019	\$0	\$180,000	\$180,000	\$180,000
2018	\$0	\$180,000	\$180,000	\$180,000

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

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

Exemptions

- 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.

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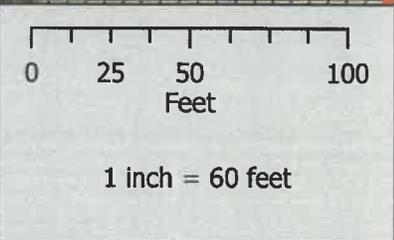
OCT 25 2022

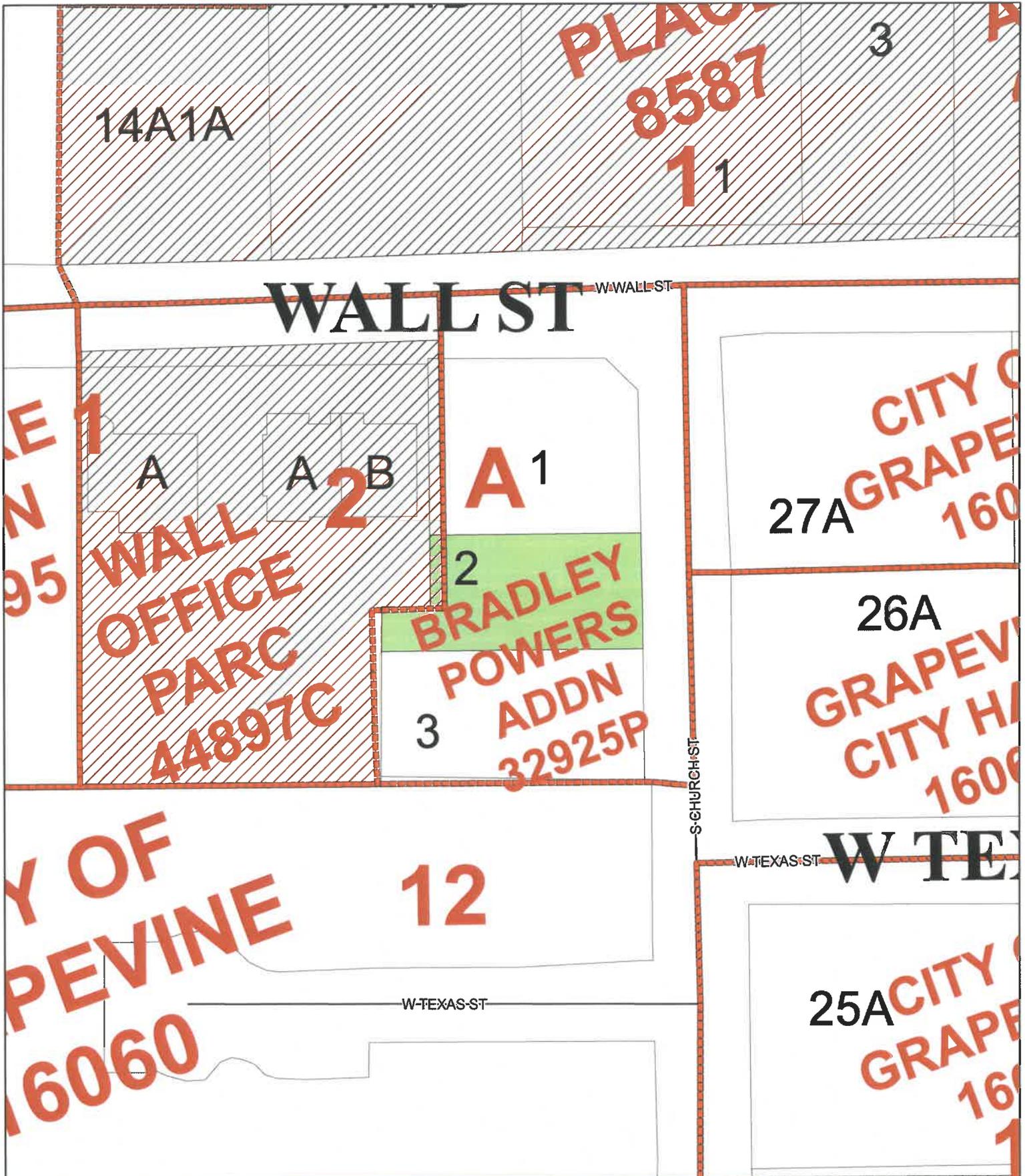




-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

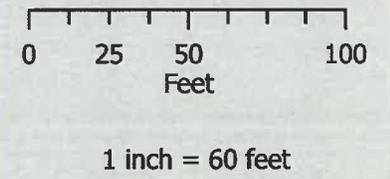
#CA22-55
210 South Church Street
 12/8/2022





- Zoning
- Parcels
- Grapevine City Limits
- Road Centerlines
- Historic Landmark Subdistricts

#CA22-55
210 South Church Street
 12/8/2022



MEMO TO: HISTORIC PRESERVATION COMMISSION

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

wdk
tm

MEETING DATE: WEDNESDAY, DECEMBER 14, 2022

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-67
D.E. BOX ADDITION HISTORIC DISTRICT, #HL2010-09,
ORDINANCE #2011-58
HISTORIC 1950 J. N. KINGSTON HOUSE
834 EAST WALL STREET
GRAPEVINE, TX 76051
RUSSELL MORAN, ARCHITECT
CHRISTIAN MERCADO, OWNER

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA22-67 for the property located at 834 East Wall Street, legally described as Block 2, Lot 5, 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 additions to the existing 1,268 square foot house to include: a new 611 square foot one-story addition to the rear of the existing house containing a new master bedroom with bath and utility room; and an addition to the west side of the house of 526 square feet, containing a 2-car garage;

as per attached plans with the conditions that all exterior materials including roofing, siding and trim, doors and door hardware, windows, and light fixtures be staff approved under a separate Certificate of Appropriateness and that a building permit is obtained from the Building Department.

BACKGROUND:

Certificate of Appropriateness application #CA22-67 was submitted on October 26, 2022 by the applicant John Huffman to construct a new addition to the house at 834 East Wall Street, the historic 1950 J. N. Kingston House. The house located in the D. E. Box Addition Historic District was built by Grapevine local builder J. H. Champion to serve as the Kingston family home.

The proposed addition was designed by architect Russell Moran following Design Guidelines established for the D.E. Box Addition Historic district and to be consistent with the style of the existing house. The new attached garage is considered living per the Historic Preservation Ordinance.

The total living area of the existing 1,269 square foot Kingston house, the 611 foot rear addition and the 536 square foot garage addition total 2,415 square feet, is within the 3,400 maximum square feet established by the Preservation Ordinance. The new covered front porch addition of 68 square feet is not included in the maximum square feet of the Preservation Ordinance.

The property lot size is 14,375 square feet and the building coverage would be 16.86%, (maximum 40% lot coverage). Total building size of house with attached garage is 2,415 square feet which is within the ordinance maximum of 4,100 square feet. Building height is 18 feet.

Staff recommends approval of Certificate of Appropriateness #CA22-67 to construct additions to the existing 1,268 square foot house to include: a new 611 square foot one-story addition to the rear of the house containing a new master bedroom with bath and utility room; and an addition to the west side of the house of 526 square feet containing a 2-car garage; as per attached plans with the conditions that all exterior materials including roofing, siding and trim, doors and door hardware, windows, and light fixtures be staff approved under a separate Certificate of Appropriateness and that a building permit is obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date Oct. 31 2022

Number #CA22-67

Property Owner Name, Address & Phone Number

Christian Mercado

Applicant Name, Address & Phone Number

Christian Mercado

Phone: 214-516-8024

Phone: 214-516-8024

Mobile:

Mobile:

Email: Christian@cstoneinvestments.com

Email: Christian@cstoneinvestments.com

Property Address (include any suite number)

834 E. WALL ST. GRAPEVINE, TX 76081

Legal Description

Block 2 Lot 5

Subdivision D E Box Addition

Tenant Name/Occupancy/Use Single Family Residential home

Request/Description of Work to Be Done

Addition - 2 car garage. Added Master Bedroom, extending kitchen out. Added space on 2nd bedroom (in plans)

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

None At this time.

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  Owner or Contractor

Print Name CHRISTIAN MERCADO

Approved-Staff HPC

Office Use
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

RECEIVED
NOV 29 2022

RECEIVED
OFFICE 817-410-3556
OCT 31 2022
By ZD/3:37

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

CASE NO. #CA 22-67
DATE Oct-31 2022

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

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

Historic Preservation Officer Consultation Date: Dec. 8, 2022 Time: 8:30 Am
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 14,375 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) current - 1254 proposed - 1879 house / garage 526 / porch 68

Building Coverage (40% max) 16,867

Building Height (35 ft. max) 18'

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

Storage Shed (200 sq. ft. max) _____

For Commercial Uses:

Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces _____

ADA Parking Spaces _____

Easements _____

=====

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

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

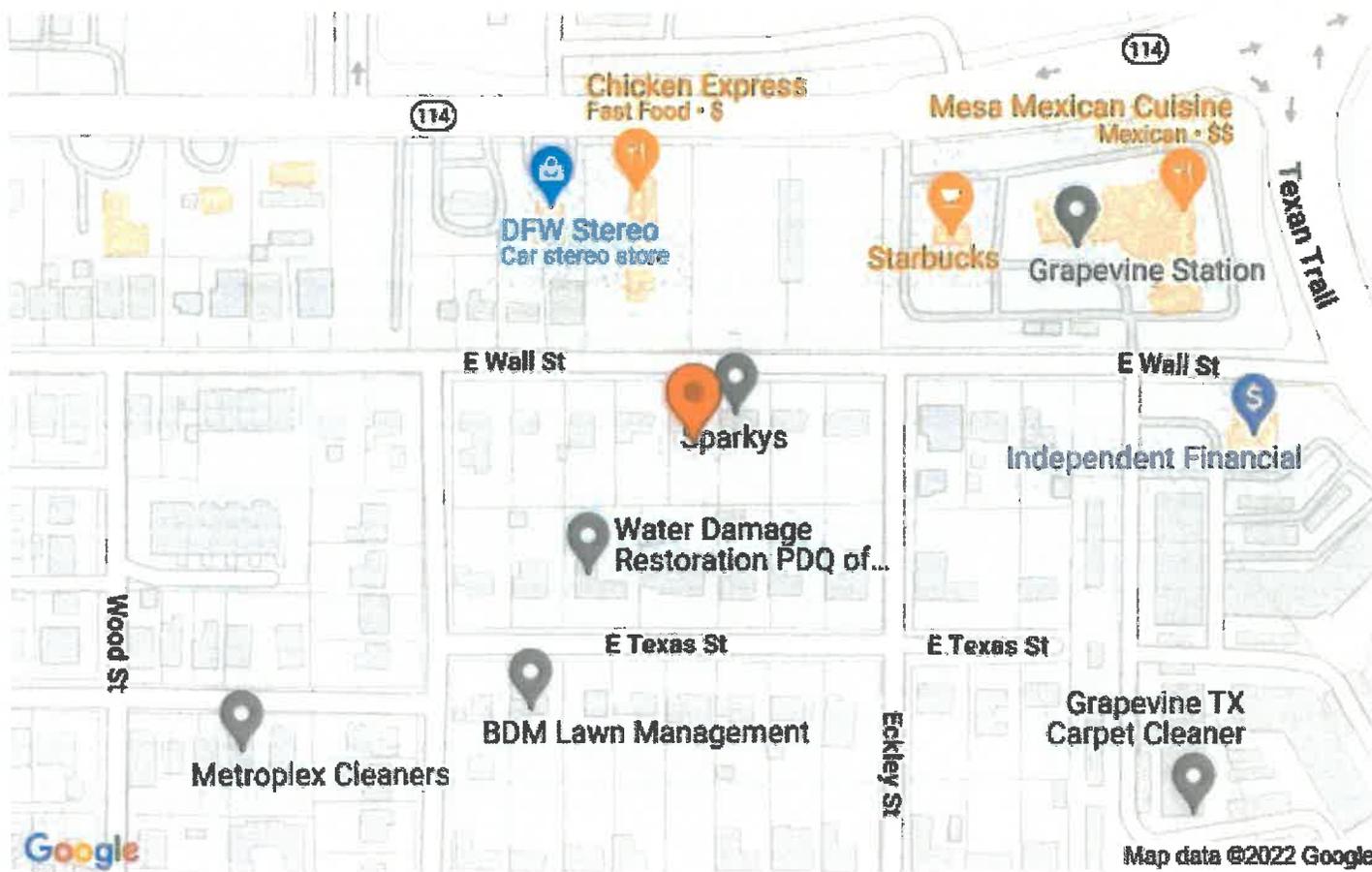
FORM: O:HPC/CA'S/APPLICATION/CHECKLIST/2021





Account: 00251771
Address: 834 E WALL ST

Location



This map, content, and location of property is provided by Google Services.

Address: 834 E WALL ST
City: GRAPEVINE
ZIP Code: 76051
Georeference: 3150-2-5
Neighborhood Code: BOX, D E ADDITION
Latitude: 32.939657599
Longitude: -97.067758245
TAD Map: 2132-460

RECEIVED

NOV 29 2022

MAPSCO: TAR-028K

Property Data

Legal Description: BOX, D E ADDITION Block 2 Lot 5

Jurisdictions:

CITY OF GRAPEVINE

TARRANT COUNTY

TARRANT COUNTY HOSPITAL

TARRANT COUNTY COLLEGE

GRAPEVINE-COLLEYVILLE ISD

State Code: A

Year Built: 1951

Agent: None

Site Number: 00251771

Site Name: BOX, D E ADDITION-2-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,218

Land Sqft^{*}: 14,375

Land Acres^{*}: 0.3300

Pool: N

Notice Sent: 4/15/2022

Notice Value: \$332,320

Protest Deadline: 5/16/2022

+++ Rounded

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

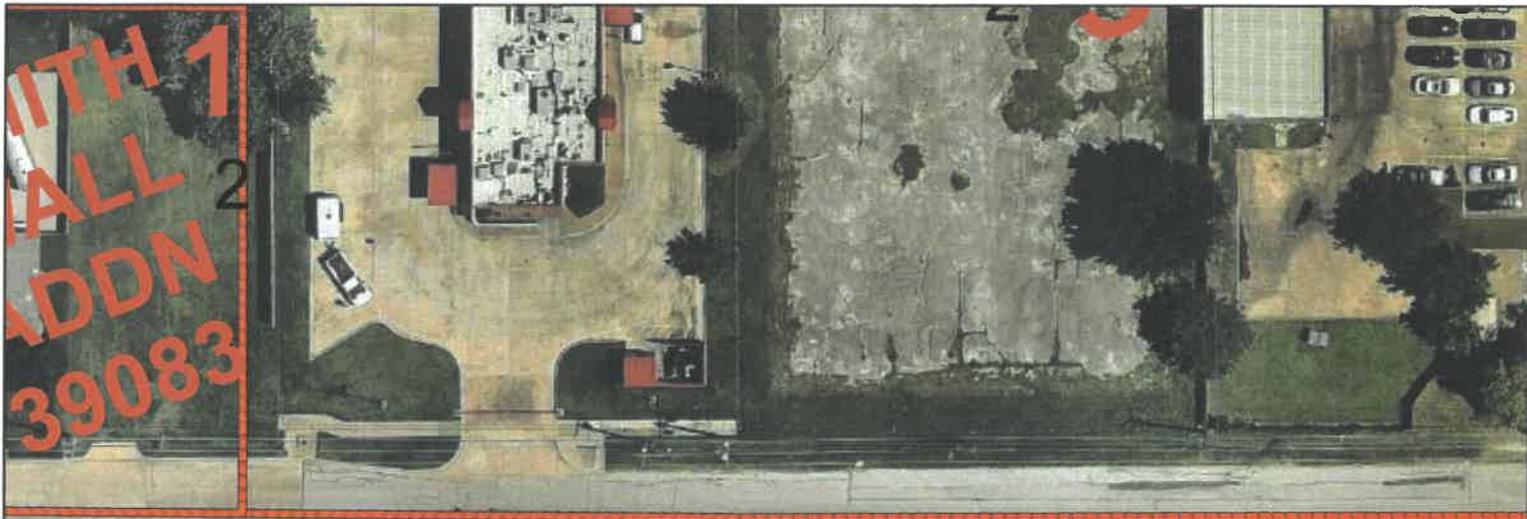
Owner Information

Current Owner:

RECEIVED

NOV 29 2022





-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

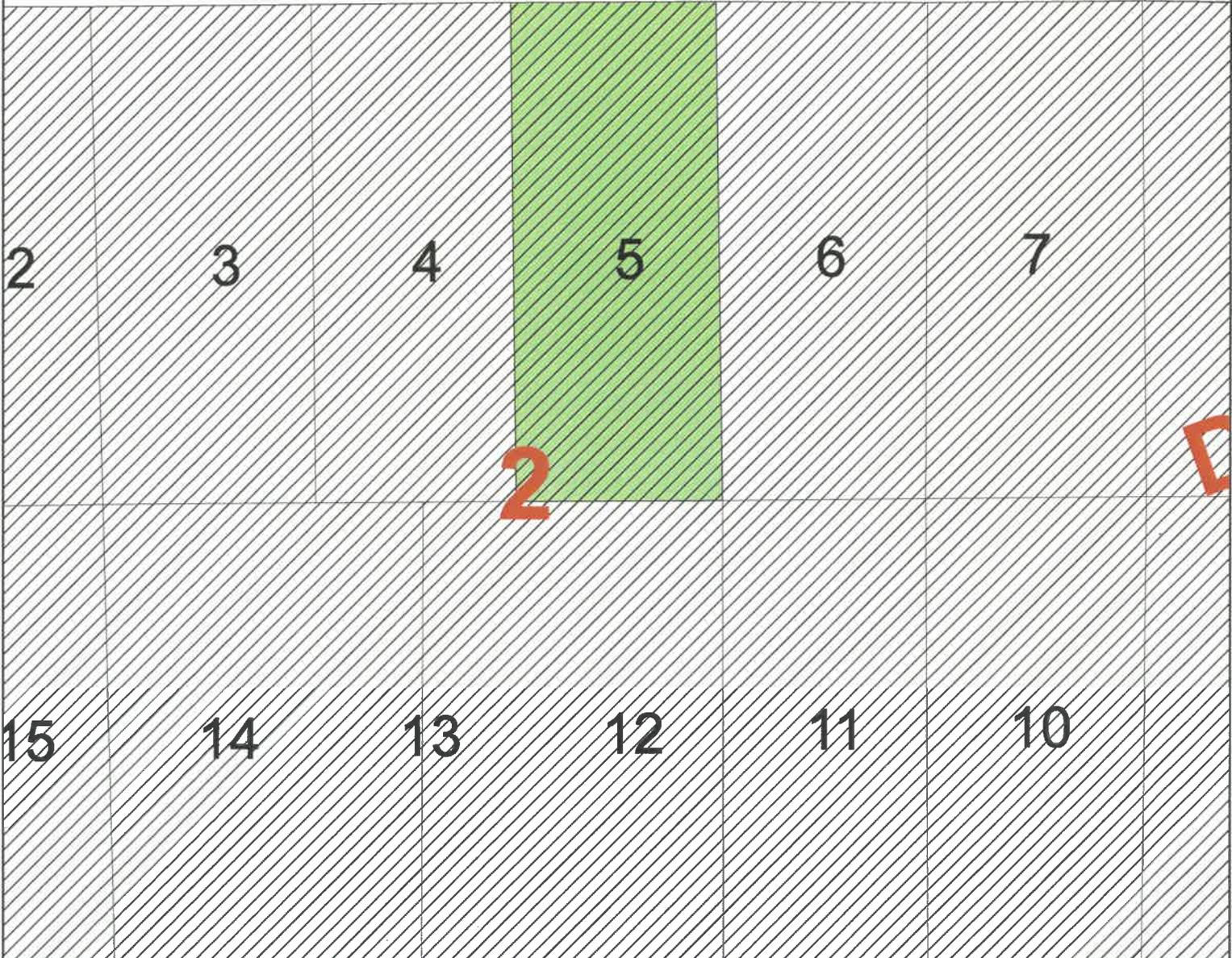
#CA22-67
834 East Wall Street
12/8/2022

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Feet
1 inch = 60 feet

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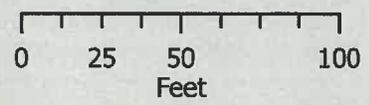
2

E WALL ST



- Zoning
- Parcels
- Grapevine City Limits
- Road Centerlines
- Historic Landmark Subdistricts

#CA22-67
 834 East Wall Street
 12/8/2022



1 inch = 60 feet

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas met in a Public Hearing on Wednesday, September 28, 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
Eric Gilliland	Commissioner
Jana Garcia	Commissioner
Theresa Myer	Commissioner
Taylor Bunn	Alternate
Paul Slechta	City Council Liaison

constituting a quorum, Commissioner Ashley Anderson being absent, and with the following City staff present:

Matthew C.G. Boyle	City Attorney
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

This item was not considered.

WORK SESSION

Historic Preservation Officer David Klempin presented the approved Certificates of Appropriateness as follows:

CA22-48 for property located at 834 East Wall Street;
CA22-49 for property located at 228 East Franklin Street;
CA22-52 for property located at 232 Austin Street.

PUBLIC HEARING

Item 5A. Historic Landmark Overlay HL22-05 for property located at 609 East Worth Street

Chairman Shope declared the public hearing open for Historic Landmark Overlay HL22-05 for property located at 609 East Worth Street, legally described as Lot 3, Block 109, College Heights Addition.

Historic Preservation Officer Klempin presented this item.

BACKGROUND:

On August 4, 2022, owner Colton Banks, submitted an application for the Historic Landmark Overlay. The folk style house was built in 1910 and served the C. F. Millican Family and is located in the College Heights Addition which was platted in 1907. The house is a contributing structure to Grapevine's Original Town National Register Historic District. The house is an L-shaped plan with a hip and valley roof that originally had three rooms.

The first known owner of this property was C.F. Millican. The Millicans came to Grapevine in 1883 from Dyersburg, Tennessee and settled on the Grape Vine Prairie. C.F. Millican first worked in the 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 the Design Guidelines for a new addition and detached garage for review by the Historic Preservation Commission associated with this Historic Landmark Overlay.

RECOMMENDATION:

Staff recommended 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.

No one spoke during the public hearing 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: 6 (Shope, Niewald, Telford, Gilliland, Garcia, and Bunn)

Nays: 0

Abstains: 1 (Myer)

Approved: 6-0-1

The public hearing was closed.

Commissioner Telford made a motion to approve Historic Landmark District HL22-05; Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 6 (Shope, Niewald, Telford, Gilliland, Garcia, and Bunn)

Nays: 0

Abstains: 1 (Myer)

Approved: 6-0-1

Item 5B. Certificate of Appropriateness CA22-35 for property located at 609 East Worth Street.

Chairman Shope declared the public hearing open for Certificate of Appropriateness CA22-35 for the property located at 609 East Worth Street, legally described as Block 109, Lot 3, College Heights Addition.

Historic Preservation Officer Klempin presented this item.

BACKGROUND:

The application for the Certificate of Appropriateness was submitted by 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 will be clad with exterior materials to match those of the existing house including siding, trim and window and door materials and would be submitted as part of a separate Certificate of Appropriateness.

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 the 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 the 4,100 square feet maximum allowed for all structures on the lot by the Ordinance. 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%.

RECOMMENDATION:

Staff recommended approval of CA22-35 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.

No one spoke during the public hearing and there was no correspondence to report.

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

Ayes: 6 (Shope, Niewald, Telford, Gilliland, Garcia, and Bunn)

Nays: 0

Abstains: 1 (Myer)

Approved: 6-0-1

The public hearing was closed.

Commissioner Gilliland made a motion to approve Certificate of Appropriateness CA22-35, with conditions; Commissioner Niewald seconded the motion prevailing in a vote of:

Ayes: 6 (Shope, Niewald, Telford, Gilliland, Garcia, and Bunn)

Nays: 0

Abstains: 1 (Myer)

Approved: 6-0-1

Item 5C. Historic Landmark Overlay HL22-06 for property located at 201 Ball Street

Chairman Shope declared the public hearing open for Historic Landmark Overlay HL22-06 for 201 Ball Street, legally described as Foster, A. Heirs Survey, Abstract 518 Tract 10Q.

Historic Preservation Officer Klempin presented this item.

BACKGROUND:

The property is owned by the City of Grapevine and is the northern most portion of five tracts which make up the Botanical Gardens property. The tract had long been open land until the City of Grapevine acquired it and developed the property for ark 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 a 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 City Manager's Office and Grapevine Park and Recreation Department 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 Parks and Recreation 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.

RECOMMENDATION:

Staff recommended approval of the Historic Landmark 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.

Mr. Klempin answered questions from the Commission.

No one spoke during the public hearing 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, Gilliland, Garcia, Myer, and Bunn)

Nays: 0

Approved: 7-0

The public hearing was closed.

Commissioner Telford made a motion to approve Historic Landmark Overlay HL22-06; Commissioner Gilliland seconded the motion prevailing in a vote of:

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

Nays: 0

Approved: 7-0

Item 5D. Certificate of Appropriateness CA22-51 for the property located at 201 Ball Street.

Chairman Shope declared the public hearing open for Certificate of Appropriateness CA22-51 for 201 Ball Street, legally described as Foster, A. Heirs Survey, Abstract 518 Tract 10Q to relocate the Historic 1858 Bushong Cabin to the City of Grapevine Botanical Gardens.

Historic Preservation Officer Klempin presented this item.

BACKGROUND:

The Grapevine Township Revitalization Project, Inc. wishes to relocate the Historic 1858 Bushong Cabin to the City of Grapevine Botanical Gardens.

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 City Manager's Office and the Grapevine Parks and Recreation Department a plan was developed to relocate the cabin to the tract where the swing-set in the children's playground is located. The swing-set would be relocated to another portion of the children's playground by the Parks and Recreation 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.

RECOMMENDATION:

Staff recommended approval of the Certificate of Appropriateness CA22-51 to relocate the Historic 1858 Bushong Cabin to the City of Grapevine Botanical Gardens; with the conditions that 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.

Mr. Klempin answered questions from the Commission. The Commission discussed the location.

No one spoke during the public hearing and there was no correspondence to report.

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

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

Nays: 0

Approved: 7-0

The public hearing was closed.

Commissioner Telford made a motion to approve Historic Landmark Overlay HL22-06; Commissioner Garcia seconded the motion prevailing in a vote of:

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

Nays: 0

Approved: 7-0

Item 6. Commission to consider the minutes of the August 24, 2022 Regular Meeting

Commissioner Gilliland made a motion to approve the minutes of the August 24, 2022 meeting; Commissioner Niewald seconded the motion prevailing in a vote of:

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

Nays: 0

Approved: 7-0

Item 7. Adjournment

Commissioner Telford made a motion to adjourn the meeting at 6:36 p.m.; Commissioner Gilliland seconded the motion which prevailed in the following vote:

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

Nays: 0

Approved: 7-0

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 26th day of October, 2022.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY