

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, April 26, 2023
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:

#CA23-16 for property located at 324 South Church Street;

#CA23-20 for property located at 852 East Worth Street;

#CA23-21 for property located at 713 East Texas Street;

#CA23-24 for property located at 518 East Texas Street;

#CA23-25 for property located at 324 South Church Street.

4. Public Hearing

A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA22-65 for the property located at 701 South Main Street, legally described as Block 27, Lot 1 thru 9 and Alley of E, City of Grapevine and take any necessary action.

B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA23-08 for the property located at 814 East Wall Street, legally described as Block 2, Lot 2, D. E. Box 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 #CA23-10 for the property located at 604 Austin Street, legally described as Block 117, Lot 3, Clifton H. Jones Addition to College Heights Addition, City of Grapevine and take any necessary action.

D. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA23-19 for the property located at 324 South Church Street, legally described as Block 1, Lot 2R, South Church Street Addition, City of Grapevine and take any necessary action.

5. Minutes

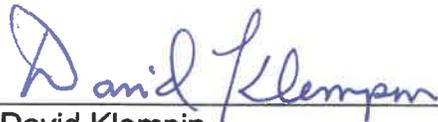
A. Commission to consider the minutes of the March 22, 2023 Regular Meeting.

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 May 24, 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 21st day of April 2023 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 ^{WPK}
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, APRIL 26, 2023

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-65
COTTON BELT RAILROAD HISTORIC DISTRICT, #HL2001-08,
ORDINANCE #2002-12
HISTORIC VEHICLE DISPLAY PAVILION
701 SOUTH MAIN STREET
CITY OF GRAPEVINE, OWNER
CHRIS LAUGENOUR, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA22-65 for the property located at 701 South Main Street, legally described as Block 27, Lot 1 thru 9 and Alley of E, 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 vehicle display pavilion in the area in front of the Founders Building at Main and Hudgins Streets;

as per the attached plans with the conditions all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures be approved on a separate Certificate(s) of Appropriateness and a building permit be obtained from the Building Services Department.

BACKGROUND:

Certificate of Appropriateness application #CA22-65 was submitted on August 24, 2023 by applicant Chris Laugenour of the City of Grapevine Convention & Visitors Bureau for the construction of a historic vehicle display pavilion to be located in the area in front of the Founders Building. The property is landmarked as a part of the Cotton Belt Railroad Historic District since 2002. The property is zoned Government Use.

The proposed plans for the pavilion were developed by Exurb Studio Architects following the 2013-23 Preservation Ordinance and Design Guidelines established for the Cotton Belt Railroad Historic District. The building would house Grapevine's collection of historic City vehicles, including a 1920s era Firetruck, Miss Grapevine Grape Crusher Truck and others. The exterior of the building features plate glass windows in a wood framed historic storefront, allowing high visibility into the interior of the building along Main Street. A projecting flat awning above the storefront would temper sunlight. Retractable glass folding doors located on the north and south sides of the building could be opened during good weather and for expanded use of the building during festivals. The building would feature board and batten siding to match that of the Founders Building and would be painted to match its paint color scheme. Inside, the building is one large open space.

Staff recommends the Commission approve #CA22-65 to construct a vehicle display pavilion in front of the Founders Building at Main and Hudgins Streets as per the attached plans with the conditions all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures be approved on a separate Certificate(s) of Appropriateness and a building permit be obtained from the Building Services Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date Aug. 24, 2022

Number # CA22-65

Property Owner Name, Address & Phone Number

Grapevine Historic Preservation
636 South Main Street
817 Grapevine TX 76051

Phone: 410-3185

Mobile:

Email:

Property Address (include any suite number)

701 South Main Street
Grapevine Texas 76051

Applicant Name, Address & Phone Number

Chris Laugenour
GRAPEVINE CONVENTION & VISITORS BUREAU

Phone: 817 410-3185

Mobile:

Email: claugenour@grapevintexas.gov

Legal Description

Block 27 Lot 1 Thru 9 and Alley off

Subdivision City of Grapevine

Tenant Name/Occupancy/Use CITY USE - GOVT. USE CENTRAL BUSINESS DISTRICT

Request/Description of Work to Be Done

New vehical Pavilion to display historic vehicles

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 CHRIS LAUGENOUR

Approved-Staff HPC Approved with Conditions: Office Use

Denied

x _____
Chair - Historic Preservation Commission

x _____
Historic Preservation Officer

x _____
Building Official

Date _____

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

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

OFFICE 817-410-3556

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

CASE NO. #CA22-65
DATE 8/24/22

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: 8/24/22 Time: 2:00 PM
Contact: (817.410.3197 817.410.3185)

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

Property Lot Size _____ 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 _____

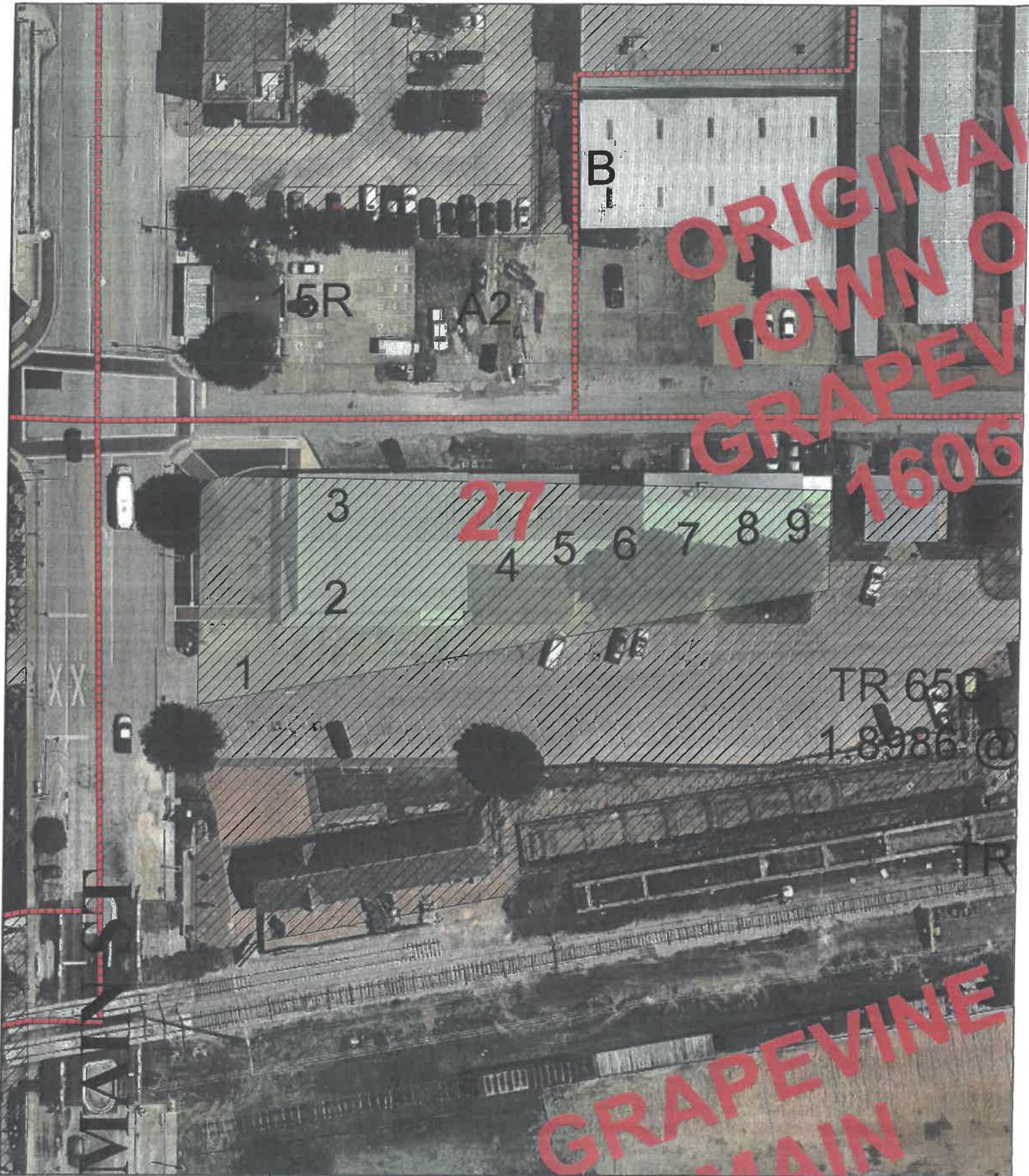
ADA Parking Spaces _____

Easements _____

=====

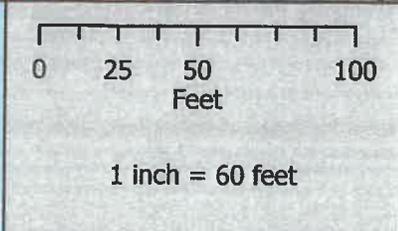
PLEASE NOTE this page is for ALL NEW CONSTRUCTION & ADDITION APPLICATIONS for PUBLIC HEARING:

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.

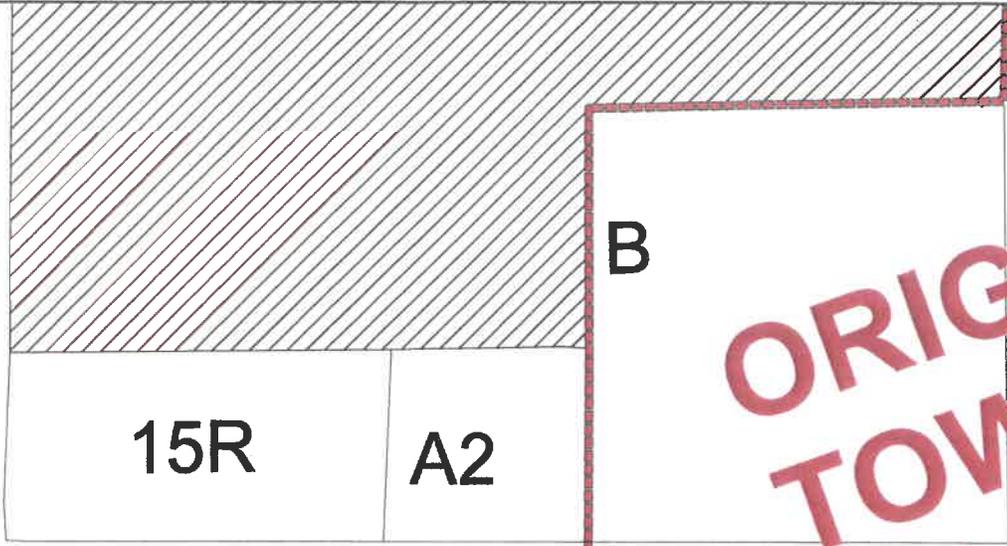


-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

#CA22-65
701 South Main Street
 4/11/2023



**ORIGINAL
TOWN OF
GRAPEVINE
1606**

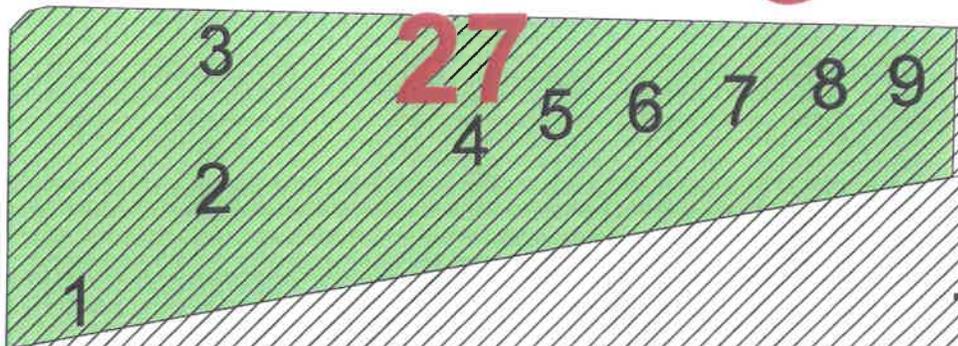


W HUDGINS ST

E HUDGINS ST

S MAIN ST

MAIN ST



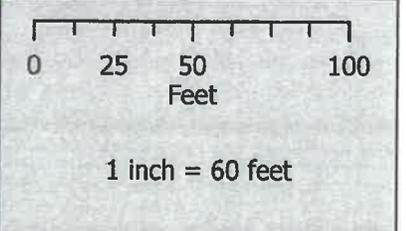
TR 65C
1.8986 @

TR

**GRAPEVINE
MAIN**

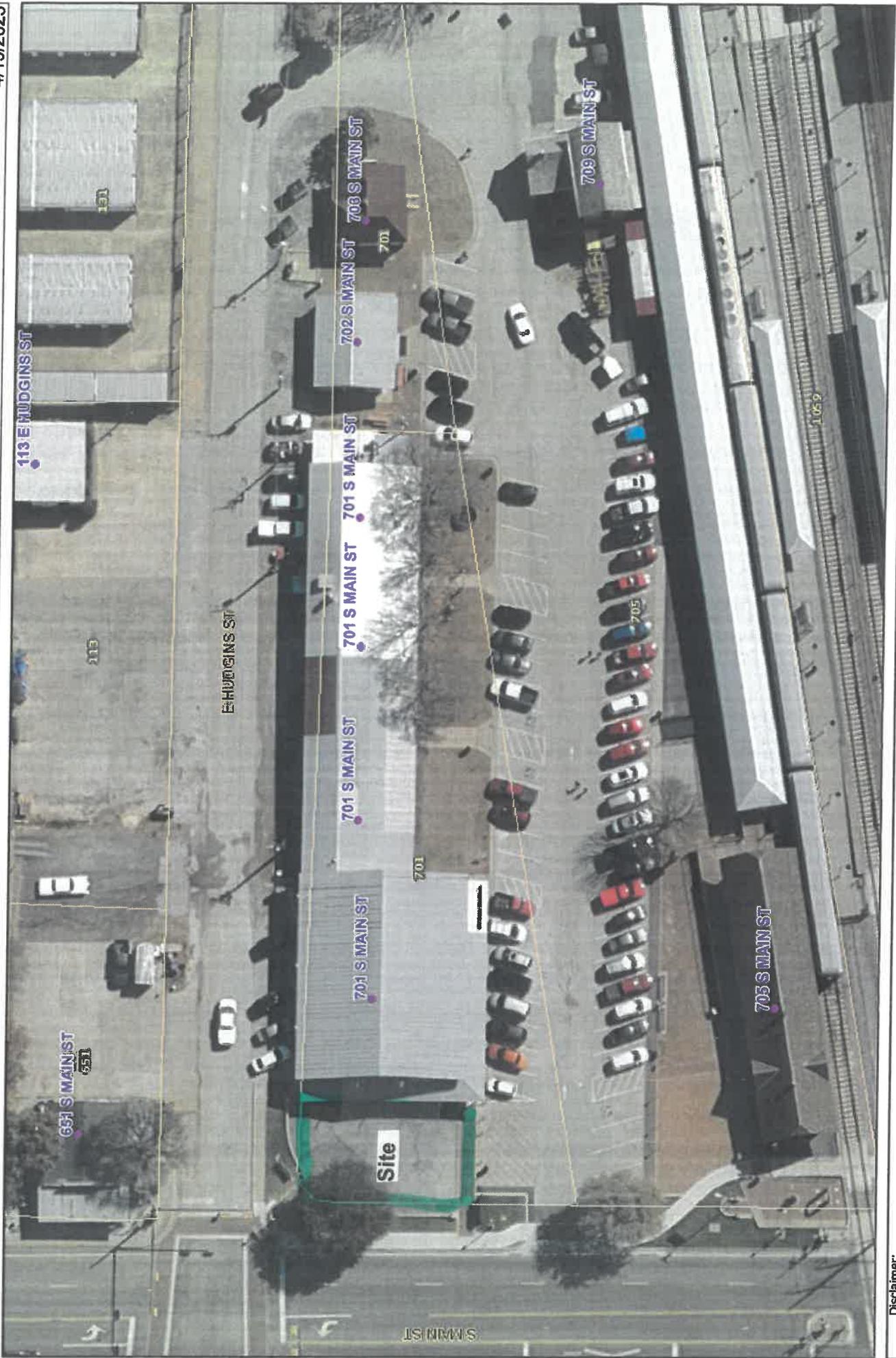
- Zoning
- Parcels
- Grapevine City Limits
- Road Centerlines
- Historic Landmark Subdistricts

#CA22-65
701 South Main Street
 4/11/2023



PW Mapviewer

4/19/2023



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



1" = 60'

0 0 0.01 0.01 mi
|





Main Street View



Founders Building North Side



View of Site



View of Site



Founders Building South Side

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER WDK
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, APRIL 26, 2023

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA23-08
ADDITIONS TO THE 1948 HISTORIC S. M. PAYNE HOUSE
814 EAST WALL STREET
D. E. BOX ADDITION HISTORIC DISTRICT,
#HL10-09, ORDINANCE 2011-58
HANNAH AND JOHN FINN, OWNERS

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA23-08 for the property located at 814 East Wall Street, legally described as Block 2, Lot 2, 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 2,291 square foot one-story addition to the sides and rear of the original 1,030 square foot historic S. M. Payne House;
2. Construct a new 779 square foot two-car detached garage with attached workspace;

as per attached plans with the condition a variance be granted for the 779 square foot two-car garage to combine the Preservation Ordinance allowed 500 square footage of the two car garage with the 200 square footage of the accessory storage building and 79 square feet of living area of the house; a building permit is obtained from the Building Services Department; and all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

BACKGROUND:

Certificate of Appropriateness application #CA23-08 was submitted on February 9, 2023 by the owners Hannah and John Finn to adapt the house for their family use. The original house was constructed in 1948 for the S. M. Payne family by local builder J. H. Champion to serve as their family home. Grapevine's well-known resident Frank Dobecka owned the house from 1956 until 1973.

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

Plans for the new additions were developed by Longitude One Twenty, Engineering and Design, following the 2013-23 Historic Preservation Ordinance and Design Guidelines for

the D. E. Box Addition Historic District.

The total living area including the original 1,030 square foot house and the new addition of 2,291 square feet is 3,321 square feet. The new detached two-car garage with workspace is 779 square feet in size. The total size of living area and garage building is 4,100 square feet, the maximum allowed by the Preservation Ordinance. The proposed covered front porch of 112 square feet and rear deck of 806 square feet are not included in the maximum square feet allowed by the Preservation Ordinance. The property lot size is 14,800 square feet and the proposed building coverage is 27.7 percent, (maximum 40 percent lot coverage). Building height is 23 feet.

Staff recommends the Historic Preservation Commission approve with conditions #CA23-08 to construct a new 2,291 square foot one-story addition to the sides and rear of the original 1,030 square foot Historic S. M. Payne House; construct a new 779 square foot two-car detached garage with attached workspace as per attached plans with the conditions a variance be granted for the 779 square foot two-car garage to combine the Preservation Ordinance allowed 500 square footage of the two car garage with the 200 square footage of the accessory storage building and 79 square feet of living area of the house; a building permit is obtained from the Building Services Department; and all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 2/9/23

Number # CA 23-08

Property Owner Name, Address & Phone Number

John and Hannah Finn
234 AUSTIN STREET
GRAPEVINE, TX 76051

Phone: 817-559-1731

Mobile:

Email: Finnresidential@gmail.com

Property Address (include any suite number)

814 E wall street

Applicant Name, Address & Phone Number

John Finn
SAME

Phone: 817-559-1731

Mobile:

Email: Finnresidential@gmail.com

Legal Description

Block 2 Lot 2

Subdivision DE. Box addition

GRAPEVINE, TEXAS, 76051

Tenant Name/Occupancy/Use

Residential R-12 ZONING
Historic S.M. PAYNE HOUSE
D.E. BOX ADDITION HISTORIC DISTRICT

Request/Description of Work to Be Done

Remodel / Pool area / ADDITION
NEW DETACHED 2-CAR GARAGE W/ WORKSPACE

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

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

Signed x [Signature] Owner or Contractor

Print Name John Finn

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
OFFICE 817-410-3556
FEB 09 2023
By [Signature] 2/10/23 12:54

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

CASE NO. #CA 23-08
DATE 4/3/23

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: 4/3/23 Time: 2:00 pm
Contact: (817.410.3197 817.410.3185)

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

Property Lot Size 14,800 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 3397

Building Coverage (40% max) 27.7%

Building Height (35 ft. max) 23 ft.

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 700 (Attached is included within the 3,400 sq. ft. max)

Storage Shed (200 sq. ft. max) —

779 sq. ft. wdk
500 sq ft + 200 sq ft storage + 79 sq ft LIVING AREA HOUSE

For Commercial Uses:

Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces _____

ADA Parking Spaces _____

Easements _____

RECEIVED
FEB 10 2023

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.

RECEIVED
FEB 09 2023
By AD/12:54

Tarrant Appraisal District

Real Estate

03/03/2010

Account Number: 00251747

Georeference: 3150-2-2

Property Location: 814 E Wall St, Grapevine

Owner Information: Fiscus, E C Etux Laura

PO Box 35

Grapevine Tx 76099-0035

Legal Description: Box, D E Addition

Blk 2 Lot 2

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.

Proposed Values for Tax Year 2010

	Land	Impr	2010 Total**
Market Value	\$0	\$0	\$0
Appraised Value*	\$0	\$0	\$0
Approximate Size***			1,030
Land Acres			0.0000
Land SqFt			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

5-Year Value History

Tax Year	XMP	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2009	030	\$50,000	\$19,744	\$69,744	\$50,000	\$63,500	\$113,500
2008	030	\$50,000	\$13,404	\$63,404	\$50,000	\$63,500	\$113,500
2007	030	\$50,000	\$7,640	\$57,640	\$50,000	\$31,400	\$81,400
2006	030	\$12,000	\$40,400	\$52,400	\$12,000	\$40,400	\$52,400
2005	030	\$12,000	\$40,400	\$52,400	\$12,000	\$40,400	\$52,400

Protest Deadline:

Exemptions: General Homestead Over 65 Homestead

Property Data

Deed Date:

Deed Vol: 000000

Deed Page: 0000

Year Built: 1948

Pct Complete: 100

TAD Map: 2132 460

MAPSCO: 028K

Agent: None

Class: 002

State Code: A1 Single Family

Garage Bays: 00

Central Air: N

Central Heat: N

Pool: N

No info on back

NUMBERS		
CONTROL	LOTS	LOT

ASSESSOR'S ABSTRACT OF CITY PROPERTY
 D E BOX
 Tarrant COUNTY
 ADDITION CITY OF GRAPEVINE

814 E. WALL ST.

ABSTRACT NO.	NAME	BLOCK NO.	MAP NO.	ADDRESS	VOL.	PAGE	DATE	CONSIDERATION
2		2						
2019	SM Payne et ux.	370					7-29-48	10.00 ov
3039	Frank W Dobeeka	160		6 60rs WD			9 15 56	10 00ov
5572	E C Fiscus et ux Laura	23		814 E. Wall St. Grapevine, Texas			12 10 73	10 00ov

LIENHOLDER RECORD

NAME	DT	Vol.	Page	Date	Amount
J H Champion		743	120	7-31-48	5850.00
T J Bettes Co		747	632	10-28-48	5200.00
Cecil R Lesley		1298	478	9 15 56	5500.00
Lillian Dobeeka		2561	15	12 10 73	7500.00

DELINQUENT TAX RECORD

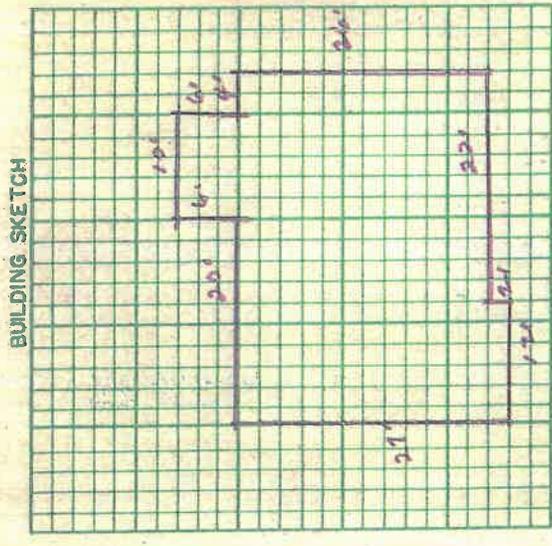
YEAR	LINE	PAGE	STATE TAX		COUNTY TAX		DISTRICT SCHOOL		POLL TAX		TOTAL	DATE OF PAYMENT			NO. OF TAX RECEIPT
			Dol.	Cts.	Dol.	Cts.	No.	Dol.	Cts.	St.		Cts.	Mo.	Day	

NO ACRES 2
OR LOT NO. 2

ABSTRACT OR BLOCK NO. 2

NAME S. M. Payne

ADDRESS ADDITION OR SURVEY D. B. Box



RESIDENCE		BUSINESS BUILDING	
BASEMENT	ROOFING	HEATING	BASEMENT
WHOLE	SHINGLES WOOD	CENTRAL HEAT	ROOF
PART	SHINGLES COMP	FLOOR FURNACE	BARBLE HIP
UNFINISHED	SHINGLES ASK	FIRE PLACE	FLAT
SIZE X	SLATE	STOVES	SHED
FOUNDATION	TILE	BUTANE	ROOF STRUCTURE
CONCRETE	CORCOR	WOOD	STEEL TRUSS
BRICK	COMPOSITION	LIGHTING	WOOD JOISTS
POSTS	INSURE FINISH	WAX	PLUMBING
EXT. WALLS	PAPEDED	CHEAP FIXTURES	NO. REST ROOMS
BRICK VENEER	PLASTERED	ADDED FEATURES	HEATING
STONE VENEER	KNOTTY PINE	ATTIC FAN	WALNUTS
STUCCO FRAME	UNFINISHED	AIR COND. ALL YEAR	CENTRAL
CONCRETE TILE	FLOORS	BUILT IN FEATURES	OVERHEAD
SHINGLES	ASPH/FLT	ELABORATE	ADDED FEATURES
COMPOSITION	WOOD	STANDARD	ELEVATORS, PASS
WEATHER BOARD	PLUMBING	COND. POURD	ELEVATORS, PAT
GABLE	PLUMBING	CLAY TILE	SPRINKLERS
HIP	PLUMBING	CONC. TILE	AIR COND. TONS
FLAT	PLUMBING	COOR. ABESTOS	VALVS
IRREGULAR	PLUMBING	COOR. METAL	REFRIGERATED
	PLUMBING	WEATHER BOARD	CONSTRUCTION
	PLUMBING	WOOD FRAME	GOOD
	PLUMBING	STEEL FRAME	MEDIUM
	PLUMBING	CONC. FRAME	CHEAP
	PLUMBING	STEEL CONC. FRAME	CONDITION
	PLUMBING	STEEL CONC. FRAME	GOOD
	PLUMBING	SHOWER	FAIR
	PLUMBING	POOR	POOR

STREET NUMBER	SIZE	FRONT	BOX	FRAME	BRICK	FLOOR	CONC.	DIRT	VALUE	REMARKS
10	6	34	25	X	X	X	X	X	1948	YEAR BUILT
2	12	X	X	X	X	X	X	X	4	CLASS
ADDITIONAL INFORMATION										
GARAGE										
MISCELLANEOUS OUT BUILDINGS										
STREET OR ROAD IMPROVEMENT										
UTILITIES										
LAND										
REPRODUCTION VALUE PRESENT VALUE 98 % BETA 3248 ADDITIONAL BUILDINGS 125 TOTAL VALUE BUILDINGS 3373 TOTAL VALUE LAND 440 TOTAL VALUE PROPERTY 3813										

J. A. TRACY APPRAISAL CO. DALLAS, TEXAS

Deed Page:

Instrument: [D221257307](#)

#CA23-08

Previous Owners:

Name	FISCUS E C;FISCUS LAURA
Date	12/31/1900
Instrument	
Deed Volume	
Deed Page	

\$ Values

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Year	2023
Improvement Market	Pending
Land Market	Pending
Total Market	Pending
Total Appraised+	Pending

Year	2022
Improvement Market	\$69,777
Land Market	\$220,677
Total Market	\$290,454
Total Appraised+	\$290,454

RECEIVED

APR 04 2023

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

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

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

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER ^{WDK}
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, APRIL 26, 2023

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA23-10
NON-LANDMARKED PROPERTY, LOCATED
WITHIN THE GRAPEVINE HISTORIC TOWNSHIP BOUNDARY
ALISE RESIDENCE
604 AUSTIN STREET
DENNIS AND WENDY ALISE, OWNERS

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-10 for the property located at 604 Austin Street, legally described as Block 117, Lot 3, Clifton H. Jones Addition to 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. Construct a new 2,848 square foot period-style house and an 1,106 square foot detached garage building with workshop on a vacant lot in the Grapevine Historic Township;

as per the attached plans with the conditions a variance is granted for the ridge encroachment into the side yard setback plane, a variance is granted for the 1,106 square foot detached garage with workshop building combining the 500 square foot garage, 200 square foot storage building and 408 square feet of the house living area allowed by the Preservation Ordinance; and a Building Permit is obtained from the Building Services Department.

BACKGROUND:

Certificate of Appropriateness application #CA23-10 was submitted on February 13, 2023 by the owners Dennis and Wendy Alise for the construction of a new two-story house and a detached garage on a vacant lot in the Grapevine Historic Township. The house would serve as the primary residence for the Alise family.

The proposed plans for the new house and garage were developed by Buchanan Design Studio following the requirements of the 2013-23 Preservation Ordinance.

The house contains 2,848 square feet of living area. The first floor is 2,164 square feet in size and a small second floor contains 680 square feet. The total living area of the house is 2,848 square feet, within the 3,400 maximum square feet established by the Preservation Ordinance. The covered patio of 321 square feet and the front porch of 369 square feet does not count against the maximum living area square feet.

The second floor roof ridge extends into the side yard setback plane established by the Preservation Ordinance. A variance is required to allow for this encroachment. See Exhibit A attached with ridge encroachment highlighted in yellow. Due to the small encroachment of the roof ridge into the side yard setback plane as shown on the Exhibit A and

considering the narrow width of the second floor gable ends of the second floor, the Executive Director of the Grapevine Convention & Visitors Bureau, the Historic Preservation Officer and Building Official recommend for a variance to be granted for the encroachment.

The property lot size is 12,620 square feet. The 1,108 square foot detached garage with workshop would be located at the rear of the lot and would require a variance to combine the 500 square foot garage, 200 square foot storage building allowed by the Preservation Ordinance and 408 square feet of the house living area. Considering the large lot size and the location of the building at the far rear of the property, the Executive Director of the Grapevine Convention & Visitors Bureau, the Historic Preservation Officer and Building Official recommend the variance be granted. The total square footage of the house living area of 2,848 square feet and the garage of 1,108 square feet totals 3,956 square feet which is with the maximum of 4,100 square feet allowed by the Preservation Ordinance. The building lot coverage is 25%, (maximum 40% lot coverage).

Staff recommends the Historic Preservation Commission **approve with conditions** #CA23-10 to construct a new 2,848 square foot period-style house and 1,108 square foot detached garage with workshop on a vacant lot in the Grapevine Historic Township as per the attached plans with the conditions a variance be granted for the ridge encroachment into the side yard setback plane; a variance be granted for construction of the 1,108 square foot detached garage with workshop building combining the 500 square foot garage, 200 square foot storage building and 408 square feet of the house living area allowed by the Preservation Ordinance; and a Building Permit is obtained from the Building Services Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date Feb. 13, 2023

Number #CA23-10

Property Owner Name, Address & Phone Number
Dennis and Wendy Alise
1604 Austin St.
Grapevine, Tx 76051
Phone: 817-296-9934
Mobile: 817-296-9934
Email: texalise@msn.com

Applicant Name, Address & Phone Number
Dennis and Wendy Alise
1604 Austin St.
Grapevine, Tx 76051
Phone: 817-296-9934
Mobile: 817-296-9934
Email: texalise@msn.com

Property Address (include any suite number)
1604 Austin St.
Grapevine, Tx 76051

Legal Description
Block 117 Lot 3
Subdivision Clifton H. Jones Addition to Vol. 1773, PG. 386

Tenant Name/Occupancy/Use Will be Primary Home

Request/Description of Work to Be Done
New Build on Empty Lot LOCATED IN THE GRAPEVINE HISTORIC TOWNSHIP BOUNDARY

Drawings/Sketches Attached
Yes No

Photographs Attached
Current Historic

Material Sample(s) Attached (please list)

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

Signed x Wendy Alise
Owner or Contractor

Print Name Wendy Alise

Approved-Staff HPC
Approved with Conditions:
Denied

Chair - Historic Preservation Commission
Building Official

Historic Preservation Officer
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
FEB 13 2023

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

CASE NO. #CA 23-10
DATE 2-13-23

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: 4/3/23 Time: 1:00 PM
Contact: (817.410.3197 817.410.3185)

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

Property Lot Size 2,640 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2,848 ^{2,848 sq ft with}

Building Coverage (40% max) _____

Building Height (35 ft. max) 26.3'

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 1,108 ^{sq ft} (Attached is included within the 3,400 sq. ft. max) _____

Storage Shed (200 sq. ft. max) _____

500 ^{sq ft} GARAGE + 200 ^{sq ft} + 408 ^{sq ft} HOUSE LIVING AREA

For Commercial Uses:

Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces _____

ADA Parking Spaces _____

Easements _____

=====

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

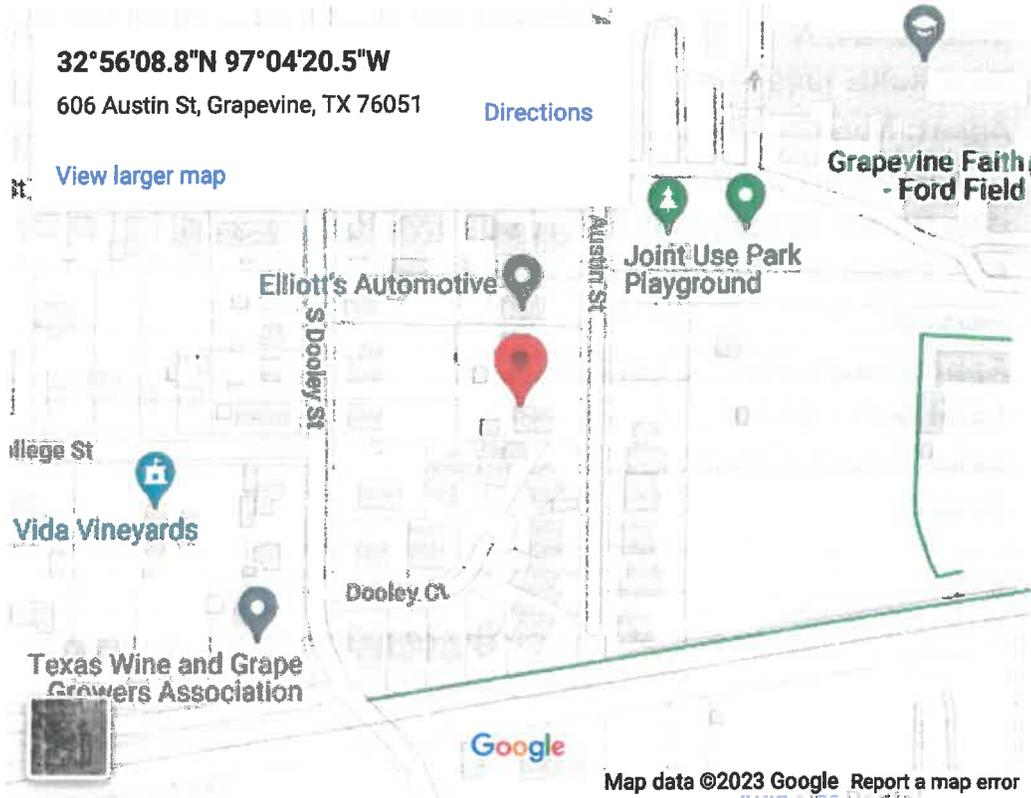
1. THE ABOVE INFORMATION MUST BE COMPLETE; WITH
2. ALL REQUIRED ATTACHMENTS COMPLETED; AND
3. A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS RECOMMENDED SIX WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION.



Account: 07171005
Address: 606 AUSTIN ST

604

Location



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

to be 604

Address: 606 AUSTIN ST

City: GRAPEVINE

Georeference: 21940-117-3

Neighborhood Code: JONES, CLIFTON H SUBDIVISION

Latitude: 32.9357654955

Longitude: -97.0723535109

TAD Map: 2126-460

MAPSCO: TAR-028J

RECEIVED

FEB 13 2023

W

Property Data

Legal Description: JONES, CLIFTON H SUBDIVISION Block 117 Lot
3 & 4

Jurisdictions:

CITY OF GRAPEVINE
TARRANT COUNTY
TARRANT COUNTY HOSPITAL
TARRANT COUNTY COLLEGE
GRAPEVINE-COLLEYVILLE ISD

State Code: A

Year Built: 1999

Agent: None

Site Number: 07171005

Site Name: JONES, CLIFTON H SUBDIVISION-117-3-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,877

Land Sqft^{*}: 26,000

Land Acres^{*}: 0.5968

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:

ALISE DENNIS P
ALISE WENDY

Primary Owner Address:

606 AUSTIN ST
GRAPEVINE, TX 76051-3667

Deed Date: 9/27/1999

RECEIVED

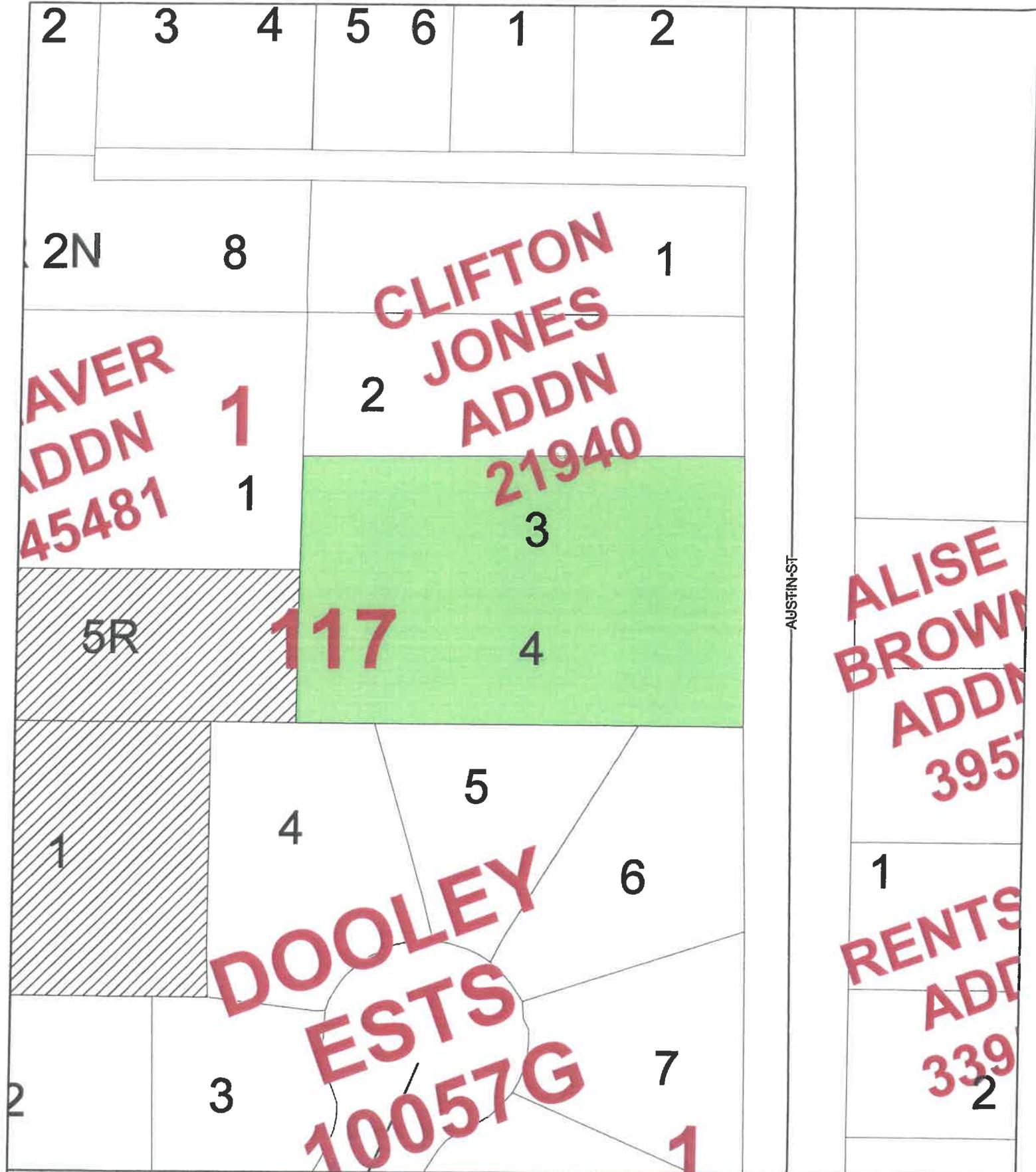
FEB 13 2023



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

#CA23-10
604 Austin Street
 4/10/2023


 0 25 50 100
 Feet
 1 inch = 60 feet



**CLIFTON
JONES
ADDN
21940**

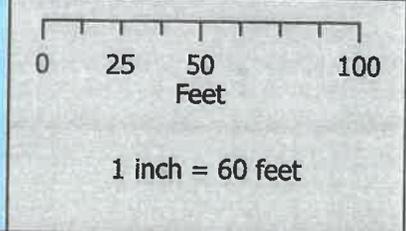
**HAVER
ADDN
45481**

**ALISE
BROWN
ADDN
395**

**DOOLEY
ESTS
10057G**

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

#CA23-10
604 Austin Street
4/10/2023



MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, APRIL 26, 2023

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA23-19
DRAIN RESIDENCE, #HL2007-07
NEW OUTDOOR OPEN AIR PAVILION
324 SOUTH CHURCH STREET
HARLEY DRAIN, OWNER

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-19 for the property located at 324 South Church Street, legally described as Block 1, Lot 1, South Church Street 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. Revisions to the Commission approved plans of May 26, 2021 as follows:
 - a. Remove the covered porch and steps on the rear side of the house;
 - b. Remove the one-car detached garage;
2. Construct a new outdoor, open air pavilion in the northwest corner of the rear yard to serve a future swimming pool;

as per the attached plans with the conditions all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness and a building permit is obtained from the Building Services Department.

BACKGROUND:

Certificate of Appropriateness application #CA23-19 was submitted on March 22, 2023 by property owner Harley Drain for revisions to the Commission approved plans of May 26, 2021 for the construction of a new 1 1/2 story house with a detached garage on a vacant Landmarked lot in the Grapevine Historic Township. The lot was originally a part of the Scribner House property to the north and was Landmarked by the City of Grapevine in 2008. The house would serve as the primary residence for the Drain family.

The revisions to the plans include the removal of the covered porch and steps on the rear side of the house and removal of the one-car detached garage. In place of the covered porch and the detached garage, the owner has submitted proposed plans for a new outdoor, open air pavilion to be located in the northwest corner of the rear yard. This structure would provide outdoor entertaining options and would serve a future swimming pool. Plans for the revisions to the house and the new outdoor, open air pavilion were developed by Clear & West Design + Build following the 2013-23 Preservation Ordinance and Design Guidelines established for the property.

Staff recommends approval of #CA23-19 for the revisions to the Commission approved plans of May 26, 2021 as follows: remove the covered porch and steps on the rear side of the house; remove the one-car detached garage; construct a new outdoor, open air

pavilion in the northwest corner of the rear yard to serve a future swimming pool; as per the attached plans with the conditions all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness and a building permit is obtained from the Building Services Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 3/22/23

Number #CA 23-19

Property Owner Name, Address & Phone Number
324 S. Church St

Applicant Name, Address & Phone Number
Harley Drain

Harley Drain
Phone:

389 Butler Dr
Lewisville Tx 75067
Phone:

Mobile: 214-499-4525

Mobile:

Email: harleydrain@yahoo.com

Email:

Property Address (include any suite number)
324 S. Church St
324 South Church Street
Grapevine, TX 76051

Legal Description
Block 1 Lot 2A
Subdivision South Church Street Addition

Tenant Name/Occupancy/Use Single Family Home

Request/Description of Work to Be Done
Revisions to previously approved plans CA20-18: remove the covered attached porch. remove detached garage, construct outdoor living area with a bathroom install a retaining wall and fence with cedarwood and metal posts.

Drawings/Sketches Attached
 Yes No

Photographs Attached
 Current Historic

Material Sample(s) Attached (please list)
Cedar Wood Fence w/ Metal Posts
Milsep Stone

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

Signed [Signature] x
Owner or Contractor

Print Name Harley Drain

Approved-Staff HPC Approved with Conditions: _____
Office Use

Denied

x _____
Chair - Historic Preservation Commission

x _____
Building Official

x _____
Historic Preservation Officer

Date _____

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

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

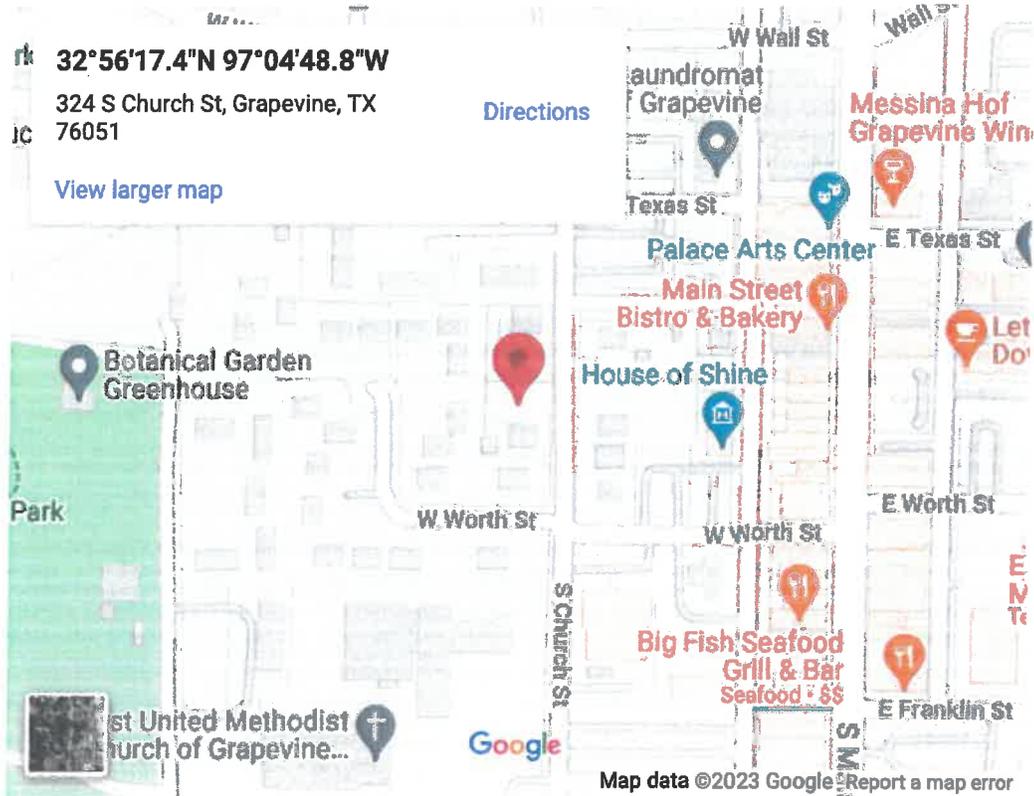
OFFICE 817-410-3556

RECEIVED
MAR 22 2023 [Initials]



Account: 42862149
Address: 324 S CHURCH ST

Location



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

Address: 324 S CHURCH ST

City: GRAPEVINE

Georeference: 39326-1-2A

Neighborhood Code: SOUTH CHURCH STREET ADDITION

Latitude: 32.9381665718

Longitude: -97.0802071533

TAD Map: 2126-460

MAPSCO:

RECEIVED

MAR 22 2023

Property Data

Legal Description: SOUTH CHURCH STREET ADDITION Block 1 Lot 2A

Jurisdictions:

CITY OF GRAPEVINE

TARRANT COUNTY

TARRANT COUNTY HOSPITAL

TARRANT COUNTY COLLEGE

GRAPEVINE-COLLEYVILLE ISD

State Code: C1

Year Built: 0

Agent: None

Site Number: 800076508

Site Name: SOUTH CHURCH STREET ADDITION Block 1 Lot 2R

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1720

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:

DRAIN HARLEY

Primary Owner Address:

389 BUSHY DR
LEWISVILLE, TX 75067

RECEIVED

MAR 22 2023 *hw*

Deed Date: 1/1/1970

Deed Volume:



6060

25A CITY GRAPE 16

NE
G
3

11
SOUTH CHURCH ST ADDN 39326
2 1

HOUSE OF COLORS 19214

11

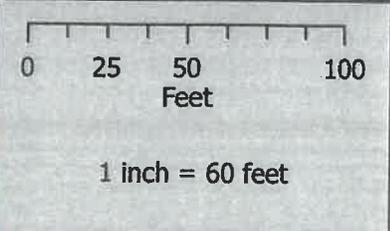
2 CITY GRAPE

WORTH ST

WORTH

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

#CA23-19
324 South Church Street
 4/10/2023



W-TEXAS-ST

25A CITY
GRAPE
160
1

24

11 1A

1
SOUTH
CHURCH
ST ADDN
39326

2

1

11 1C

HOUSE OF
COLORS
19214

2

2

3

CITY
GRA

WORTH ST W-WORTH-ST

W-WORTH-ST WORT

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

#CA23-19

324 South Church Street

4/10/2023



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, March 22, 2023 at 6:00 p.m. in the Grapevine City Hall, 2nd floor Council Chambers located at 200 South Main Street, Grapevine Texas with the following members present:

Sean Shope	Chairman
Margaret Telford	Vice-Chairman
Eric Gilliland	Commissioner
Jim Niewald	Commissioner
Jana Garcia	Commissioner
Theresa Myer	Commissioner
Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constituting a quorum, members absent:

Ashley Anderson	Commissioner
Taylor Bunn	Commissioner - Alternate

with the following City staff present:

Paul W. McCallum	Executive Director, Grapevine Convention and Visitors Bureau (CVB)
Chris Laugenour	CVB Managing Director of Operations
Matthew Boyle	City of Grapevine Attorney
David Klempin	Historic Preservation Officer (HPO)
Kayce Vanderpool	Historic Preservation Secretary

CALL TO ORDER

Chairman Shope called the meeting to order at 6:02 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.

Chairman Shope called for any citizen comments; There were none.

WORK SESSION

#CA22-60B for property located at 608 South Dooley Street;

#CA23-04 for property located at 834 East Worth Street;
#CA23-09 for property located at 205 East Worth Street;
#CA23-11 for property located at 513 East Texas Street;
#CA23-12 for property located at 608 South Dooley Street;
#CA23-13 for property located at 301 East Wall Street;
#CA23-15 for property located at 221 East Worth Street.

PUBLIC HEARING

Chairman Shope declared the public hearing open for:

A. Certificate of Appropriateness #CA22-03 for the property located at 202 East Wall Street, legally described as Block 12, Lot 12B, Historic District Starr Addition, City of Grapevine. Historic Preservation Officer Klempin presented this item.

BACKGROUND:

Certificate of Appropriateness application #CA22-03 was submitted by the owner Waltraud (Frances) Allen on February 22, 2022 to construct a restroom addition to the rear of the existing Carriage House. Plans for the new addition were prepared by Paragon Design Group following the Design Guidelines established for the landmarked property located in the West Wall Street Historic District.

The Street View Drawing and photos shows the existing area of the new addition which is located in the rear yard of the Carriage House and how the new addition would appear when viewed from Barton Street. The new restroom addition fits comfortably within the existing setting, with no changes required to the existing parking plan.

Staff recommends approval of #CA22-03 for plans for the new restroom addition as per the attached plans following the Design Guidelines established for the property, with the conditions the new restroom addition is approved on a site plan approved by the Planning Services Department; all exterior materials, windows, doors, door hardware and light fixtures be approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the Building Department.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA22-03 for the property located at 202 East Wall Street, legally described as Block 12, Lot 12B, Historic District Starr 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. Addition of a new 85 square foot restroom addition to the rear of the existing Carriage House;
2. On the west side of the Carriage House remove the existing window unit and replace it with a new seven-foot wide sliding French door;
3. Replace the existing non-original windows with new metal-clad wood windows;

as per the attached plans following the Design Guidelines established for the property, with the conditions the new addition is approved on a site plan approved by the Planning Services Department; all exterior materials, windows, doors, door hardware and light fixtures be approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the Building Department.

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

Ayes: 6 (Shope, Telford, Gilliland, Niewald, Garcia, Myer)

Nays: 0

Motion approved

Commissioner Gilliland made a motion to approve #CA22-03 with conditions as specified; seconded by Commissioner Niewald prevailing in a vote of:

Ayes: 6 (Shope, Telford, Gilliland, Niewald, Garcia, Myer)

Nays: 0

Motion approved

B. Certificate of Appropriateness #CA23-05 1912 Historic John Berry House, #HL2001-06, 306 Austin Street Legally described as Block 106, Lot 7 & 8, College Heights Addition, City of Grapevine.

BACKGROUND:

Certificate of Appropriateness application #CA23-05 was submitted by the owner Dan Bock on January 20, 2023 to renovate the existing house to include demolition of the existing non-original garage; construction of a new 995 square foot 2-car detached garage with a wood shop; and construction of 892 square foot additions to the house on the 1st and 2nd floors; as per the attached plans with the conditions a variance is granted for the 995 square foot garage by combining the 500 square foot two-car garage, 200 square foot storage building and 195 square feet, unused, of the 3,400 maximum house area allowed by the Preservation Ordinance.

Dan Bock purchased the historic John Berry House to renovate and expand it to serve as a rental property and for his family's use. The Queen Anne style house is an important example of the style in the Grapevine Historic Township. The plans were developed for the property by architect Russell Moran following the Design Guidelines established for the John Berry house. The existing garage is not original to the property. It has been enclosed as living quarters and is in poor condition. Its foundation is failed and its floor slab is cracked and would need to be replaced.

The first-floor addition is located to the rear of the house and includes a new mudroom, utility room and covered patio. The second-floor addition includes adding a new gable on the rear elevation of the house and a new dormer to the south side of the house, to allow

for development of three bedrooms and three baths in the attic of the original house.

The lot is 14,000 square feet in size and the building coverage would be 25.5%, (maximum 40% lot coverage). The building size of the house with additions is 3,043 square feet, with the 995 square foot garage totals 4,038 square feet, which is within the Preservation Ordinance maximum allowed of 4,100 square feet. Building height is 30'.

Staff recommends approval of #CA23-05 for plans to renovate the existing house to include demolition of the existing garage; construction of a new 995 square foot 2-car detached garage with a wood shop; and construction of 892 square foot additions to the house on the 1st and 2nd floors; as per the attached plans with the conditions a variance is granted for the 995 square foot garage by combining the 500 square foot two-car garage, 200 square foot storage building and 195 square feet, unused, of the 3,400 maximum house area allowed by the Preservation Ordinance; 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.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-05 for the property located at 306 Austin Street, legally described as Block 106, Lot 7 & 8, 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. Demolish the existing garage;
2. Construct a new 995 square foot 2-car detached garage with a wood shop;
3. Construct 892 square foot additions to the existing 2,151 square foot house on the 1st and 2nd floors of the house;

as per the attached plans with the conditions a variance is granted for the 995 square foot garage by combining the 500 square foot two-car garage, 200 square foot storage building and 195 square feet of the 3,400 maximum house area allowed by the Preservation Ordinance; 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.

The Chairman stated that he is not happy with the manipulation of the out buildings by consolidating the allowed square footage of the garage and storage shed to create very large ancillary structures. These appear out of scope with buildings of the original township.

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

Ayes: 6 (Shope, Telford, Gilliland, Niewald, Garcia, Myer)

Nays: 0

Motion passes, the public hearing was closed.

Commissioner Telford made a motion to approve #CA23-05 as presented, with the conditions that all windows replaced will be 1 over 1 metal clad wood windows, to be staff approved under a separate Certificate of Appropriateness; Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 6 (Shope, Telford, Gilliland, Niewald, Garcia, Myer)

Nays: 0

Motion Approved

MINUTES

The Chairman asked the Commission to consider the minutes of the January 25, 2023 Regular Meeting. Commissioner Meyer made a motion to approve the minutes of the January 25, 2023 meeting as written; Commissioner Garcia seconded the motion and was followed in a vote of:

Ayes: 6 (Shope, Telford, Gilliland, Niewald, Garcia, Myer)

Nays: 0

Motion Passes

ADJOURNMENT

Commissioner Gilliland made a motion to adjourn the meeting at 6:37 p.m.; Commissioner Niewald seconded the motion which prevailed in the following vote:

Ayes: 6 (Shope, Telford, Gilliland, Niewald, Garcia, Myer)

Nays: 0

Motion Passes

Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 26th day of April, 2023.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY