

**Agenda**  
**Grapevine Historic Preservation Commission**  
**City Hall 2<sup>nd</sup> Floor Council Chambers**  
**200 South Main Street**  
**Grapevine, Texas 76051**  
**Wednesday, May 24, 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:  
#CA23-26 for property located at 421 East Texas Street;  
#CA23-29 for property located at 834 East Wall Street;  
#CA23-30 for property located at 512 Estill Street;  
#CA23-31 for property located at 854 East Wall Street;  
#CA23-32 for property located at 300 Turner Road.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA22-65 **tabled at the April 24, 2023 HPC Meeting**, 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 #CA23-14 for the property located at 208 South Dooley Street, legally described as Lot 8R, G. E. Hurst 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 #CA23-18 for the property located at 221 East Worth Street, legally described as Block 35, Lot 5A, City of Grapevine and take any necessary action.
- D. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA23-23 for the property located at 408 East Texas Street, legally described as Abstract 422, Tract 63A, City of Grapevine and take any necessary action.

5. Minutes

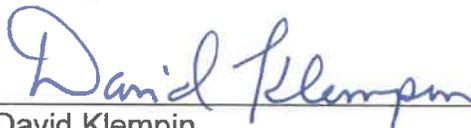
A. Commission to consider the minutes of the April 22, 2023 Regular Meeting.

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 June 28, 2023 in the 2<sup>nd</sup> Floor Council Chambers, Grapevine City Hall, 200 South Main Street, Grapevine, Texas 76051.

In accordance with Texas Government Code, Chapter 551.001 et seq acts of the 1993 Texas Legislature, the Grapevine Historic Preservation Commission agenda was prepared and posted on the 19th day of May 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  
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES  
LARRY GRAY, BUILDING OFFICIAL

WDK

MEETING DATE: WEDNESDAY, MAY 24, 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 **table to the June 28, 2023 HPC meeting** 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:**

At the April 26 2023 meeting of the Grapevine Historic Preservation Commission, Certificate of Appropriateness application #CA22-65 was tabled to the May 24, 2023 Historic Preservation Commission meeting to allow Convention & Visitors Bureau Staff to make changes to the proposed Vehicle Display Pavilion.

Chris Laugenour of the City of Grapevine Convention & Visitors Bureau is continuing to work with staff on the plans and has requested the application be tabled to the next HPC meeting to be held on June 28, 2023.

Staff recommends the Commission **table to the June 28, 2023 HPC meeting** Certificate of Appropriateness #CA22-65.

**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 on E

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] x

Owner or Contractor

Print Name CHRIS LAUGENOUR

Approved-Staff HPC

Approved with Conditions:

Denied

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

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

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

Date \_\_\_\_\_

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

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

OFFICE 817-410-3556

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

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

Reference: Ordinance No. 2013-23 [www.grapevinetexas.gov/documentcenter/view/881](http://www.grapevinetexas.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 \_\_\_\_\_



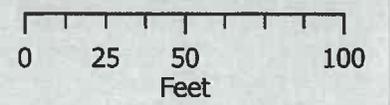
PLEASE NOTE this page is for **ALL NEW CONSTRUCTION & ADDITION APPLICATIONS** for PUBLIC HEARING:

- 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.

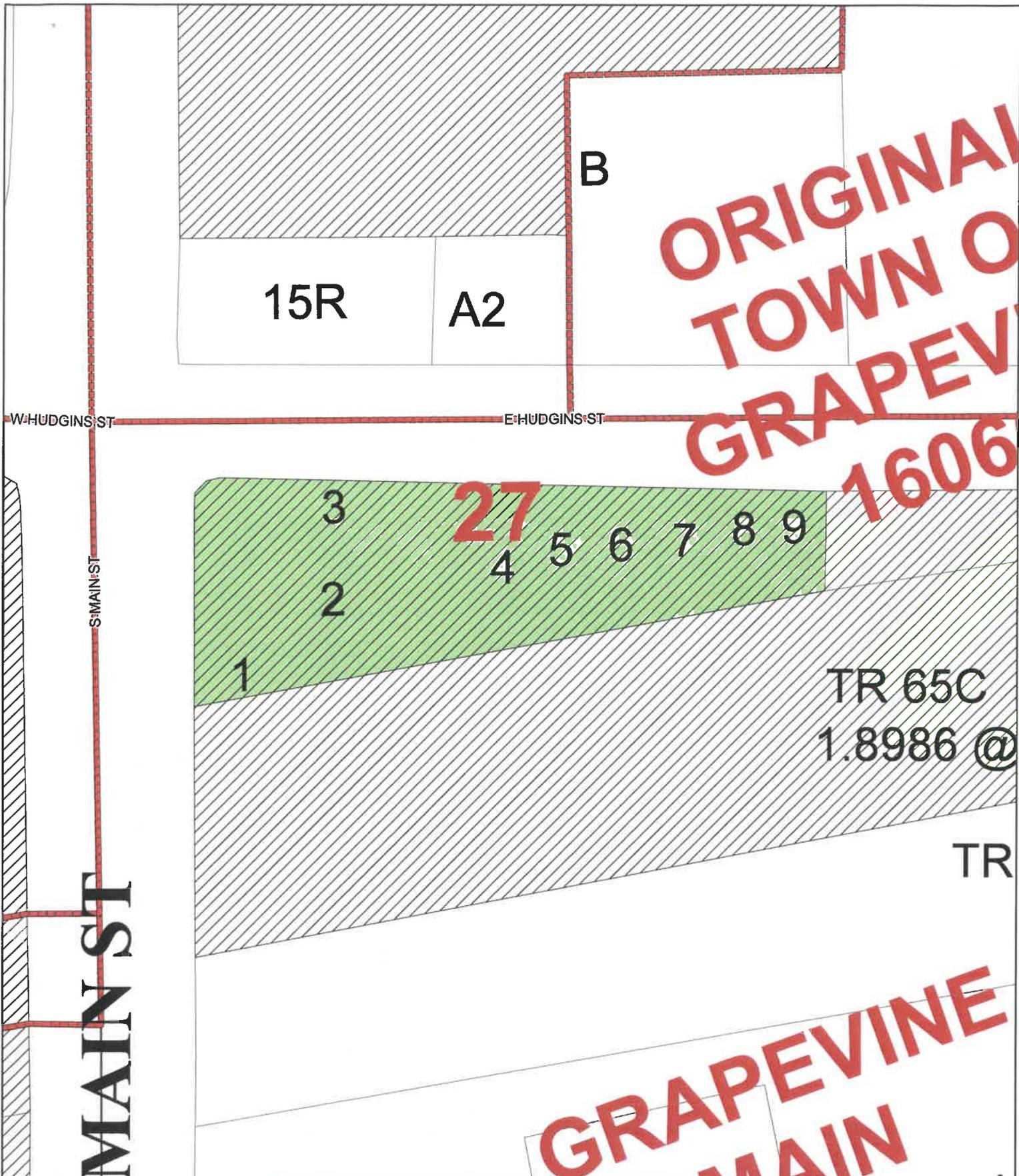


-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

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



1 inch = 60 feet



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

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



1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER <sup>work</sup>  
ERICA MAROHNIC, DIRECTOR OF PLANING SERVICES  
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, MAY 24, 2023

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA23-14  
HISTORIC J. E. FORBES HOUSE  
#HL1999-04  
208 SOUTH DOOLEY STREET  
KATHERINE AND JUSTIN ROBERTS, OWNERS  
RUSSELL MORAN, ARCHITECT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-14 for the property located at 208 South Dooley Street, legally described Lot 8R, G. E. Hurst Subdivision, 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 1,201 square foot addition to the rear of the original 1,077 square foot house to adapt the house to serve family needs;
  2. Construct a new 286 square foot open air carport on the south side of the house;
- as per the attached plans with the conditions 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.

BACKGROUND:

Certificate of Appropriateness application #CA22-14 was submitted by the applicant Katherine Roberts on February 20, 2023 to construct a new 1,201 square foot addition to the rear of the original 1,077 square foot house to adapt it to serve family needs.

The J. E. Forbes House was located on the Grapevine Prairie, saved from demolition by the City of Grapevine's Grapevine Township Revitalization Program (GTRP) and relocated to this site in 1999. It was landmarked by the Grapevine Historic Preservation Commission and restored by Historic Preservation staff following Design Guidelines established for the property. The Katherine and Justin Roberts family purchased the Forbes house in 2005 and have resided there since that time. Through the years they have taken great care of the house, having restored siding, original window screens, the front porch and step details and repainted the house in a period-appropriate historic paint color scheme.

The proposed addition was designed by architect Russell Moran following Design Guidelines. Existing utility easements on the side and rear of the lot limits the area where the new addition can be constructed. See site survey plan attached.

The addition's first floor plan includes a new master bedroom with bath and closet; a utility room and kitchen pantry; an attached one-car garage with workshop; an open-air carport on the south side of the original house allows for covered parking of a second car; and a covered porch and patio with outdoor kitchen at the rear of the house.

The second floor plan contains a loft bedroom with bathroom and closet. The exterior of the new addition is designed to match the appearance of the original house, with matching wood siding and trim, extended rafter tails, wood windows and doors.

The lot contains 9,100 square feet. The existing 1,077 square foot house with the new 1,201 square foot addition totals 2,278 square feet living area. The attached one-car garage of 371 square feet counts as living area brings the total to 2,649 which is within the 3,400 square feet allowed by the Preservation Ordinance. The covered porch and patio of 296 and carport of 286 do not count in the maximum square feet of 3,400 square feet allowed by the Preservation Ordinance. The building lot coverage is 29% (maximum is 40%) and the building height is 23'-8".

Staff recommends approval of #CA22-18 to construct a new 1,201 square foot addition to the rear of the original 1,077 square foot house to adapt the house to serve family needs; construct a new 286 square foot open air carport on the south side of the house; as per the attached plans with the conditions 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.

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

Date 02/20/2023

Number #CA23-14

Property Owner Name, Address & Phone Number  
Katherine (Kayte) & Justin Roberts  
208 S Dooley Street Grapevine 76051

Applicant Name, Address & Phone Number  
Same as property owner

Phone:  
Mobile: 972-822-8721 (Kayte)  
Email: robertskayte@gmail.com  
Property Address (include any suite number)

Phone:  
Mobile  
Email:  
Legal Description

208 South Dooley  
Grapevine, TX 76051

Block \_\_\_\_\_ Lot 8R  
Subdivision G.E. Hurst Subdivision

Tenant Name/Occupancy/Use Single Family Residence

Request/Description of Work to Be Done New construction addition  
approx 1200 sf new living space  
approx 950 sf of carport / garage / porch addition

Drawings/Sketches Attached  
 Yes       No

Photographs Attached  
 Current       Historic

Material Sample(s) Attached (please list)  
Exteriors to match existing structure

*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  Katherine Roberts (digital signature)  
Owner or Contractor

Print Name Katherine Roberts

Approved-Staff HPC   
 Approved with Conditions: \_\_\_\_\_  
Office Use

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 20 2023

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

CASE NO. #CA 23-14  
DATE 2-20-23

Reference: Ordinance No. 2013-23 [www.grapevintexas.gov/documentcenter/view/881](http://www.grapevintexas.gov/documentcenter/view/881)

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

Historic Preservation Officer Consultation Date: 2/20/23 Time: 3:00 pm  
Contact: (817.410.3197 817.410.3185)

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

Property Lot Size 9,100 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 1,201 sq. ft.

Building Coverage (40% max) 2990

Building Height (35 ft. max) 23'-8"

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. \_\_\_\_\_ (Attached is included within the 3,400 sq. ft. max) 371 sq. ft.

Storage Shed (200 sq. ft. max) \_\_\_\_\_

**For Commercial Uses:**

Impervious Area \_\_\_\_\_ % of Lot

Open/Green Space Area \_\_\_\_\_ % of Lot

Parking Spaces \_\_\_\_\_

ADA Parking Spaces \_\_\_\_\_

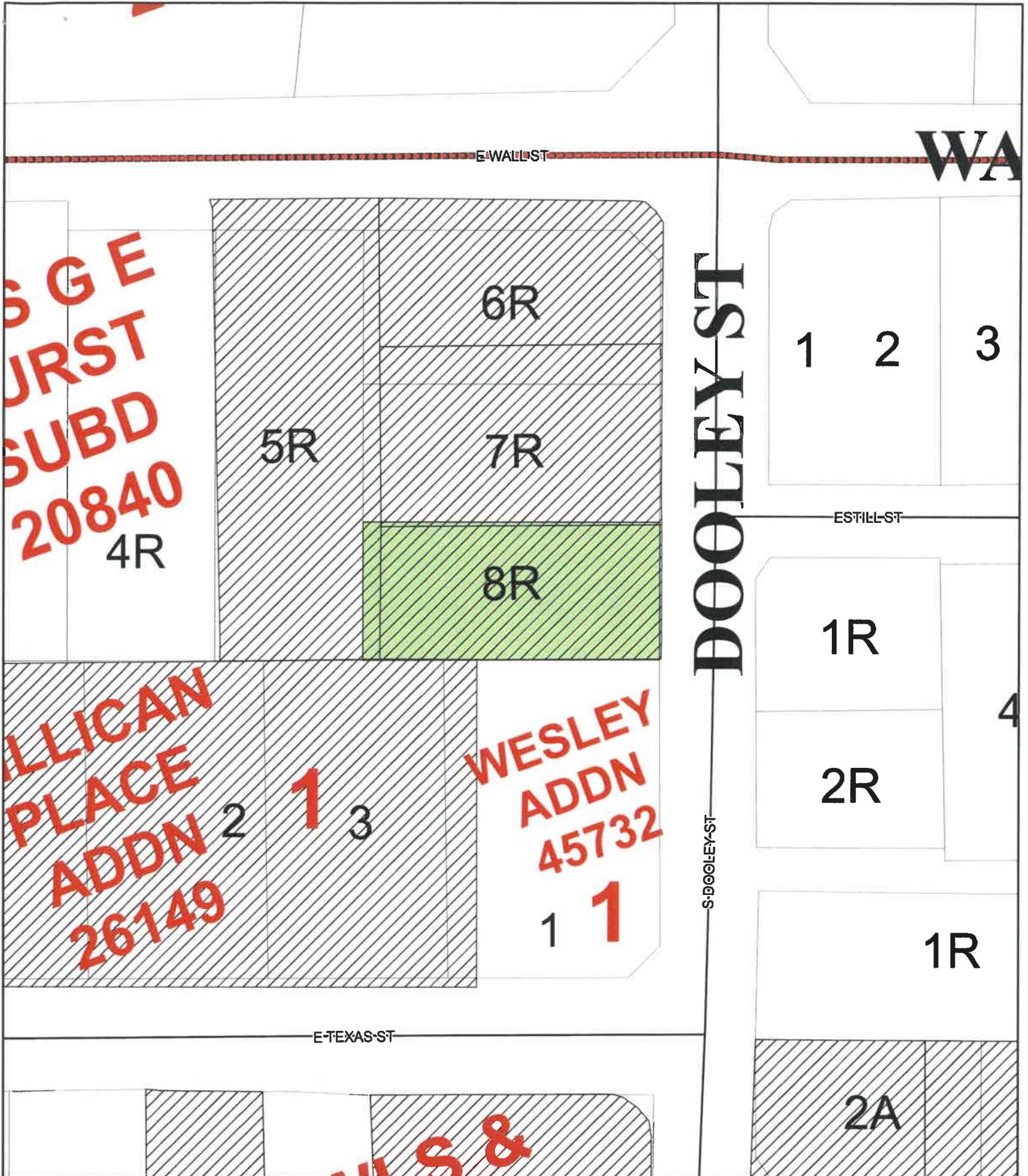
Easements \_\_\_\_\_

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

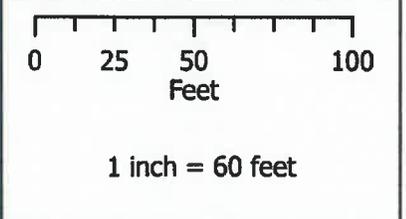
1. THE ABOVE INFORMATION MUST BE COMPLETE; WITH
2. ALL REQUIRED ATTACHMENTS COMPLETED; AND
3. A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS RECOMMENDED SIX WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION.





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

**#CA23-14**  
**208 South Dooley Street**  
 5/11/2023



MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, MAY 24, 2023

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA23-18  
1903 WINGATE HEZEKIAH LUCAS HOUSE  
HISTORIC LANDMARK #HL2000-03  
221 EAST WORTH STREET  
JOHN AND JAMIE DELUNA, OWNERS  
TIN BARN, LLC, NEIL COOPER, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-18 for the property located at 221 East Worth Street, legally described Block 35, Lot 5A, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Renovate and repurpose the original 471 square foot garage building located in the rear yard of the house to serve as a home office and workspace for the homeowners;

as per the attached plans with the conditions all exterior materials, windows, doors, door hardware and light fixtures be approved under a separate Certificate of Appropriateness; approval of a special exception by the Board of Zoning Adjustment for an encroachment into the required six foot side yard setback and that a building permit is obtained from the Building Services Department.

BACKGROUND:

Certificate of Appropriateness application #CA22-18 was submitted by the applicant Neil Cooper of Tin Barn LLC on March 21, 2023 to renovate and repurpose the existing 471 square foot garage building located in the rear yard of the historic 1903 Wingate Lucas House to serve as a home office and workspace for the homeowners. This garage currently is partially hidden behind a large stand of bamboo. The garage appears to be an original outbuilding to the Wingate Lucas House. It has board and batten siding, wood garage doors and wood windows.

The plans for the renovation were prepared by Scott Buchanan of Buchanan Design Studio following requirements of the Design Guidelines for the Wingate Lucas House and the 2013 Preservation Ordinance update. Plans would include lifting the building and establishing it on a new foundation. On the exterior a new entrance door would be installed on the south side of the building and the original wood garage doors would be replaced with paired wood windows in each door opening, matching the appearance of those in the main house. On the

interior there would be one large flexible space with a wet bar alcove and a bathroom on the north end.

The lot contains 17,261 square feet. The existing 2,154 square foot house with the 471 square foot living area totals 2,625 square feet which is within the maximum of 4,100 square feet allowed by the Preservation Ordinance. The building lot coverage is 15.2% and the building height is 11 feet.

Staff recommends approval of #CA22-18 to renovate and repurpose the original 471 square foot garage building located in the rear yard of the house to serve as a home office and workspace for the homeowners; as per the attached plans with the conditions all exterior materials, windows, doors, door hardware and light fixtures be approved under a separate Certificate of Appropriateness; approval of a special exception by the Board of Zoning Adjustment for an encroachment into the required six foot side yard setback and that a building permit is obtained from the Building Services Department.

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

Date 3/21/23

Number #CA23-18

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

JOHN + JAMIE DELUNA  
221 E WORTH  
GRAPEVINE, TX 76051

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

Mobile: 817-291-2250

Email: DELUNA.JAMIE@GMAIL.COM

Property Address (include any suite number)

221 East Worth Street  
Grapevine, TX 76051

**Applicant Name, Address & Phone Number**

TIM BARNALL / NEAL COOPER  
404 E WALL ST  
GRAPEVINE, TX 76051

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

Mobile 214-435-4502

Email: NEAL@TIMBARNALL.COM

Legal Description

Block: 35 Lot: 5A

Subdivision CITY OF GRAPEVINE

Tenant Name/Occupancy/Use JOHN + JAMIE DELUNA SINGLE FAMILY RESIDENCE

**Request/Description of Work to Be Done**

CONVERT CURRENT GARAGE TO DETACHED LIVING SPACE

**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 NEAL COOPER

Approved-Staff  
HPC

Approved with Conditions: \_\_\_\_\_  
Office Use

Denied

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

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

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

Date \_\_\_\_\_

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

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

OFFICE 817-410-3556

**RECEIVED**

**MAR 21 2023**

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

CASE NO. #CA 23-18  
DATE 3-21-23

Reference: Ordinance No. 2013-23 [www.grapevintexas.gov/documentcenter/view/881](http://www.grapevintexas.gov/documentcenter/view/881)

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

Historic Preservation Officer Consultation Date: 3/21/23 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.

Property Lot Size 17261 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2154 + 471 = 2625  
OLD NEW

Building Coverage (40% max) 15.2%

Building Height (35 ft. max) 11'

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 0 (Attached is included within the 3,400 sq. ft. max) \_\_\_\_\_

Storage Shed (200 sq. ft. max) 0

For Commercial Uses:

Impervious Area \_\_\_\_\_ % of Lot

Open/Green Space Area \_\_\_\_\_ % of Lot

Parking Spaces \_\_\_\_\_

ADA Parking Spaces \_\_\_\_\_

Easements \_\_\_\_\_

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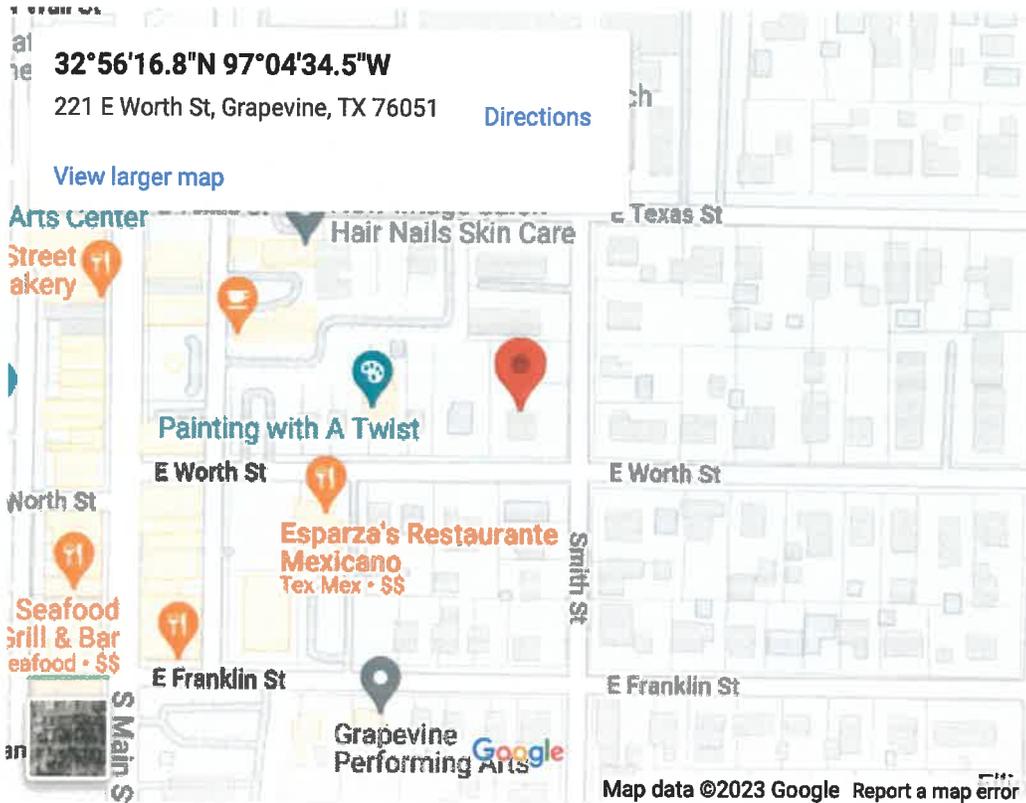
**PLEASE NOTE this page is for ALL NEW CONSTRUCTION & ADDITION APPLICATIONS for PUBLIC HEARING:**

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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: 01092014  
Address: 221 E WORTH ST

### Location



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

**Address:** 221 E WORTH ST  
**City:** GRAPEVINE  
**Georeference:** 16060-35-5A-A  
**Neighborhood Code:** GRAPEVINE, CITY OF  
**Latitude:** 32.9380070659  
**Longitude:** -97.0762472392  
**TAD Map:** 2126-460  
**MAPSCO:** TAR-028J

RECEIVED

MAR 21 2023

## Property Data

**Legal Description:** GRAPEVINE, CITY OF Block 35 Lot 5A

**Jurisdictions:**

CITY OF GRAPEVINE

TARRANT COUNTY

TARRANT COUNTY HOSPITAL

TARRANT COUNTY COLLEGE

GRAPEVINE-COLLEYVILLE ISD

**State Code:** A

**Year Built:** 1903

**Agent:** None

**Site Number:** 01092014

**Site Name:** GRAPEVINE, CITY OF-35-5A-A

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,154

**Land Sqft<sup>\*</sup>:** 16,918

**Land Acres<sup>\*</sup>:** 0.3883

**Pool:** N

<sup>+++</sup> Rounded

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

## Owner Information

**Current Owner:**

DELUNA JOHN

DELUNA JAMIE HURST

**Primary Owner Address:**

221 E WORTH ST

GRAPEVINE, TX 76051-5318

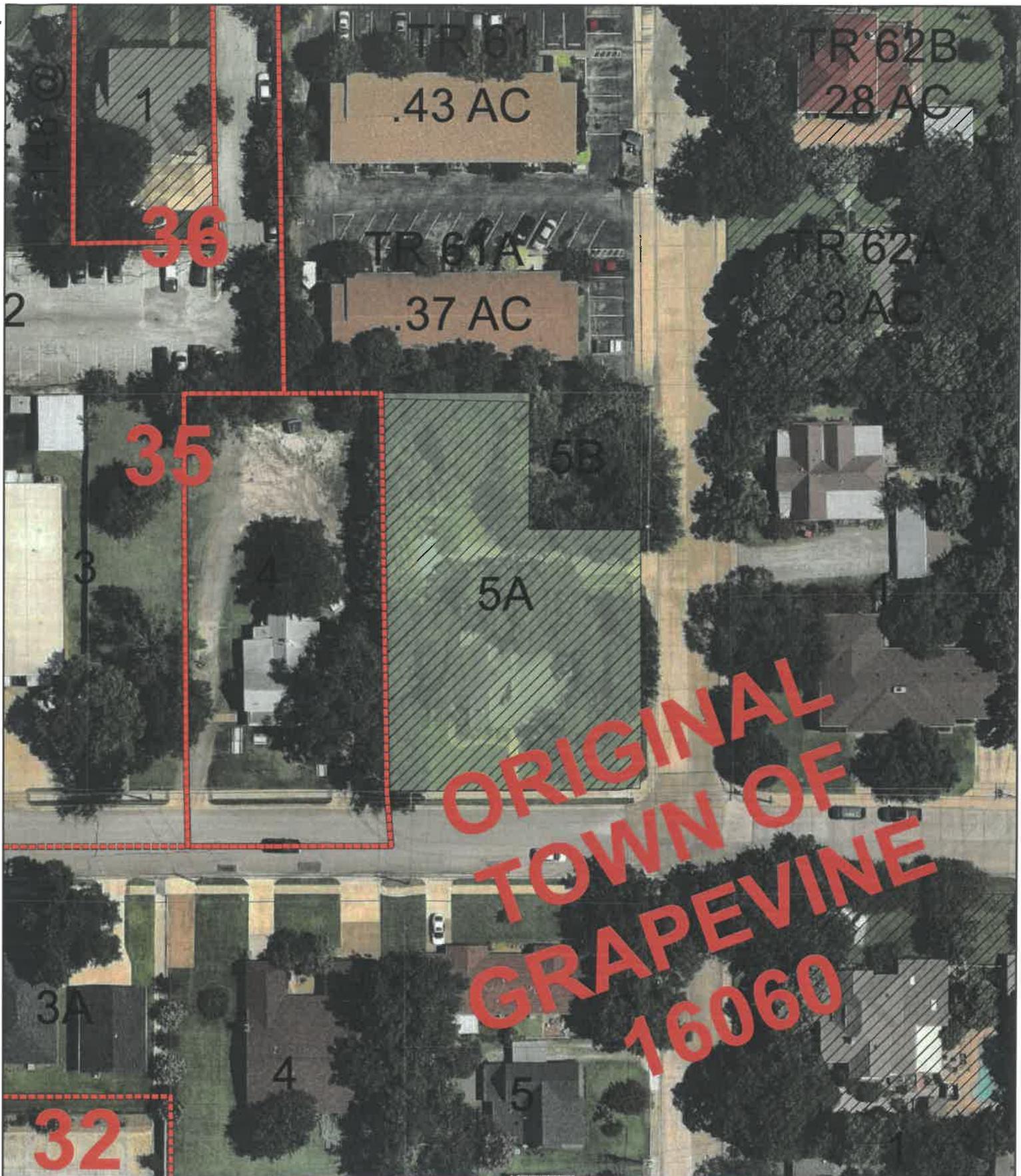
**Deed Date:** 3/14/2013

**Deed Volume:**

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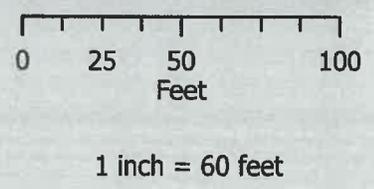


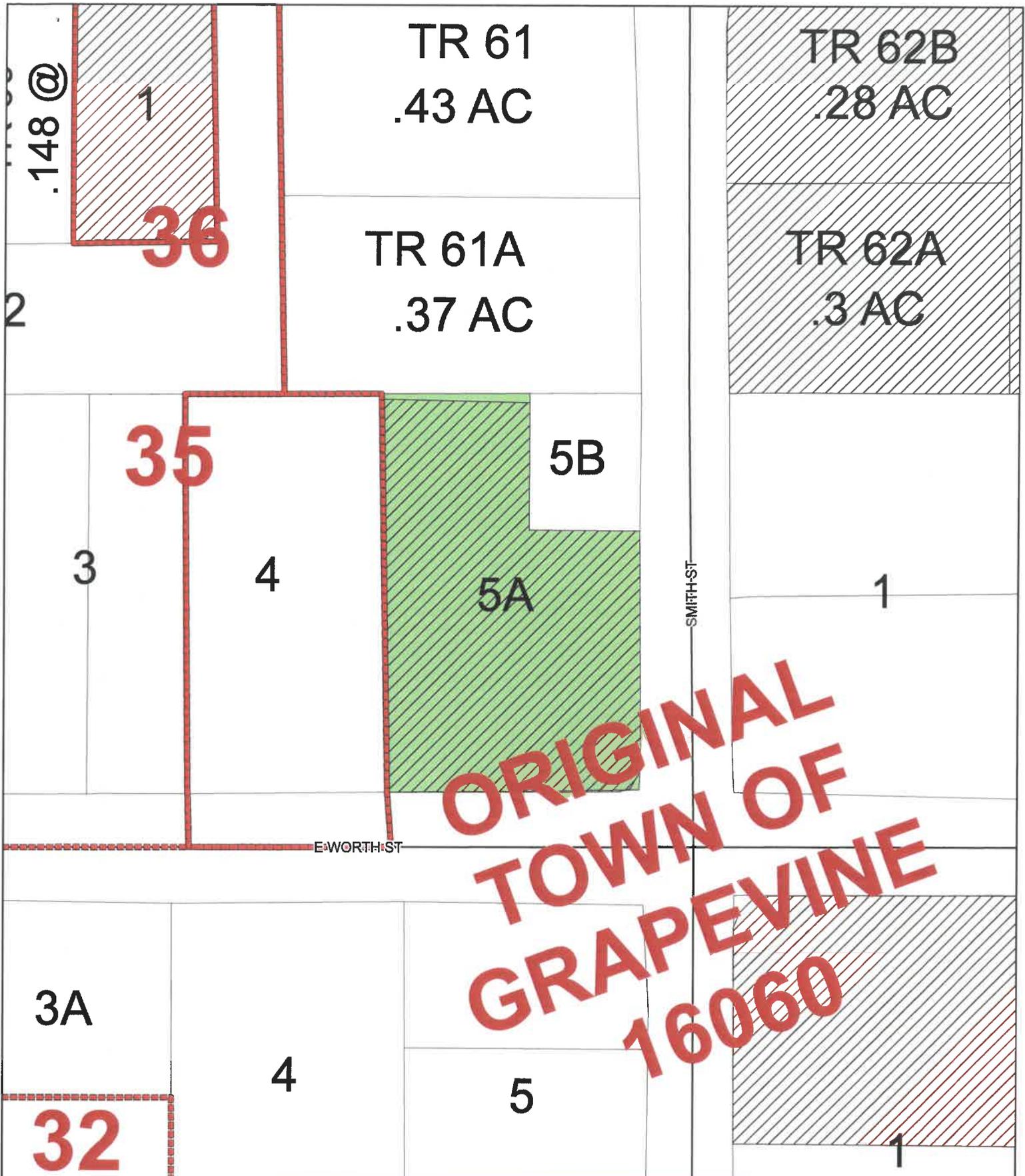


**ORIGINAL  
TOWN OF  
GRAPEVINE  
16060**

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

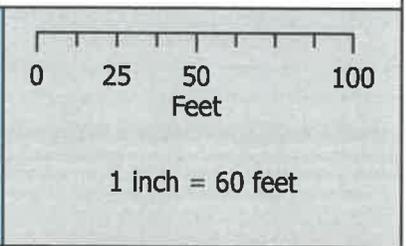
**#CA23-18**  
**221 East Worth Street**  
 4/10/2023





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

**#CA23-18**  
**221 East Worth Street**  
 4/10/2023



MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, MAY 24, 2023

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-23  
GRAPEVINE HISTORIC TOWNSHIP DISTRICT,  
ORDINANCE #1998-41, 03/23/1998  
1947 H. O. OTIS HOUSE  
NON-LADMARKED PROPERTY  
408 EAST TEXAS STREET  
STEVE AND DANA GAY, OWNERS

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-23 for the property located at 408 East Texas Street, legally described abstract 422, Tract 63A, Dooley, William Survey, 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 wrap-around porch on the front and east side of the house with an attached ADA ramp;
2. Construct a new front facing gable and dormer on the roof of the existing house;
3. Construct a new 138 square foot kitchen addition to the west side of the existing house;

as per the attached plans with the conditions a special exception is approved by the Board of Zoning Adjustment to allow the existing detached garage to remain as developed with a side yard encroachment along the east and a variance to the minimum lot width and a building permit is obtained from the Building Services Department.

BACKGROUND:

Certificate of Appropriateness application #CA22-23 was submitted by the owner Steve and Dana Gay on April 11, 2023 to construct a new wrap-around porch on the front and west side of the house with an attached ADA ramp; construct a new front facing gable and dormer on the roof of the existing house; and construct a new 138 square foot kitchen addition to the east side of the existing house. This Cameron home was built in 1947 for the H. O. Otis family using building materials from Grapevine's Cameron lumber yard.

The Street View Drawing and photos shows the existing area of the proposed new kitchen addition, located in the west side yard of the house and how the addition would appear when viewed from East Texas Street. The new kitchen addition fits comfortably within the existing setting. The house sets back from the street beyond the required 30' setback allowing ample space for a new front porch. The cottage style porch, front facing gable and new dormer are

period-appropriate features found in Cameron house design.

The lot is narrow and very deep containing 12,330 square feet in size. The existing 1,980 square foot house with the new 138 square foot addition totals 2,118 square feet. The existing one-car detached garage is 423 square feet in size and the existing storage shed is 120 square feet in size. The house, garage and storage building total 2,661 square feet which is within the maximum of 4,100 square feet allowed by the Preservation Ordinance. The building lot coverage is 25% and the building height is 24 feet.

Staff recommends approval of #CA22-23 to construct a new wrap-around porch on the front and west side of the house with an attached ADA ramp; construct a new front facing gable and dormer on the roof of the existing house; and construct a new 138 square foot kitchen addition to the east side of the existing house as per the attached plans with conditions a special exception is approved by the Board of Zoning Adjustment to allow the existing detached garage to remain as developed with a side yard encroachment along the east and a variance to the minimum lot width and a permit is obtained from the Building Services Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 4/26/2023

Number #CA23-23

Property Owner Name, Address & Phone Number

STEVE + DIANA GAY  
2108 LAMWORTH CT  
BEDFORD, TX 76021  
Phone: 817-366-1402

Mobile:

Email: DIANAGAY06@GMAIL.COM

Property Address (include any suite number)

409 E TEAK

Applicant Name, Address & Phone Number

TIN BARN LLC / NEAL COOPER  
404 E WALK ST  
GRAPEVINE, TX 76051  
Phone:

Mobile 214-435-4502

Email:

Legal Description

Block 37 Lot 4 TRACT 63A

Subdivision ORIGINAL TOWN OF GRAPEVINE

Tenant Name/Occupancy/Use STEVE + DIANA GAY, SINGLE FAMILY RESIDENCE  
PERSONAL HOME

Request/Description of Work to Be Done

REMODEL AND ADDITION OF EXISTING HOME

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 NEAL COOPER

Approved-Staff HPC

Office Use  Approved with Conditions:

Denied

Chair - Historic Preservation Commission

Historic Preservation Officer

Building Official

Date

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

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

OFFICE: 817-410-3556

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

CASE NO. #CA 23-23  
DATE 4/11/23

Reference: Ordinance No. 2013-23 [www.grapevintexas.gov/documentcenter/view/881](http://www.grapevintexas.gov/documentcenter/view/881)

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

Historic Preservation Officer Consultation Date: 4/11/23 Time: 3:00 pm  
Contact: (817.410.3197 817.410.3185)

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

Property Lot Size 12330 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2118

Building Coverage (40% max) 25%

Building Height (35 ft. max) 24'

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 423 (Attached is included within the 3,400 sq. ft. max) \_\_\_\_\_

Storage Shed (200 sq. ft. max) 120

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.

#CA23-23

Property Type All Properties

Search



03852598 (Residential)

408 E TEXAS ST, GRAPEVINE, 76051

Interactive Map

Legal Description DOOLEY, WILLIAM SURVEY Abstract 422 Tract 63A

Year Built 1947

State Code: A

Property Use: Residential SingleFamily

Class Code: A1 Residential - Single Family

Parcels 1

Site Name: DOOLEY, WILLIAM SURVEY 422 63A

Land Square Feet 9496.0

Latest Market Value: 0.0

Land Acres 0.218

Prior Year Market Value: 355000.0

Property Value

Geolocation

Taxing Units

Ownership

Exemptions

Documents

5 Years historical Value

Year: 2023

Market \$Pending

Improvement Appraised \$Pending

Improvement Market \$Pending

Land Appraised \$Pending

Land Market \$Pending

Total Appraised \$Pending

Total Market \$ Pending

Year: 2022

Market \$355000.0

Improvement Appraised \$14112.0

Improvement Market \$157053.0

Land Appraised \$197947.0

Land Market \$197947.0

Total Appraised \$212059.0

Total Market \$ 355000.0

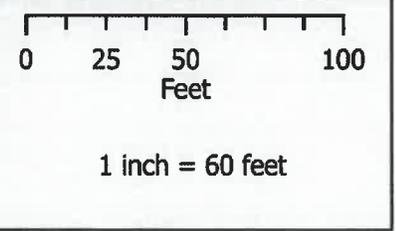
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APR 11 2023



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

#CA23-23  
 408 East Texas Street  
 5/11/2023



ORIG  
TOWN OF  
GRAPEVINE  
16060

**38**

2A

MILLICAN  
PLACE  
ADDN 2 1 3

26149

WEST  
AD  
45

1

**KAS ST**

E-TEXAS-ST

TR 63B  
.50 AC

TR 63  
.282 @

TR 63A  
.218 @

RAWLS &  
DALTON  
B 33660

A

B

C

**34**

3

4

J TRIGG  
43730  
2R

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

#CA23-23

408 East Texas Street

5/11/2023



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, April 26, 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
Ashley Anderson	Commissioner
Jana Garcia	Commissioner
Taylor Bunn	Commissioner - Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constituting a quorum, members absent:

Theresa Myer	Commissioner
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with the following City staff present:

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 6:00 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.*

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

## WORK SESSION

David Klempin presented the Approved Certificates of Appropriateness:

- #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.

## PUBLIC HEARING

Chairman Shope declared the public hearing open:

**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. Historic Preservation Officer Klempin presented this item.

### 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.

The applicant Chris Laugenour the Managing Director of Operations of the Grapevine Convention and Visitors Bureau spoke about the project and the different uses of the building.

Telford spoke about the esthetics and the safety of the area between the buildings and would recommend a new design to make it a more of a purposeful design to blend with the other buildings around it. HPO Klempin told the Commission that the building would be glass on all four sides.

Neiwald asked if it would be heated and cooled. Mr. Klempin said it would not to be heated or cooled. It is facing Main Street and is located in the Cotton Belt Rail Road Historic District which is on the National Register of Historic Places. Commissioner Niewald expressed his concerned about the highest and best use of the property. Mr. Klempin said it would be functional and used every day. The display would showcase the valuable historic vehicles and support the needs of the CVB programs, festivals and special events as well as the Christmas Capitol of Texas carrousel. City Council Liaison Paul Slechta asked about the elevations of the four sides, Klempin said the north and south are the same and the east and west are the same. Commissioner Garcia asked the distance from the Founders building porch to the proposed structure. Mr. Klempin said the distance would be about 17 feet. Mr. Laugenour mentioned that the back wall would also be glass.

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

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

Nays: 0

Motion to close the public hearing approved

Chairman Shope asked for comments or questions. Commissioner Gilliland and Niewald had the same concerns that Commissioner Tedford mentioned. Commissioner Gilliland suggested it should be made to look more like the Founders Building or the Train Station.

Chairman Shope said in conclusion that this building would be multi-use, functional and for display not storage. He asked the City Attorney Mathew Boyle the appropriate steps to move forward with this process. Boyle informed the Commission they could ask questions and provide direction for the CVB staff and the Commission could table this case to the next meeting. Bunn likes the idea functionally but recognizes and agrees that the building proposal is not approvable yet.

Commissioners suggested the building be attach to the front of the Founders building and to create a porch structure on the front of the building. P & Z Liaison Hotelling suggested the CVB Staff include more visuals to show to the Commissioners at the next meeting.

Chairman Shope suggested to table the application. Commissioner Neiwald made a motion to table **#CA22-65** so the CVB Staff can come back with changes to the proposal at the next meeting on May 24, 2023, seconded by Commissioner Anderson prevailing in a vote of:

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

Nays: 0

Motion to table approved

**B. 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

**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.

Commissioner Telford gave a brief history of Mr. Payne, who worked at the First National Bank of Grapevine, and Frank Dobecka a well-known resident who were both former owners of the house. Chairman asked about the look of the former house for previous owners to see the original house within the new additions. Mr. Klempin pointed out the house is a Cameron House and the additions are appropriate to that style. The roof ridge would be about 9 feet taller than existing.

Chairman Shope suggested closing the public hearing. Commissioner Telford made a move to close the public hearing; Commissioner Gilliland seconded the motion prevailing in a vote of:

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

Nays: 0

Motion to close the public hearing approved

The Chairman requested a motion, Commissioner Telford made a motion to approve with conditions to approve #CA23-08, Commissioner Niewald seconded the motion to approve with a prevailing in a vote of:

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

Nays: 0

Motion to approve with conditions approved

**C. 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

**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.

### **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.

This property is not Landmarked and would require a variance from the Historic Preservation Commission. It has been approved by the CVB Executive Director, the Building Official and the Historic Preservation Officer. Mr. Klempin explained that the owners were ready to build their home and were informed by the Building Official that the property is in the Historic Township District. He also said that we are currently working with Architexas to update our Preservation Ordinance to allow more buildings of this type to allow the ridge line to be parallel to the street. Currently we have many long linear roof lines that are 'perpendicular' to the street. This homes roof ridge parallel to the street is more appropriate to the original township.

Wendy Alise said when they first built at 606 Austin Street in 1999 they had plans to build their retirement home on the empty lot. They were never told that their property was located in the Historic Township Boundary. They believe their house design fits into the community and will enhance the neighborhood.

Chairman Shope suggested closing the public hearing, Commissioner Telford made a motion to close the public hearing Niewald seconded the motion with the following vote:

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

Nays: 0

Motion approved to close the public hearing

Chairman Telford mentioned this will enhance the landscape. Chairman Shope said the street scape looks good.

Chairman Shope asked to entertain a motion, Telford made a motion to approve #CA23-10 with conditions the 2 variances as written, seconded by Gilliland.

Following with a vote:

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

Nays: 0

Motion approved

**D. 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

**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.

**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. Change the plan to remove the covered porch and steps on the rear side of the house;
  - b. Change the plan to 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;

Mr. Harley Drain from 389 Brusher Drive in Lewisville, TX, spoke briefly about the plans, the long process and that he is ready to get started.

Chairman entertained a motion to close the public hearing, Chairman Niewald made a motion and Chairman Bunn seconded the motion with the following vote:

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

Nays: 0

Motion passes to close the public hearing

Chairman Shope asked to entertain a motion, Commissioner Gilliland made a motion to approve #CA23-19 as written, seconded by Gilliland.

Following with a vote:

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

Nays: 0

Motion passes

## **MINUTES**

The Chairman asked the Commission to consider the minutes of the March 22, 2023 Regular Meeting. Commissioner Telford made a motion to approve the minutes of the March 22, 2023 meeting as written; Commissioner Gilliland seconded the motion and was followed in a vote of:

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

Nays: 0

Motion Passes

## **ADJOURNMENT**

Commissioner Gilliland made a motion to adjourn the meeting at 7:12 p.m.; Commissioner Niewald seconded the motion which prevailed in the following vote:

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

Nays: 0

Adjournment Passes

Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 24th day of May, 2023.

APPROVED:

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CHAIRMAN

ATTEST:

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SECRETARY